

Inspection Report

Joe Fox

Property Address:
18407 Autumn Park Dr
Houston TX 77084



HG Home Inspections

**Matt Smith - 23130
2020 N Loop W Ste150
Houston, TX 77018
281-782-2451**

PROPERTY INSPECTION REPORT

Prepared For: Joe Fox

(Name of Client)

Concerning: 18407 Autumn Park Dr, Houston, TX 77084

(Address or Other Identification of Inspected Property)

By: Matt Smith - 23130 / HG Home Inspections 4/2/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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.

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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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:

TREC Texas Real Estate Commission

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

Over 20 Years

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Comments: Set by agent/SL

Private sale

Seller: Scott Simmons

scogoo69@gmail.com

Referral: Realtor

Rooms:

Utilities On: None

People Present at Inspection: Inspector

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

I NI NP D

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.



garage attic interior



garage attic insulation

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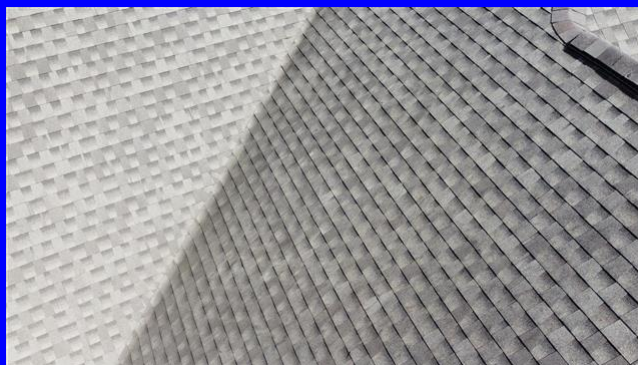
attic interior



attic insulation

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roof overview *New roof in 2016, per prior owner.*



roof overview

A. Foundations

Type of Foundation (s): Poured concrete

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 and appears to be performing as designed.
- (3) The foundation has large corner pop(s) that are larger than 4 inches. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.

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A. Item 1(Picture) corner pop front right



A. Item 2(Picture) corner pop front left



A. Item 3(Picture) minor corner pop back side

(4) The post tension foundation has exposed cable ends that are starting to show signs of deterioration.

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This is a maintenance issue. Further deterioration will occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 4(Picture) exposed to cable front of home

(5) The foundation wall has slight visible cracking. I recommend monitoring the crack at this time. If they crack increases in size, I recommend having a foundation company or Structural Engineer further evaluate.



A. Item 5(Picture) slight crack left side

(6) The foundation wall appears to be showing signs of flaking and deterioration. I recommend having a qualified person make repairs as needed.

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A. Item 6(Picture) foundation flaking back right

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Architectural

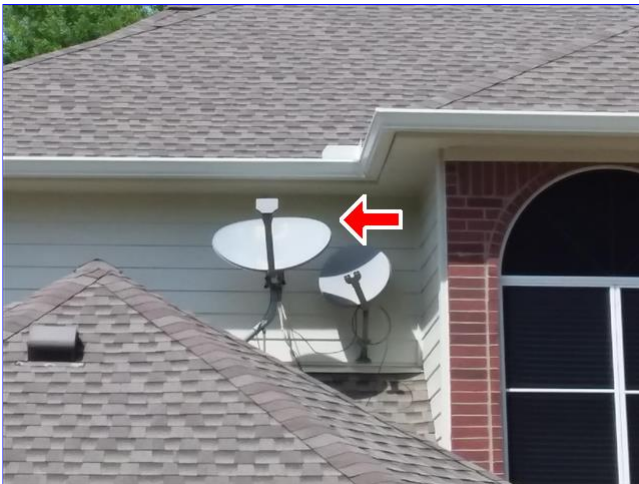
Viewed from: Ground

Roof Ventilation: Ridge vents, Turbines, Passive

Comments:

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

(2) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance) **Dish (2) removed. Mounts left intact since not leaking.**



