



THREE 17 INSPECTIONS

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<https://three17inspections.com>



## THREE 17 INSPECTIONS REPORT

24242 Palomino Sage Trl  
Katy, TX 77493



Inspector

Aaron Prager

TREC License #24240

832-888-2883

[aaron@three17inspections.com](mailto:aaron@three17inspections.com)



# PROPERTY INSPECTION REPORT

Prepared For: Kenneth Contreras

(Name of Clients)

Concerning: 24242 Palomino Sage Trl, Katy, TX 77493

(Address or Other Identification of Inspected Property)

By: Aaron Prager - TREC License #24240

(Name and License Number of Inspector)

01/29/2022 1:30 pm

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*People in Attendance:* Home Owner -

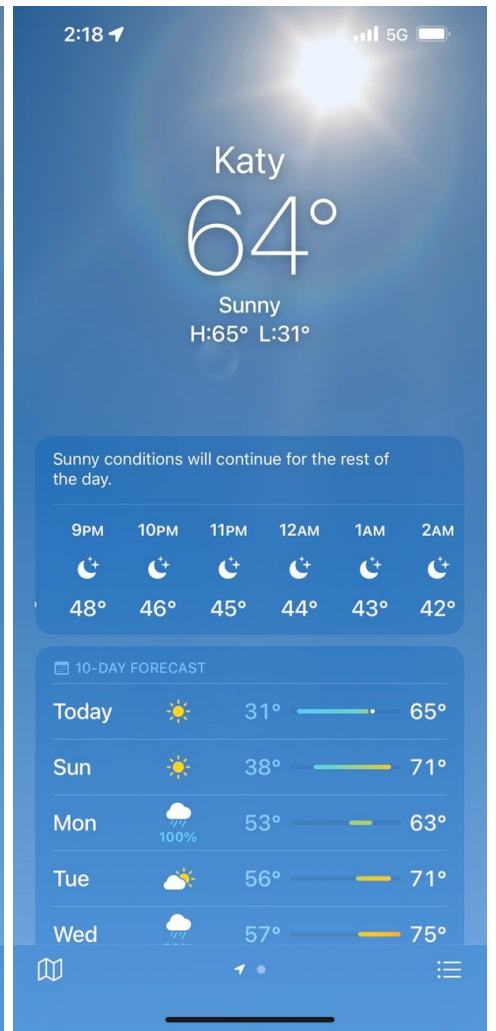
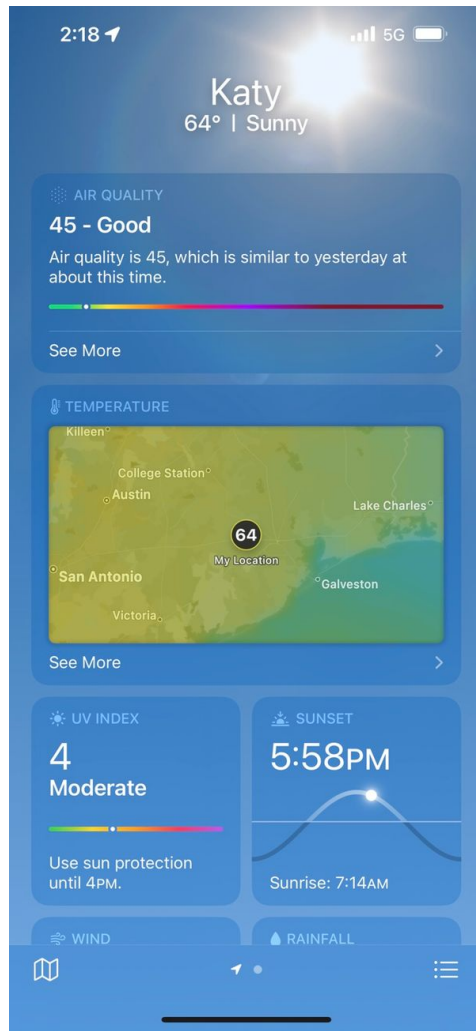
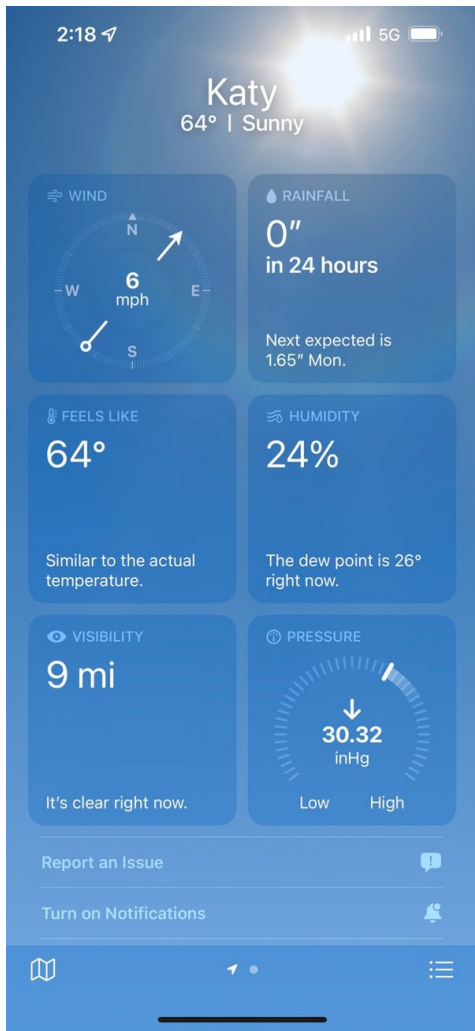
The presence of other individuals during an inspection can sometimes present limitations to the inspection. In some cases and at our discretion, these limitations may be noted in the report. Ideally, a home inspector should be provided unimpeded access to the property in order to perform a thorough inspection.

