Inspection Report

Weitao Wu

Property Address: 2934 Junction Dr Houston Tx 77045



Hilsher Group LLC

Steven Bradfute 21353 701 N Loop 336 E, Suite 101 Conroe, Tx 77301 (281) 782-7451

PROPERTY INSPECTION REPORT

| Prepared For: | Weitao Wu | |
|---------------|---|----------|
| | (Name of C | ient) |
| Concerning: | 2934 Junction Dr, Houston, Tx 77045 | |
| | (Address or Other Identification of Inspected Property) | |
| By: | Steven Bradfute 21353 / Hilsher Group LLC | 1/3/2019 |
| | (Name and License Number of Inspector) | (Date) |
| | | |
| | (Name, License Number of Sponsoring Inspe | ector) |

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 <u>www.trec.texas.gov</u>.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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 licensees 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:

| Standards of Practice: | In Attendance: | Type of building: |
|-----------------------------------|------------------------------|--------------------------------|
| TREC Texas Real Estate Commission | Vacant (inspector only) | Single Family (1 story) |
| | | |
| Style of Home: | Approximate age of building: | Home Faces: |
| Traditional | 2006 | South |
| | | |
| Temperature: | Weather: | Ground/Soil surface condition: |
| 42 degrees | Rain | Wet |
| | | |

Rain in last 3 days: Yes

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I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



view from the roof

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Type of Foundation (s): Poured concrete Columns or Piers: Conrete piers Method used to observe Crawlspace: No crawlspace Comments:

(1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation is poured on grade with post tension cables that appears to be performing as designed.

B. Grading and Drainage

Comments:

The landscape at the exterior of the home has standing water this may require a trench or drain if water continues to stand or puddle after rain. I recommend having a qualified person make landscape adjustments as needed.



B. Item 1(Picture) left rear corner of the home

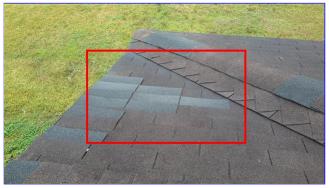
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Types of Roof Covering: 3-Tab fiberglass Viewed from: Walked roof Roof Ventilation: Gable vents, Soffit Vents Comments:

(1) This inspection does not warrant against roof leaks.

(2) The roof covering is old or worn, and the life of covering has expired. Shingles are worn, damaged missing and replaced in areas. The covering does need to be replaced. While it could last a few year or so, some areas may need patching with tar as leaks develop.



C. Item 1(Picture) front left corner of roof



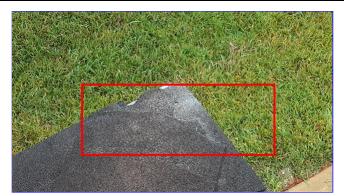
C. Item 2(Picture) front of roof on left side



C. Item 3(Picture) front of roof on right side

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

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C. Item 4(Picture) front right corner of roof



C. Item 5(Picture) over main entry



C. Item 6(Picture) front of ridge on right side



C. Item 7(Picture) left side of roof

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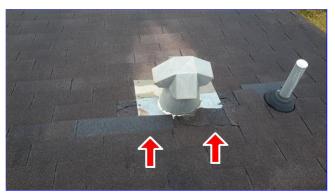
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C. Item 8(Picture) right side of roof



C. Item 9(Picture) right rear corner of the roof



C. Item 10(Picture) left side of ridge at the rear

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C. Item 11(Picture) rear of roof on left side



C. Item 12(Picture) left rear corner of the roof

(3) The roofing surface has exposed nail heads that are showing signs of deterioration. Further deterioration will occur if not corrected. I recommend having a qualified person repair or replace as needed,



C. Item 13(Picture) roof jack on rear of roof on left side of ridge

□ ☑ □ □ D. Roof Structures and Attics

Method used to observe attic: Inaccessible Roof Structure: Not visible Attic Insulation: Unknown Attic info: Scuttle hole Comments:

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The attic access is located in an inaccessible area or condition. We did not inspect inside attic due to inaccessibility.



D. Item 1(Picture) scuttle hole is sealed and painted shut

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood Comments:

F. Ceilings and Floors

Floor Structure: Slab Floor System Insulation: NONE Ceiling Structure: Not visible

Comments:

(1) The Drywall on the ceiling reveals a water stain indicating a leak exists at the Washer/Dryer room. Repairs are needed The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified contractor should inspect and repair as needed.