C. Item 1(Picture) dish on roof

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

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Roof Structure: Stick-built
Attic Insulation: Blown, Fiberglass
Approximate Average Depth of Insulation: 12 inches
Approximate Average Thickness of Vertical Insulation: 8 inches
Attic info: Attic access, Pull Down stairs

Comments:

(1) The roof structure in the attic has water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active moisture at the time of the inspection. A qualified contractor should inspect and repair as needed. **New Roof installed 2016, per previous owner.**



D. Item 1(Picture) evidence of previous leak in attic

(2) Evidence of a former beehive was observed in the attic. Homeowner and formed the inspector that the bee colony has been professionally removed. **Prior owner indicated professional pest control company removed**



D. Item 2(Picture) evidence of former beehive in attic

E. Walls (Interior and Exterior)

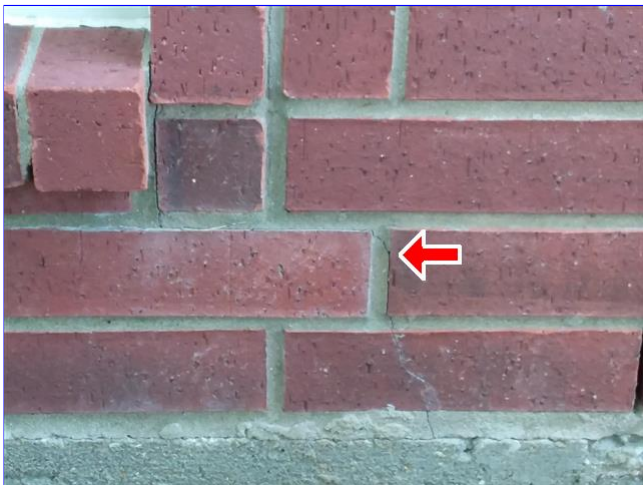
Wall Structure: Wood, Brick

Comments:

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(1) The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 1(Picture) Step crack front right window

(2) Lintels above windows are showing signs of deterioration in area's. Further deterioration may occur if lintels are not primed and painted. A qualified person should repair as needed.



E. Item 2(Picture) window lintel rust

(3) Baseboards have some separation and deterioration of caulking. I recommend having a qualified person make repairs of needed

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E. Item 3(Picture) baseboard separation and master bathroom

(4) The master bathroom counter is loose and missing sealant at the counter top. I recommend repairs as needed. **Repaired**



E. Item 4(Picture) missing sealant master bathroom counter

(5) Areas where wiring or piping passes through walls should be sealed. I recommend having a qualified person seal as needed.

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E. Item 5(Picture) master bathroom shower head not sealed to wall



E. Item 6(Picture) guest bathroom one shower had not sealed

(6) The drywall on the wall is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed. **Repaired**

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E. Item 7(Picture) drywall cracking second floor living room window

(7) Interior trim is damaged or peeling paint in areas. This is a cosmetic issue. I recommend repair as desired. Painted



E. Item 8(Picture) guest bathroom baseboard trim peeling

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 6" or better

Comments:

G. Doors (Interior and Exterior)

Comments:

(1) The garage door at the rear of home is damaged at panel. Warped doors usually cannot be easily corrected. A qualified person should repair or replace as needed.

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G. Item 1(Picture) right garage door warped



G. Item 2(Picture) right garage door warped

(2) There are door stops missing in the home. This is not considered to be today's standard I recommend having a qualified person make repairs as needed. **Repaired/Replaced all**



G. Item 3(Picture) doorstops missing in areas

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

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H. Windows

Comments:

(1) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,



H. Item 1(Picture) cracked glazing strip master bathroom exterior



H. Item 2(Picture) glazing strip damage second floor living room window

(2) Windows the jamb spring is weak or no longer works properly in areas. A repair may be needed. A qualified person should repair or replace as needed.