*Occupancy:* Occupied

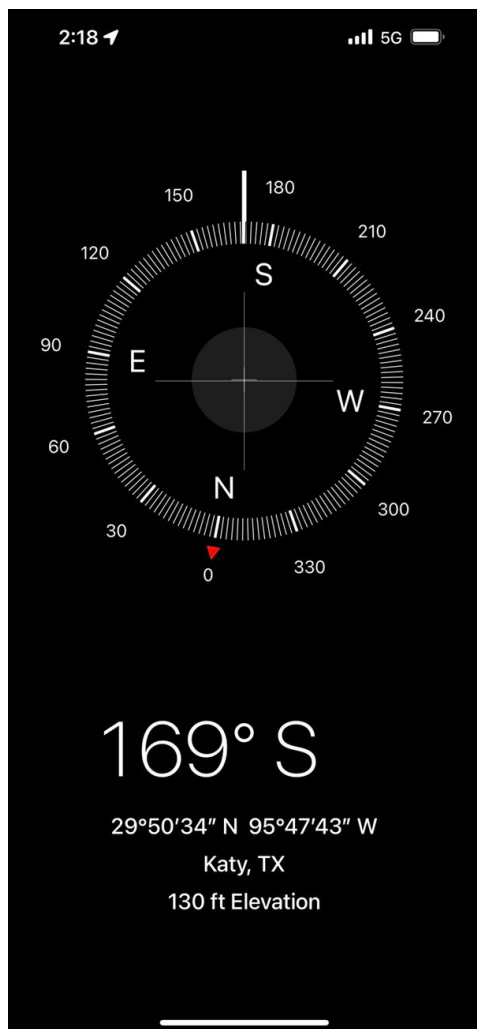
*Type of Building:* Single Family Two-Story

*Temperature:* Between 60 and 70

*Weather Conditions:* Clear



Rain in Last 3 Days: No  
 Soil Surface : Damp  
 Garage: Attached, 2 Car  
 House Faces: South



*Arrival Time:*

2:10 pm

*Departure Time:*

7:00pm

*Occupied/Furnished:*

Homes that are occupied or furnished typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home.

*General Limitations:*

NOTE: Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections;
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

NOTE: Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;

- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components;

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Summary Limitations:*

The items or discoveries in the Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

*NOTICE::*

**Keep in mind that as noted above, this report will have many items that will be marked as deficient.** Keep in mind, this doesn't mean that this is a bad house. There is just something that is not correct in these areas of the home, and it may be a simple repair. If you have questions, please give me a call for clarity. I will be happy to answer any questions that you might have.

## UNDERSTANDING THIS REPORT

A home inspection is a technically non-exhaustive report of all systems and components that are visible and accessible **at the time of inspection**. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. This report does not include inspection for wood destroying insects, mold, lead, or asbestos.

To be concise, the following colors and phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

**MAINTENANCE ITEM:** Denotes a system or component needing routine maintenance to prevent problems and/or further evaluation to determine if correction is needed.

**RECOMMENDATION:** Denotes a system or component needing routine maintenance, repair, or adjustment in order to function properly.

**SAFETY HAZARD or SIGNIFICANT DEFECT:** Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

## WHAT REALLY MATTERS

We know this process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations and minor imperfections. These are nice to know about. However, those items that require correction and further evaluation should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It would not be appropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Thank you for choosing Three 17 Inspections, PLLC. We appreciate your business and wish you the best on finding a house that you can call your home.

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I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*The Foundation Is:* Performing as intended; no significant problems were observed -  
(The inspector is required render a written opinion as to the overall performance of the foundation.)

### 1: Exposed Cable Ends

🔴 Recommendations

East Exterior

Post tension cable ends were found to be exposed at the time of inspection and showing signs of rust. It is recommended to clean the exposed metal of any rust, then seal & apply a non-shrink grout or masonry product to help prevent rust which may lead to cracks in the slab.



Exposed Cable End



Exposed Cable End – Detail

### 2: Corner Cracks

🔴 Recommendations

Southwest Exterior Corner

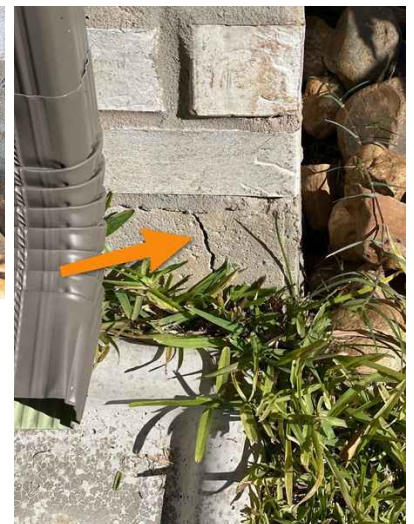
Cracked corners were observed in the foundation at the time of inspection. This is a common issue for many foundations that is often only a cosmetic concern. Recommend sealing and monitoring to prevent further deterioration.