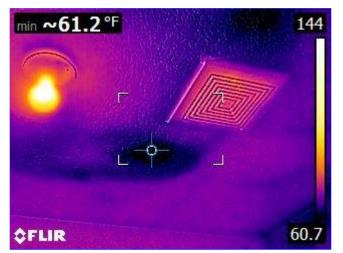
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F. Item 1(Picture) 100% moisture detected



F. Item 2(Picture) laundry room



F. Item 3(Picture) laundry room thermal

(2) The dining area floor covering is damaged in several areas. Recommend having a qualified flooring contractor inspect and make all necessary repairs or replacement.

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F. Item 4(Picture)

☑ □ □ ☑ ☑ G. Doors (Interior and Exterior)

Comments:

(1) The main entry door damaged at weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

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G. Item 1(Picture)

(2) The garage fire door is damaged at weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

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G. Item 2(Picture)

(3) The garage fire door has damaged trim near the bottom. Recommend having a qualified contractor make all the necessary repairs.



G. Item 3(Picture)

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Comments:

(1) Several windows will not stay up without a prop in areas. A repair may be needed. A qualified contractor should inspect and repair as needed.



H. Item 1(Picture) middle bedroom



H. Item 2(Picture) right window in front bedroom

(2) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.



H. Item 3(Picture) several windows have missing or damaged screens



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|---|----------------------------|--|
| J. Fireplaces and Chimneys | | |
| | Chimney (exterior): N/A | |
| | Operable Fireplaces: None | |
| | Types of Fireplaces: None | |
| | Number of Woodstoves: None | |
| | Comments: | |
| 🗌 🗌 🗹 🔲 K. Porches, Balconies, Decks and Carports | | |
| | Comments: | |
| | L. Other | |
| | Comments: | |

Comments:

There is what appears to be an active insect colony. I recommend contacting a qualified pest control company to inspect and treat as needed.



L. Item 1(Picture) inside garage on left wall



L. Item 2(Picture) exterior left garage wall



L. Item 3(Picture) rear of home near condensing unit

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage system; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





Jnderground electrical service entrance and electrical panel located on the right side of the home



inside the electrical pane

A. Service Entrance and Panels
Electrical Service Conductors: Below ground, Copper

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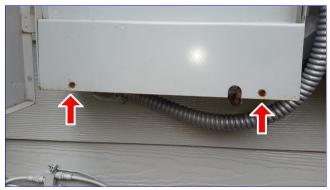
Panel Capacity:AdequatePanel Type:Circuit breakersElectric Panel Manufacturer:UnknownComments:

(1) The panel is missing circuit identification. **This is a safety hazard.** I recommend having a qualified person mark circuits as needed.



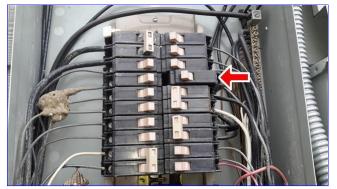
A. Item 1(Picture)

(2) The panel is missing cover screw(s). **This is a safety issue**. I recommend having a qualified person repair as needed.



A. Item 2(Picture)

(3) All bedroom branch circuits should be equipped with arc fault circuit breakers per today's standards. Recommend having a licensed electrician make all the necessary repairs.



A. Item 3(Picture)

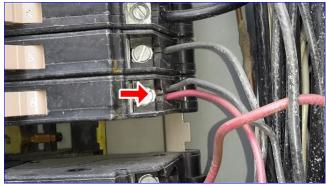
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(4) The fourth circuit breaker down on the right side of the panel is loose and not installed. This may cause arcing. Recommend having a licensed electrician inspect and make all necessary repairs.



A. Item 4(Picture)

(5) The 20 amp breaker located on the right side of the panel at the bottom is double lugged or double tapped meaning two circuits are being ran off one breaker. This may cause the breaker not to trip properly. Recommend having a licensed electrician inspect and make all necessary repairs.



A. Item 5(Picture)

Image: Image: Second State State

Type of Wiring: Romex Branch wire 15 and 20 amperage: Copper Comments:

(1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equiped with gas fired appliances)

(2) The electrical receptacles located on each side of the kitchen sink and on the back side of the kitchen bar are not hot. No power. The GFCI protected receptacle appears to be faulty. Recommend having a licensed electrician make all the necessary repairs.



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B. Item 1(Picture)



B. Item 2(Picture)

(3) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.



B. Item 3(Picture) laundry room receptacles

(4) The 240 volt electrical receptacle located in the laundry room is only wired for 120 volts. Recommend having a licensed electrician make all the necessary repairs.

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

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B. Item 4(Picture)

(5) The front two bedrooms are missing light fixtures. This is for your information.

(6) Smoke detectors are needed at the common hallway to bedrooms and outside the master bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified contractor should inspect and repair as needed.