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

I	NI	NP	D
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H. Item 3(Picture) spring loose in living room window

I. Stairways (Interior and Exterior)

[Comments:](#)

(1) The pickets on the guard rail at the upstairs are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through.



I. Item 1(Picture) pickets greater than 4 inches

(2) The hand/guard rail for the upstairs missing corner piece. A fall or injury could occur if not corrected. I recommend repair as needed.

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

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I. Item 2(Picture) corner piece missing

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe
Operable Fireplaces: One
Types of Fireplaces: Gas/LP Log starter
Number of Woodstoves: None

Comments:

Tested and working properly at the time of inspection.



J. Item 1(Picture) functional fireplace

K. Porches, Balconies, Decks and Carports

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The concrete floor on the patio at the rear of home has cracked in some areas (which are cosmetic). Further deterioration can occur if not repaired. I recommend repair as desired. Filled/Sealed larger cracks

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I NI NP D



K. Item 1(Picture) cracked back patio

L. Other

Comments:

(1) The concrete drive at the front of home has settlement cracks. Further deterioration can occur if not repaired. I recommend repair as desired. Filled/Sealed larger cracks



L. Item 1(Picture) settlement cracks in driveway

(2) Fence is deteriorated/damaged in area's. Recommend repair or replace by a qualified contractor.

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I NI NP D



L. Item 2(Picture) fence deterioration in areas

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 systems; 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.



electrical meter left of garage underground service



200 amp panel and 100amps of panel in garage

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

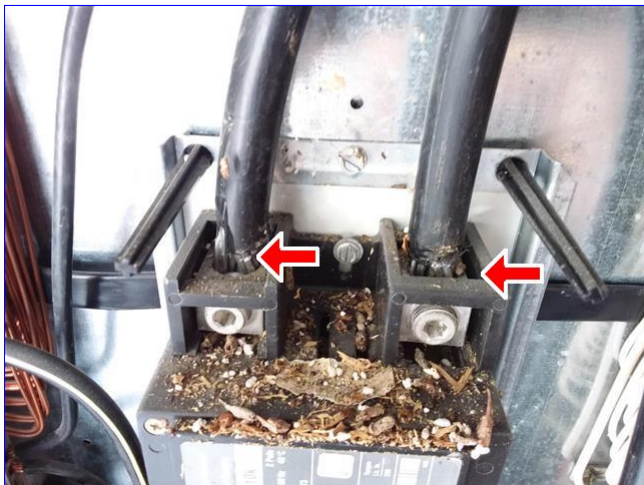
Electric Panel Manufacturer: Cutler Hammer

Comments:

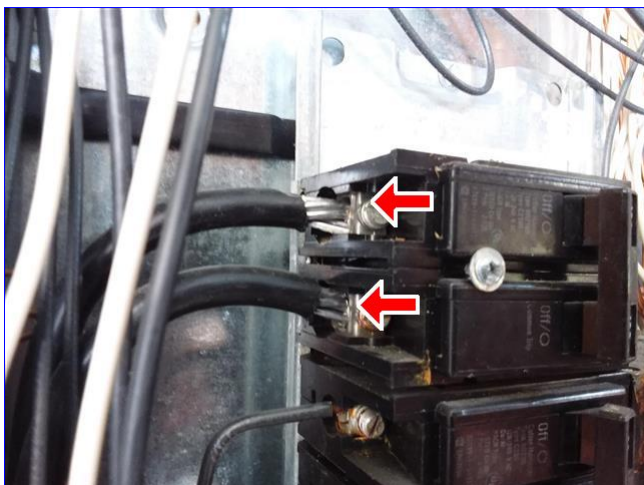
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(1) There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed. **Repaired**



A. Item 1(Picture) missing antioxidant



A. Item 2(Picture) missing antioxidant sub panel

(2) The panel cover is using (sharp) improper screws. This is a safety hazard until corrected. I recommend having a qualified person make repairs as needed, **Replaced with proper, blunt-end screws**