Corner Crack



Corner Crack – Detail



Corner Crack – Detail

**B. Grading and Drainage**

**C. Roof Covering Materials**

*Types of Roof Coverings:* Asphalt Composition Architectural Shingles



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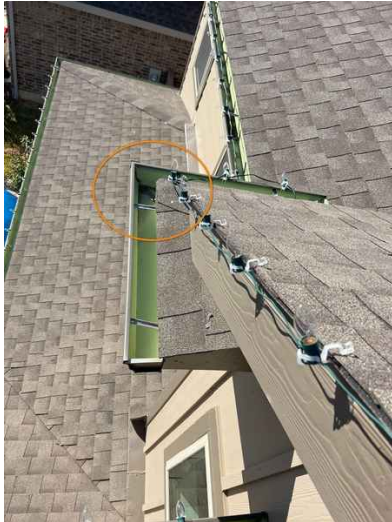
Viewed From: Walked

**1: General — Exposed Nail Heads**

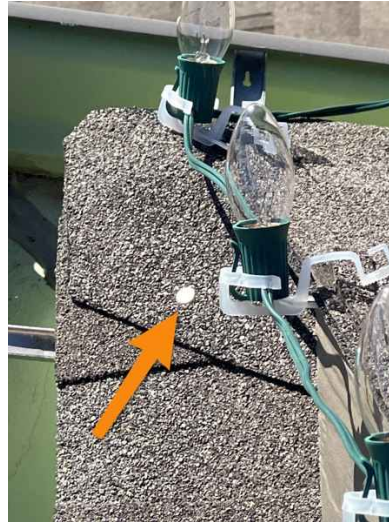
🔴 Recommendations

Roof

Nail heads were exposed in some areas. Exposed nail heads will rust over time and lose their fastening abilities, making the roof vulnerable to moisture penetration. They should be sealed to reduce the risk of leaks.



Exposed Nail Head



Exposed Nail Head – Detail

**2: Flashing – Drip Edge Flashing: Missing**

⚠️ Significant Defects or Safety Hazards

Roof

Drip edge flashing was not installed in one area. Recommend correction to promote proper shedding of water away from the structure.



Missing Drip Edge Flashing Location



Missing Drip Edge Flashing – Detail



Correct Flashing (Nearby Location)

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Missing Drip Edge Flashing (Alt Angle)

### 3: Flashing – Lifting Off

#### 🔴 Recommendations

Roof

The flashings for one or more of the roof penetrations was lifting off the shingles, indicating the nail was not secure. The flashing should be secured and the nail heads should be sealed to prevent water penetration. Recommend improvement.



Flashing Lifting Location



Flashing Lifting – Detail



Flashing Lifting – Detail



Flashing Lifting – Detail

### 4: Shingles – Damage: Installation

#### 🔴 Recommendations

Roof

The asphalt shingle roof exhibited granule loss consistent with wear from foot traffic, air hoses, etc during installation. No indications of roof leakage were observed at these locations during the inspection. I recommend monitoring any worn areas as they will tend to wear down faster than the rest of the roof.

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Nail Holes – Location



Nail Holes – Detail

### 5: Shingles — Sealant Peeling

#### 🔴 Recommendations

#### Roof

The sealant used to seal the nail heads was found to be peeling away from the shingle exposing the nail head to weather. This can lead to degradation of the nail head and eventual leaks. Recommend correction.



Sealant Peeling



Sealant Peeling – Detail



Sealant Peeling

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Sealant Peeling – Detail



Sealant Peeling – Detail

### 6: Torn shingles

#### Recommendations

Roof

The roof had torn or split shingles. No signs of roof leakage were observed at these locations during the inspection. I recommend the sealing/repairing of any damaged shingles to avoid future problems.



**D. Roof Structures and Attics**

*Approximate Depth of Insulation: More Than 12 Inches*

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*Means of Access to Attic:* Pull-Down Stairs, Door

*Method Used to Inspect Attic:* Entered and Walked/Crawled

*Roof Structure Type:* 2x6 Rafters, Radiant Barrier Sheathing

*TREC Limitation:*

TREC LIMITATIONS: The inspector is not required to provide an exhaustive list of locations of water penetrations; or operate powered ventilators; or enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

*Some Areas Not Visible or Accessible:*

I was unable to access or inspect some areas of the attic to due to low headroom, inadequate clearance, and/or personal belongings. Insulation and personal belongings are not disturbed or removed during the inspection.

**E. Walls (Interior and Exterior)**

*Siding Material:* Brick veneer, Hardie Board

**1: Brick – Minor Cracks**

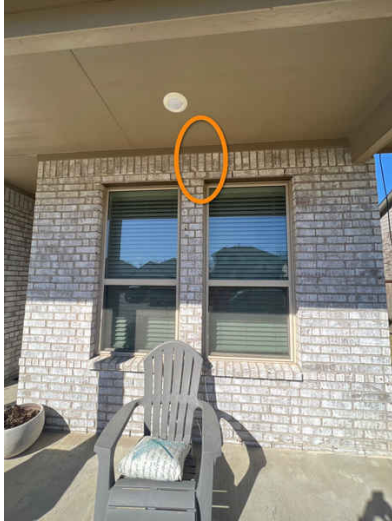
**➔ Recommendations**

South Exterior

Minor cracks were observed at the brick veneer mortar joints on the exterior walls of the house. This implies that some settling or movement of the brick veneer wall has occurred, as is typical of most houses. Recommend sealing any brick cracks to prevent moisture entry, and monitoring of these areas for any growth or changes.

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Minor Brick Crack



Minor Brick Crack – Detail

## 2: Exterior – Gaps Around Penetrations

### 🔴 Recommendations

Various

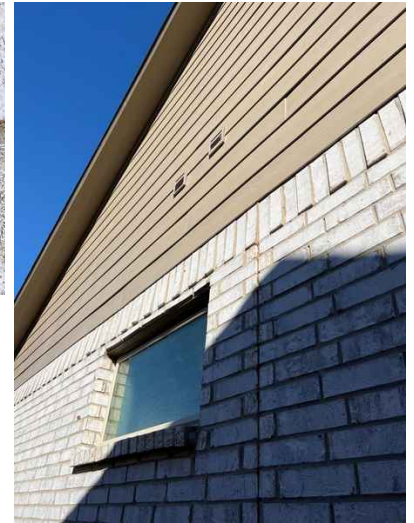
Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.