(7) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

(8) The smoke detectors appear to be old and do not sound alarm in unison. Recommend having new smoke detectors installed. Recommend having a qualified contractor install new smoke detectors.(9) The exterior electrical receptacle located on the rear of the home is loosely attached to the wall. Recommend having a qualified contractor make all the necessary repairs.



B. Item 5(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.





York gas furnace located in a closet off of living room



Goodman condensing unit located on the rear of the home



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Type of Systems: Forced Air Energy Sources: Gas Heat System Brand: York Number of Heat Systems (excluding wood): One Comments:

(1) It is recommend to have heating systems serviced annually.

(2) The gas furnace is nonfunctional. Will not heat. Recommend having a licensed HVAC technician inspect and make all necessary repairs.

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

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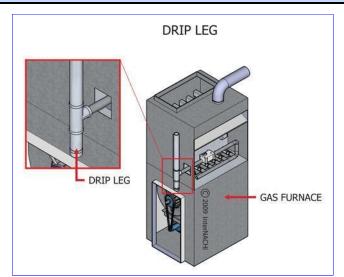


A. Item 1(Picture)

(3) The gas furnace is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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A. Item 2(Picture) dripleg



A. Item 3(Picture) drip leg installed upside down

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Type of Systems: Air conditioner unit Central Air Manufacturer: Goodman Comments:

(1) It is recommended to have HVAC systems serviced annually. The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).(2) The condensing unit emergency electrical disconnect is missing a cover plate. This may be a shock hazard. Recommend having a licensed electrician make all the necessary repairs.

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B. Item 1(Picture)

Image: C. Duct Systems, Chases, and Vents

Ductwork: N/A

Extra Info: not accessible

Filter Type: Disposable

Filter Size: 20x25

Comments:

I recommend changing all HVAC filters upon move in.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Nater meter located at the street



Main water shutoff valve located inside the garage on the right wall

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American 40 gallon electric water heater located in the garage



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✓ □ □ ✓ A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street Location of main water supply valve: Front Static water pressure reading: 52 pounds/square inch Water Source: Public Plumbing Water Supply (into home): Pex Plumbing Water Distribution (inside home): PEX Water Filters: None Comments:

The master bathroom shower surround has a large crack in it. This may allow moisture to enter into the walls and cause damage. Recommend having a qualified contractor inspect and make all necessary repairs.

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A. Item 1(Picture)

B. Drains, Waste, and Vents Washer Drain Size: 2" Diameter Plumbing Waste: PVC Comments:

Z 🗌 🗌 Z C. Water Heating Equipment

Energy Sources: Electric Capacity (Water Heater): 40 Gallon (1-2 people) Water Heater Manufacturer: American Water Heater Location: Garage Comments:

The water heater did not work (no hot water). Circuit breaker was already "on" before I inspected. It is possible that circuit was turned on or left on after winterizing causing the elements to fail. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



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C. Item 1(Picture)



C. Item 2(Picture) water heater is 47.8 degrees

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Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I NINP D V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.





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



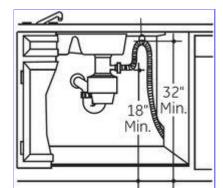


🗹 🗌 🗌 🗹 A. Dishwashers

Dishwasher Brand: Frigidaire

Comments:

(1) The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



A. Item 1(Picture) Correct high loop



A. Item 2(Picture) No high loop

(2) Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

The food disposer wiring is missing a wire connector (anti-strain device). I recommend repair as needed.

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B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate, Frigidaire

Comments:

(1) Tested and working properly at the time of inspection.

(2) The kitchen vent hood does not vent to the outdoors. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

✓ □ □ ✓ D. Ranges, Cooktops and Ovens

Range/Oven: Frigidaire

Comments:

(1) The stove is installed without the recommended anti-tip device. This is a safety issue. I recommend having a qualified person make repairs as needed.





D. Item 1(Picture) anti tip

(2) Tested and working properly at the time of inspection.

I NINP D



D. Item 2(Picture) oven tested at 350 degrees

E. Microwave Ovens

Built in Microwave: Frigidaire Comments:

Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The Exhaust fan is noisy has a distinct hum that is not normal at the shared bath. This is for informational purpose to you. A qualified contractor should inspect and repair as needed.



F. Item 1(Picture)

□ □ ☑ ☑ □ G. Garage Door Operator(s)

Comments:

✓ □ □ ✓ H. Dryer Exhaust Systems

Comments:

The exterior dryer vent cover located on the rear of the home is broken. This may allow moisture or pests to enter the walls and cause damage. Recommend having a qualified contractor inspect and make all necessary repairs.

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

I NINP D



H. Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. Home Warranty Information

A. This home is eligible for a one year Home Warranty offer!

Comments:

Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**