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

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A. Item 3(Picture) improper panel screw

B. Branch Circuits, Connected Devices, and Fixtures

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 equipped with gas fired appliances)

(2) The alternate Doorbell was not installed at the time of inspection. I recommend having a qualified person repair. **Repaired. New BLINK doorebll/camera installed**

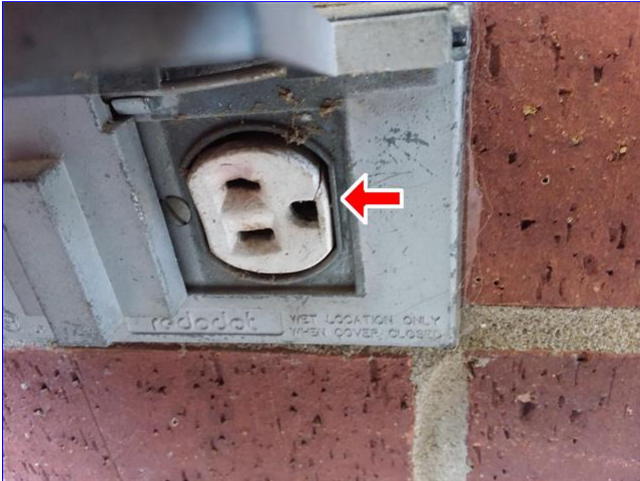


B. Item 1(Picture) doorbell missing

(3) The exterior outlet at the rear of home damaged or defective. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

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B. Item 2(Picture) cracked receptacle left of back door

(4) one 30 amp circuit breaker in sub panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

This statement is incorrect. Square D brand and Eaton brand breakers are compatible with Cutler-Hammer panels, per Cutler-Hammer.



B. Item 3(Picture) Square D breaker in cutler hammer box

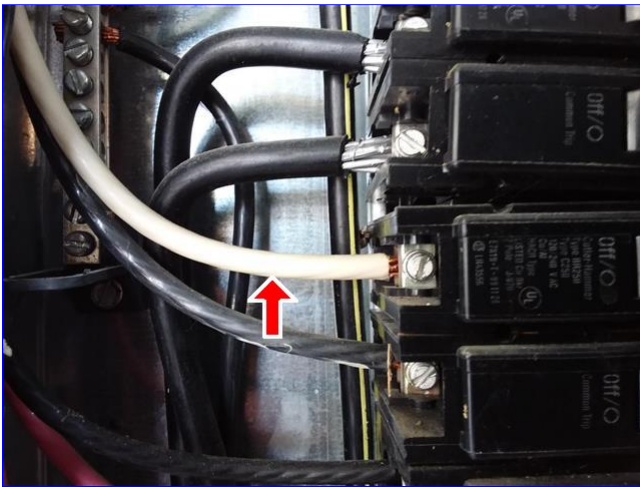
(5) Problem(s) discovered with Branch Circuits such as amateur wiring installation, doubled wiring at neutral/grounding bar, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

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I NI NP D



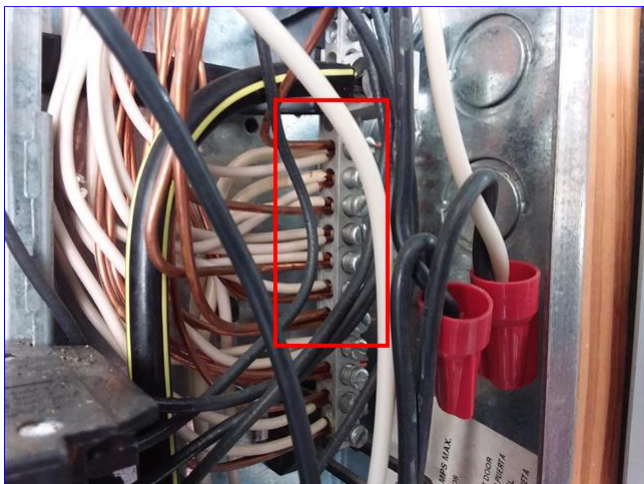
B. Item 4(Picture) double lugged neutrals in main panel