Sealant Gap



Sealant Gap – Detail



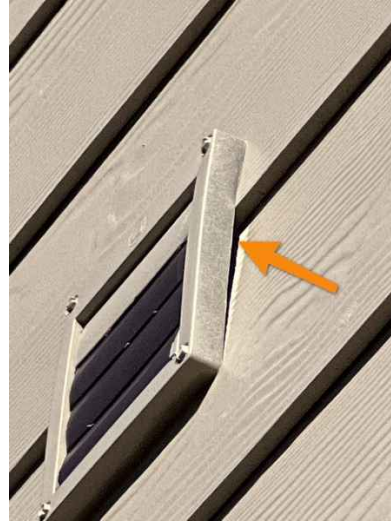
Sealant Gap Around Vent Penetration

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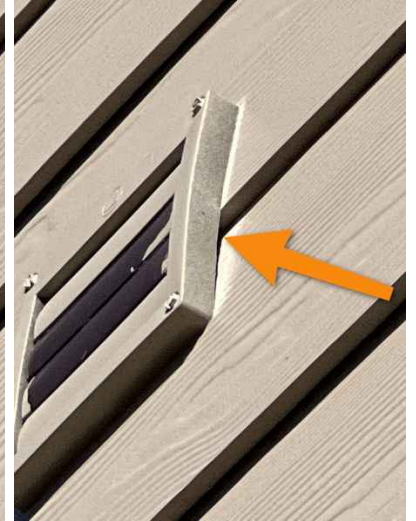
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Sealant Gap Around Vent Penetration



Sealant Gap Around Vent Penetration – Detail



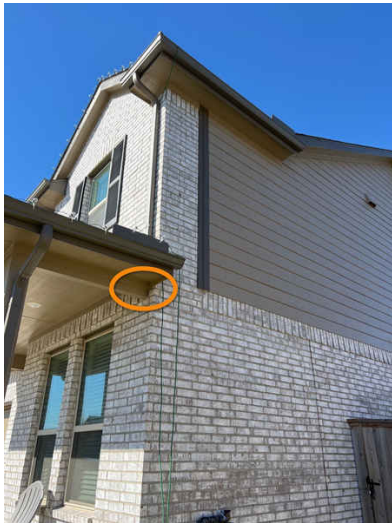
Sealant Gap Around Vent Penetration – Detail

### 3: Exterior – Gaps Around Trim Joints

#### ➡ Recommendations

Various

Exterior trim joints had opened at corners and splices in areas around the home. Repair where needed and caulk/sealant is recommended to help prevent moisture intrusion into the structure.



Sealant Gaps



Sealant Gaps – Detail



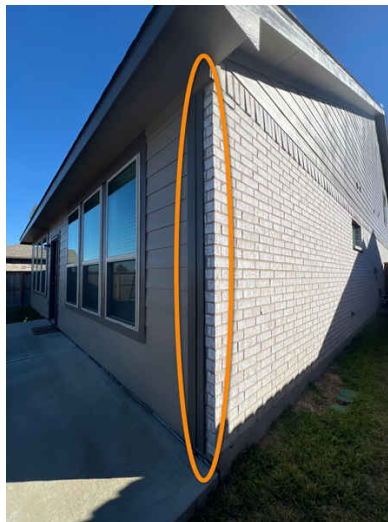
Sealant Gaps

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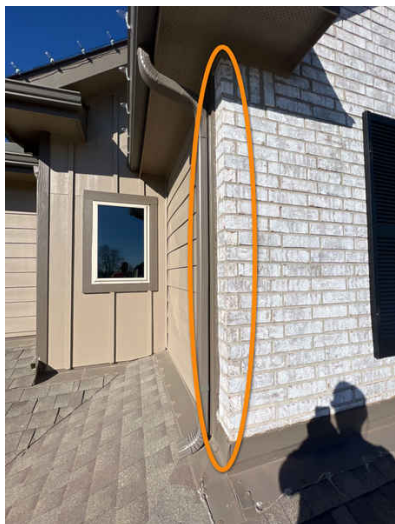
Sealant Gaps – Detail



Sealant Gaps



Sealant Gaps – Detail



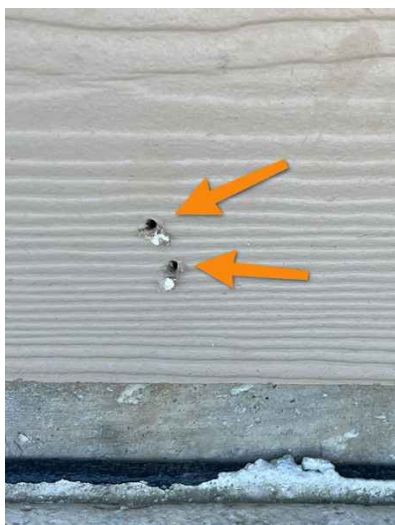
Sealant Gaps



Sealant Gaps – Detail



Exterior Holes



Exterior Holes – Detail

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#### 4: Exterior – General Gaps or Holes



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**▲ Significant Defects or Safety Hazards**

South Exterior

The home had visible gaps or holes in areas of the exterior walls. I recommend replacing portion of siding that may be incorrectly sized. This is to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth.