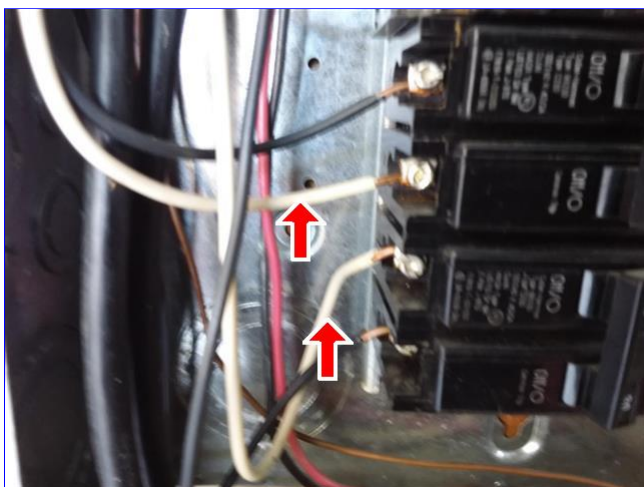
B. Item 5(Picture) wire not marked

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

I NI NP D



B. Item 6(Picture) double lugged neutrals in sub panel



B. Item 7(Picture) wires not marked

(6) 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 8(Picture) missing GFCI in garage

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

I NI NP D

(7) Outlets are loose in wall in areas. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 9(Picture) loose outlets in areae

(8) The outlet cover is damaged and needs repair or replace. I recommend having a qualified person make repairs as needed.

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I NI NP D



B. Item 10(Picture) damaged cover in garage



B. Item 11(Picture) damaged cover second floor garage outlet

(9) Outlets are incorrect "reverse polarity" in areas. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I	NI	NP	D
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B. Item 12(Picture) reversed polarity second floor garage outlet

(10) The light fixture does not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring. **Repaired**



B. Item 13(Picture) master bathroom light out

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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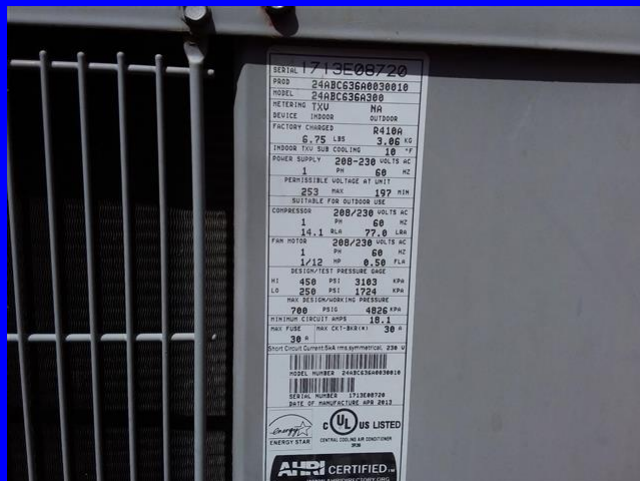
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 operable 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.



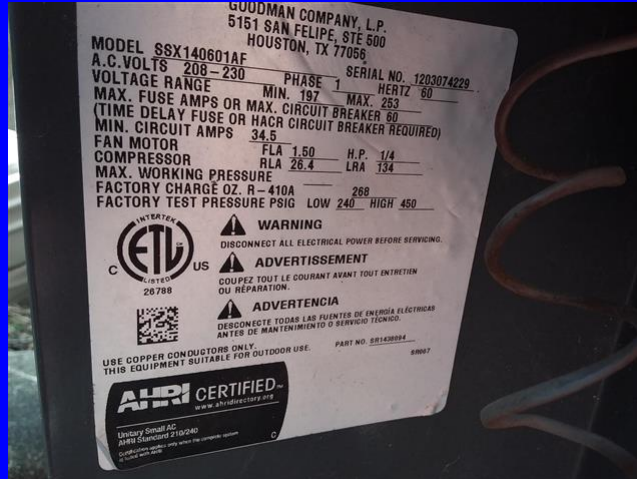
condenser units for home right side



unit 1 label

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

I NI NP D



unit 2 label



condenser units behind garage



garage unit one label

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

I NI NP D



garage unit 2 label



unit 1 furnace in garage



garage furnace 2

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

I NI NP D



gas furnace unit 1



gas furnace unit 2

A. Heating Equipment

Type of Systems: Forced Air, Oil furnace converted to gas

Energy Sources: Electric

Heat System Brand: Carrier

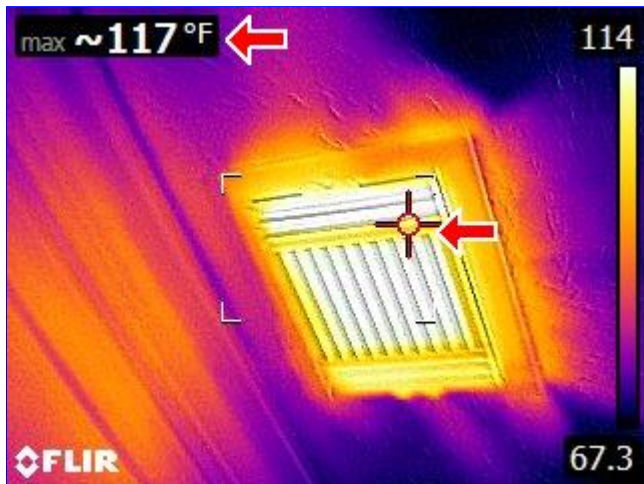
Number of Heat Systems (excluding wood): Four

Comments:

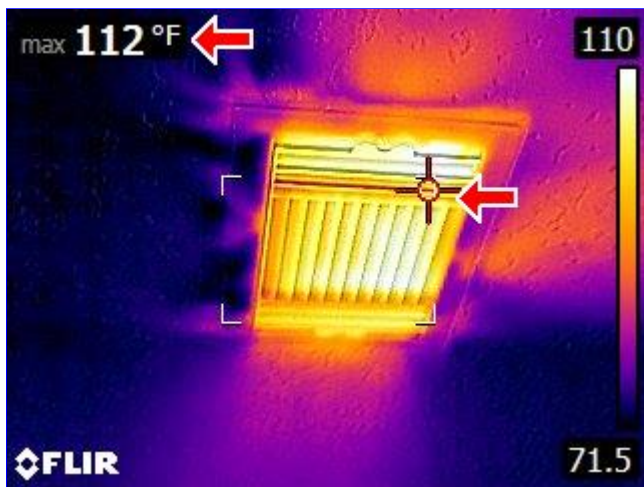
- (1) It is recommend to have heating systems serviced annually. **HAVC systems in the house are serviced 2x a year**
- (2) Tested and working properly at the time of inspection. **year**

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A. Item 1(Picture) 1st floor