Gap in Siding



Gap in Siding – Detail



Gap in Siding – Detail

**5: Sealant – Missing at Electrical Penetration**

**🔴 Recommendations**

Various

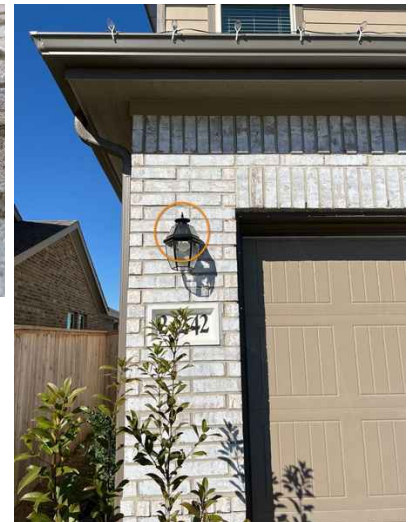
Sealant was missing at several electrical penetrations. Improvement is recommended to prevent moisture entry and to increase energy efficiency.



Front Entry Door Outlet



Front Entry Door Outlet – Detail



Sealant Gaps

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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Sealant Gaps – Detail



Rear Entry Door Outlet



Rear Entry Door Outlet – Detail



Rear Entry Door Light



Rear Entry Door Light – Detail

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## 6: Sealant – Trim Sealant Missing/Deteriorated

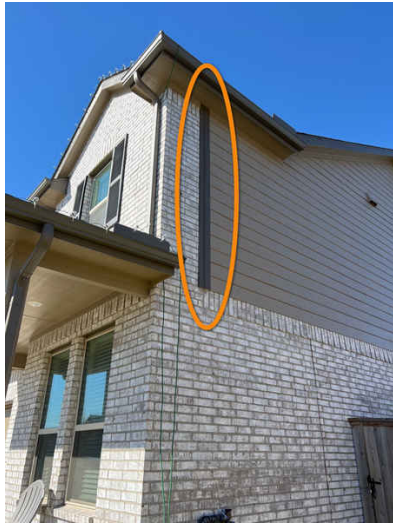
### 🔴 Recommendations

#### East Exterior Sealant Gaps

The sealant between some of the wooden trim pieces (brick mold, etc.) and the brick was missing/deteriorated. I recommend sealing any openings the exterior wall to prevent insect/vermin entry.

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Sealant Gaps



Sealant Gaps – Detail

### 7: Shower Wall — Gaps In Caulking

#### 🔴 Recommendations

Downstairs Bathroom

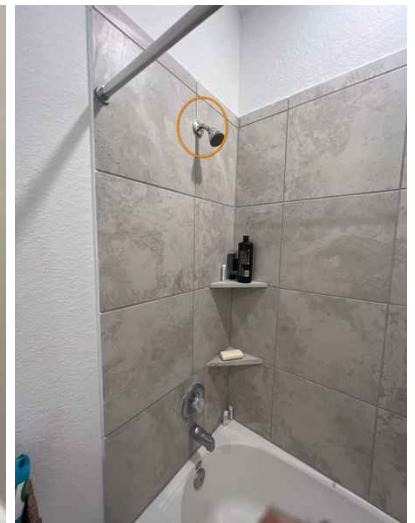
The sealant between the tub and the wall was missing/deteriorated in some places. I recommend removing any old/deteriorated sealant and applying new elastomeric sealant to prevent water entry into the wall cavity.



Sealant Gaps



Sealant Gaps – Detail



Sealant Gaps

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Sealant Gaps – Detail

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### 8: Loose Trim

🔴 Recommendations

North Exterior

A section of trim appeared to be slightly loose creating gaps in the joint sealant. Recommend re-securing this location and applying new sealant to maintain a water-tight seal.



Loose Trim



Loose Trim



Loose Trim – Detail

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### 9: Damaged Trim

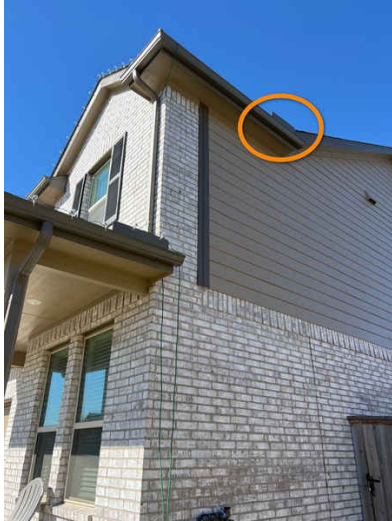
🔴 Recommendations

East Exterior

Some of the exterior trim was damaged and susceptible to moisture entry. Recommend repair.

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I	NI	NP	D
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Damaged Trim



Damaged Trim – Detail

**F. Ceilings and Floors**

*Comments:*

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported, but may be noted while looking for significant defects. Reportable conditions that are observed at the time of inspection will be noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas at the time of inspection. We can not move personal belongings, and there may be areas that will show damage after the home is empty.

**G. Doors (Interior and Exterior)**

**1: Interior Door – Doorknob: Misaligned Latch**

**🔴 Recommendations**

Laundry Room

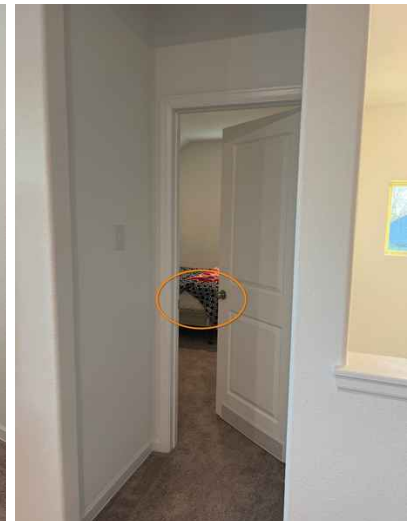
The latches on some of the doorknobs did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.