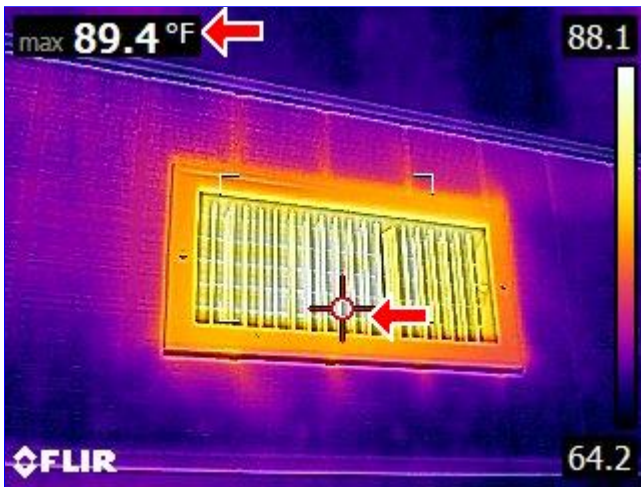
A. Item 2(Picture) 2nd floor

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

I NI NP D



A. Item 3(Picture) 1st floor garage



A. Item 4(Picture) 2nd floor garage

B. Cooling Equipment

Type of Systems: Air conditioner unit

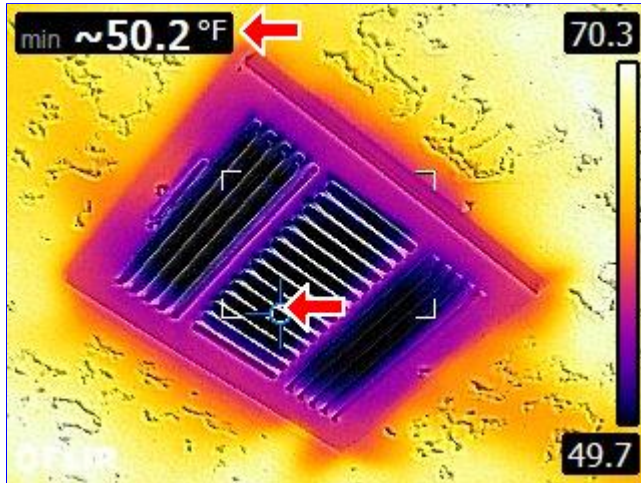
Central Air Manufacturer: Bryant, Carrier, Goodman

Comments:

- (1) It is recommended to have HVAC systems serviced annually. HVAC systems in the house are serviced 2x a year
- (2) The ambient air test was performed by using infrared thermal equipment at the supply vents of both Air conditioners for the home to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 40 degrees on one unit and on the other one read 52 degrees, and the return air temperature was 70 degrees on one unit and on the other one read 72 degrees. This indicates the range in temperature drop is normal.

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

I NI NP D



B. Item 1(Picture) 1st floor



B. Item 2(Picture) 1st floor

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

I NI NP D



B. Item 3(Picture) 2nd floor

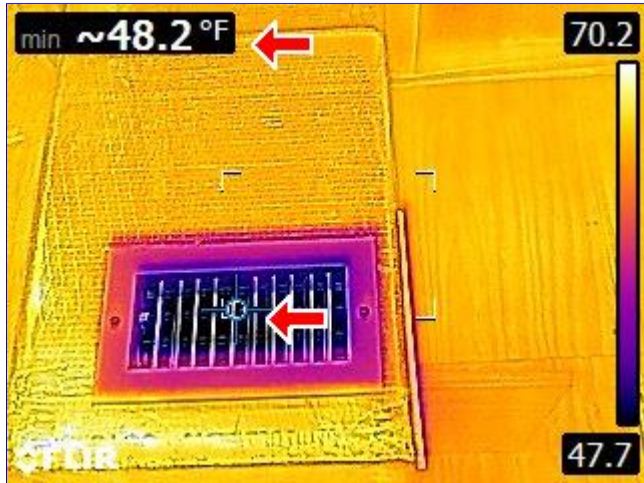


B. Item 4(Picture) 2nd floor

(3) The ambient air test was performed by using infrared thermal equipment at the supply vents of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees on one unit and on the other one read 47 degrees, and the return air temperature was 68 degrees on one unit and on the other one read 65 degrees. This indicates the range in temperature drop is normal.