Laundry Room



Downstairs Bedroom Closet



Upstairs Bedroom #2

**2: Missing Doorstops**

**🔵 Maintenance Items**

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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### Front Entry Door

Some of the doors in the home were missing doorstops. This condition may result in wall damage. Recommend doorstops be installed to protect the wall.



**H. Windows**

*Windows:* Thermal/Insulated -

Unless otherwise stated, at least one of the windows in each of the sleeping rooms was operable at the time of inspection.

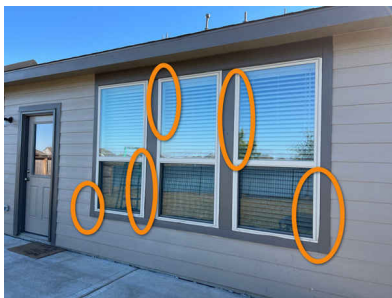
*Sky Light(s):* None

#### 1: Sealant – Deteriorated Around Frames

##### 🔴 Recommendations

North and West Exterior

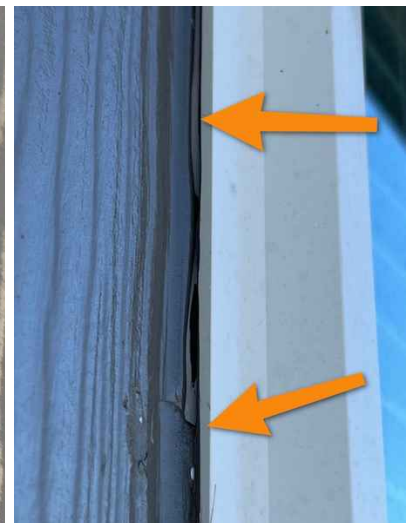
Some of the windows had missing or separated sealant between the window frame and the siding and/or brick. Sealant will shrink over time and any open spaces between the window frames and the siding and/or brick should be re-sealed with an elastomeric caulk to prevent water entry and improve energy efficiency.



Sealant Gaps



Sealant Gaps – Detail



Sealant Gaps – Detail

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Sealant Gaps – Detail



Sealant Gaps – Detail



Sealant Gaps – Detail



Sealant Gaps



Sealant Gaps – Detail

- I. Stairways (Interior and Exterior)**
- J. Fireplaces and Chimneys**  
*Chimney (exterior): N/A*  
*Types of Fireplaces: None*
- K. Porches, Balconies, Decks and Carports**
- L. Other**

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Electrical Service Entrance: Underground*

*Main Panel Amperage: 150 amps*



Main Panel Interior



150 amp main breaker



2/0 AWG Aluminum Service Entrance Conductors

*Grounding Electrode System:*

*West Exterior*



*Subpanel Location:*

*Garage*





I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Subpanel Breakers



Panel Interior

**1: AFCI/GFCI Failure**

**▲ Significant Defects or Safety Hazards**

Garage

One or more arc-fault circuit interrupter (AFCI) devices or ground-fault circuit interrupters (GFCI) in the home did not function properly at the time of Inspection and may need to be replaced by a qualified professional.

This AFCI breaker's LED flashed five times suggesting the breaker has detected that current is following an alternate path to ground. This could cause injury or death if person touches the shorted appliance causing the alternate ground path. This could also be caused by a nail or screw piercing the electrical cabling in the wall.

Recommend a licensed electrician evaluate to determine the integrity of this circuit.



**B. Branch Circuits, Connected Devices and Fixtures**

*Type of Branch Wiring: Copper*

*Plugs, Switches - Not Removed:*

Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

**1: Outlet — Inoperative**

**▲ Significant Defects or Safety Hazards**

Exterior Outlets

Electrical receptacles were inoperative at the time of the inspection. Recommend further evaluation and correction by a licensed electrician.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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## 2: Lights Flickered in Master Bathroom

### 🚫 Recommendations

Master Bathroom

The lights in the master bathroom occasionally dimmed suggesting there may be an electrical issue. Recommend further evaluation and repair by a qualified electrician.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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### III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

- 
- 
- 
- 

#### A. Heating Equipment

Type of Systems: Furnace

Energy Sources: Gas

Gas Furnace Specs:

#### Gas Furnace:

Brand: Lennox

Model: ML1800H090E60C-54

Serial #: 1720K39723

#### Average Temperature Rise When Operating in Heat Mode:

Intake = 79°F (Downstairs) — 85.6°F (Upstairs)

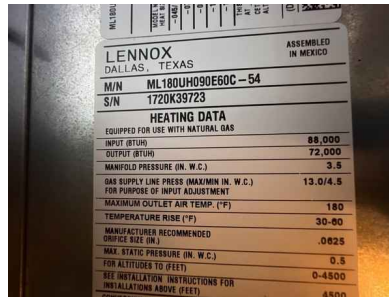
Register = 112.4°F (Downstairs) — 117.1°F (Upstairs)

Temperature Rise = 31.5°F (Downstairs) — 33.5°F (Upstairs)

(Recommended temperature rise for this unit is between 30°F and 60°F)



Lennox Furnace



Manufacturer Data Label

#### *Performing as Intended:*

In my opinion, the heating system was heating as intended at the time of inspection.

#### *Operating the Gas Furnace :*

Temperature measurements operating the furnace



Temperature at Return Downstairs



Temperature at Return Downstairs



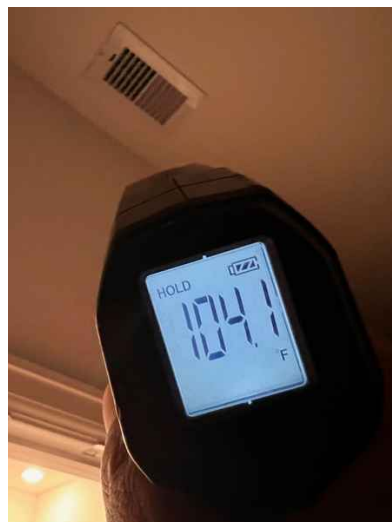
Temperature at Register Downstairs

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs



Temperature at Register Downstairs

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Temperature at Register Downstairs



Temperature at Return Upstairs



Temperature at Register Upstairs



Temperature at Register Upstairs



Temperature at Register Upstairs



Temperature at Register Upstairs



Temperature at Register Upstairs



Temperature at Register Upstairs

**B. Cooling Equipment**

Type of Systems: Central Air Conditioner

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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AC Specs: °F -  
**Compressor/Condenser:**

Brand: Lennox  
 Model #: ML14XC1-047-230A03  
 Serial #: 1921A16157



Lennox Compressor



Manufacturer Data Label

**R-410A:**

The refrigerant in the cooling system appears to be R-410A, according to the data plate on the unit. R-410A is typically less expensive to refill than the older R-22 systems. No further action is required at this time. This is an informational note only.

**A/C Not Operated — Less Than 65°:**

The operation of the cooling system was not checked because the outside ambient temperature is below 65°. Operating the A/C in cooler temperatures can damage the unit. If the client has concerns about the condition of the cooling equipment, the inspector recommends hiring a qualified HVAC technician for further evaluation. A limited visual survey will be performed and if any deficiencies are observed, they will be listed in this section.

**C. Duct Systems, Chases and Vents**

*Filter Size: 20x25x4*



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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20x25x4

**1: Filter — Dirty**

[Maintenance Items](#)

Attic

The disposable filter is clogged and is dirty. The filter needs to be replaced. A dirty filter can greatly affect the performance of the HVAC system. As part of routine home maintenance, the filter should be replaced every 2 to 3 months, or sooner if needed.



Dirty Filter



Dirty Filter – Detail

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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## IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution System and Fixtures**

*Water Supply:* Public

*Location of Water Meter:* Within 5 feet of front curb



Water Meter Location

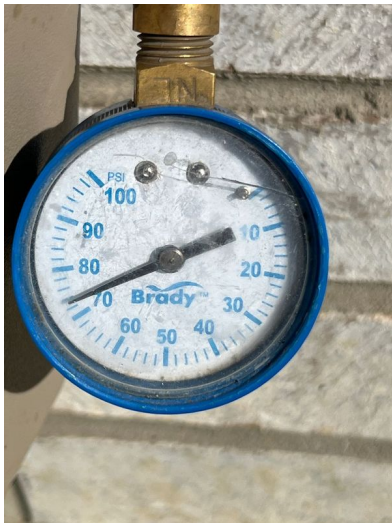


Water Meter



Water Meter Flow Rate

*Static Water Pressure Reading:* 70 psi



*Type of Supply Piping Material:* Cross-linked Polyethylene (PEX)

*Shut-Off Valves Not Operated:*

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

### **1: Bathtub — Spout Sealant Gap**

#### **➔ Recommendations**

Upstairs Bathroom

The tub spout was not sealed completely up against the shower wall and a gap was observed, which could allow water to enter the wall cavity. Recommend resealing this gap.



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Spout Sealant Gap



Spout Sealant Gap – Detail

## 2: Toilet — Not Sealed to Floor

### Recommendations

Master Bathroom

The base of the commode should be sealed to floor to prevent the escape of sewer gases.



Sealant Gaps



Sealant Gaps – Detail

- B. Drains, Wastes and Vents**  
*Plumbing Waste:* Public  
*Type of Drain Piping Material::* PVC  
*Main Cleanout Location:*  
Southeast Corner

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Main Cleanout Location



Main Cleanout Location - Detail

*Drain, Waste & Vent Pipes — Not Visible:*

Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

**1: Trap — Leaking Connections**

**Recommendations**

Kitchen

Leaking connections at this drain trap assembly should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures nearby.



Loose Drain Connection

**C. Water Heating Equipment**

*Energy Sources: Gas*

*Water Heater Brand: American Standard*

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



American Standard Water Heaters



Manufacturer Data Label



Manufacturer Data Label

*Capacity:* Two 40-Gallon Units

*Water Heater Date of Manufacture:* Jan 2021

*Water Heater Location:*

Garage

*Water Temperature at the Kitchen Sink:* 125°F -

The hot water temperature at the kitchen sink should typically be less than 125°F for safety reasons. If it is not, see further comments below.



*TPR Valve Not Operated:*

Because a TPR valve may be filled with corrosion or debris, the operation of the valve may cause the valve to open and not close back again. I did not operate the TPR Valve on the water heater because in my reasonable judgment, manually operating the TPR valve might have caused damage to the valve or injury to myself.

**D. Hydro-Massage Therapy Equipment**

**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:*

West Exterior

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Type of Gas Distribution Piping Material:: Black Steel

Indication of Bonding at Gas Line:

The gas line appeared to be bonded to the electrical grounding system.



F. Other

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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### V. APPLIANCES

**A. Dishwasher**

*Operating the Dishwasher:*

The position of the soap tray and all spray arm positions were documented before and after wash cycle to determine if they move during operation.

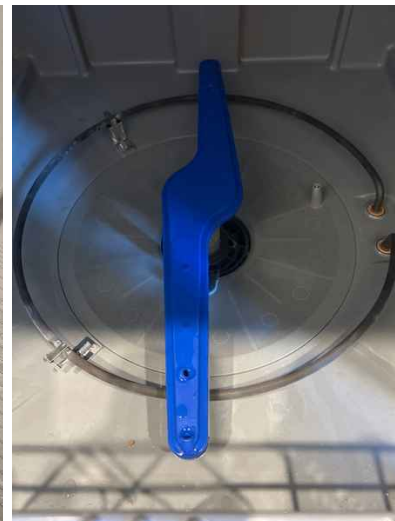
Kitchen



Soap Tray Position (Before)



Soap Tray Position (After)



Lower Spray Arm Position (Before)



Lower Spray Arm Position (After)



Upper Spray Arm Position (Before)



Upper Spray Arm Position (After)

*Dishwasher Brand:* Frigidaire -

**Dishwasher Manufacture Information:**

Model #: TH10485413

Serial #: FFCD2418US3A

Kitchen

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



Frigidaire Dishwasher



Model/Serial #s

Operated — No Problems:

I operated the dishwasher on a Normal or One-Hour cycle and it was found to be performing as intended.

Kitchen

- 

**B. Food Waste Disposers**

Disposer Brand: InSinkErator -

**Food Waste Disposal Manufacture Information:**

Model #: 1-90

Serial #: 20121123280

Kitchen



InSinkErator Garbage Disposal



Model/Serial #s

Operated — No Problems:

I operated the food waste disposer and found it to be performing as intended at the time of inspection.

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**C. Range Hood and Exhaust System**

Exhaust/Range hood: Frigidaire -

**Range/Exhaust Hood Manufacture Information:**

Model #:

Serial #:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Kitchen



*Microwave Vent:* The range hood exhaust system was part of a combination vent hood/microwave oven appliance.

*Operated — No Problems:*

I operated the range hood and found it to be performing as intended.



Smoke is drawn into the vent



Smoke is drawn into the vent

**D. Ranges, Cooktops and Ovens**

*Energy Source:* Natural Gas

*Type:* Range

*Range/Oven Manufacturer:* Frigidaire -

**Range/Oven Manufacture Information:**

Model #:

Serial #:

Kitchen

*Cooktop Manufacturer:* Frigidaire -

**Cooktop Manufacture Information:**

Model #: FFGF3054TSF

Serial #: VE10370932

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Kitchen



Frigidaire Range



Model/Serial #s

*Oven Temperature Test Normal:*

I operated the oven by setting the temperature to 350°F. After a short time after the oven claimed to reach that temperature, I then obtained a temperature reading with a thermometer I placed into the oven. The temperature readings on this oven were within the accepted range of +/-25°F. It is considered to be performing as intended.

Kitchen



350°F Oven Temperature Setting



345°F Final Oven Temperature



450°F Oven Temperature Setting



435°F Final Oven Temperature

*Operating the Range/Cooktop:*

I operated the range/cooktop and it was performing as intended.

Kitchen



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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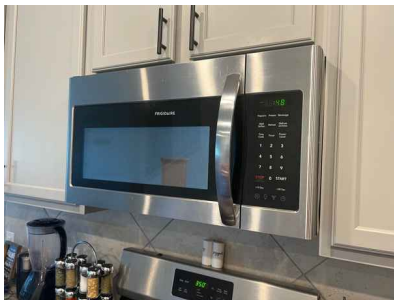
**E. Microwave Ovens**

*Built in Microwave Manufacturer:* Frigidaire -

**Microwave Oven Manufacture Information:**

Model #: FFMV1846VSA

Serial #: KG04402017



Frigidaire Microwave Oven



Model/Serial #s

*Operated — No Problems:*

I operated the microwave oven and found it to be performing as intended at the time of inspection.

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Mechanical Exhaust Vents:*

The condition of the mechanical exhaust vent ducts were observed in the attic.



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**G. Garage Door Operator(s)**

*Garage Door Opener Manufacturer:* Genie



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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*Performing as Intended:*

I operated the garage door opener(s) and found them to be performing as intended.

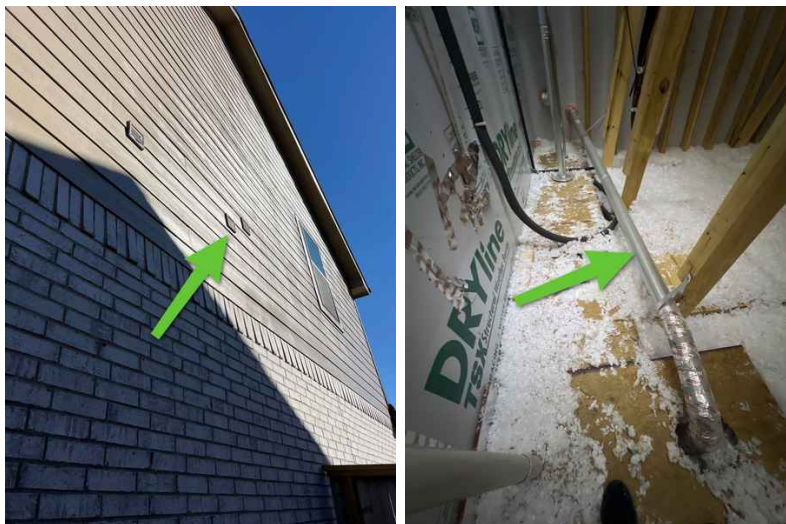
**H. Dryer Exhaust System**

*Dryer Lint:*

It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.

*Dryer Exhaust Discharge Location:*

West Exterior



**I. Other**

*Refrigerator Manufacturer:* Not Inspected

*Washer/Dryer/Refrigerator/Freezer Not Inspected:*

Washing machines, dryers and refrigerators are not operated or inspected during a home inspection.