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

I	NI	NP	D
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B. Item 5(Picture) 1st floor garage



B. Item 6(Picture) 1st floor garage

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

I NI NP D



B. Item 7(Picture) 2nd floor garage



B. Item 8(Picture) 2nd floor garage

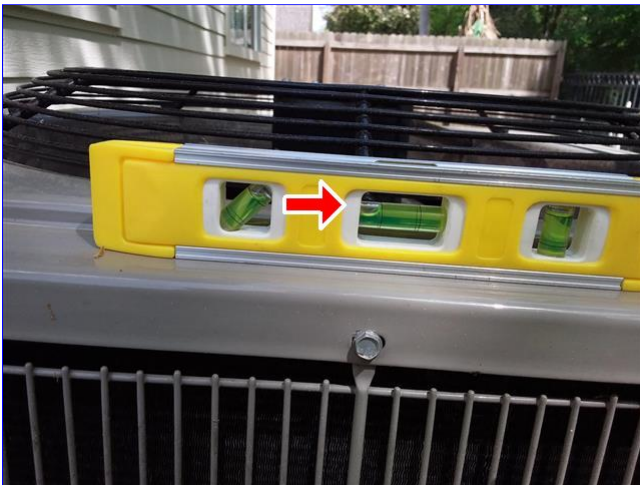
(4) The condenser is not level. This can cause damage to the unit or shorten its life span. I recommend service or repair as needed. **Has been leveled.**

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

I NI NP D



B. Item 9(Picture) unit 2 for the home not level Has been leveled



B. Item 10(Picture) Garage unit one not level Has been leveled



B. Item 11(Picture) garage unit 2 not level Has been leveled

(5) Condenser coil at exterior of home is damaged in areas. This damage can shorten the life expectancy of the unit. I recommend having a qualified HVAC company inspect and make repairs as needed.

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

I NI NP D



B. Item 12(Picture) unit 2 coil damage

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

(1) I recommend changing all HVAC filters upon move in.

(2) Duct piping appears to be in contact with one another in the attic space. Condensation could occur if not corrected. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed.



C. Item 1(Picture) duct contact in attic

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.

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

I NI NP D

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.



water meter location



water pressure 64 PSI

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

I NI NP D



main water supply laundry room



tankless water heater in attic



water heater label

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Left Side

Location of main water supply valve: Left Side

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

I NI NP D

Extra Info: laundry room

Static water pressure reading: 64 psi

Water Source: Public

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): PEX

Water Filters: None

Comments:

The garage sink has no hot water supply and has a **slow continuous drip**. Repair may be needed. **Repaired**



A. Item 1(Picture) no hot water supply and continuous drip in garage

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): Tankless

Water Heater Manufacturer: Unknown

Extra Info: Navien

Water Heater Location: Attic

Comments:

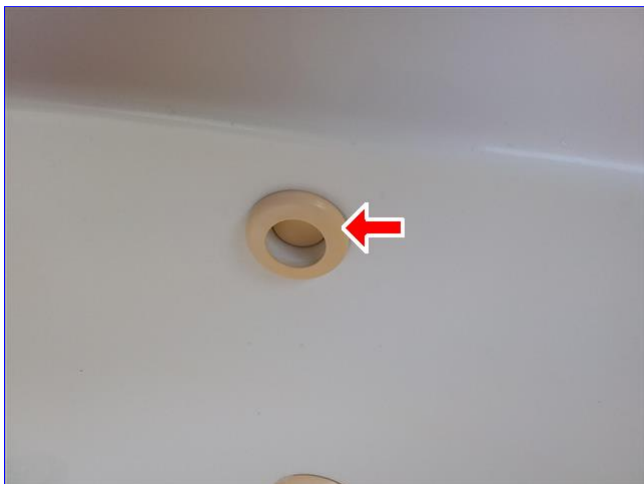
D. Hydro-Massage Therapy Equipment

Comments:

(1) **The hydrotherapy tub button is stuck in the depressed position**. The homeowner informed me the tub can only be turned off at the breaker at this time. The potential buyer is aware of the condition as well. Due to the current condition, the tub jets were not tested. **Replaced/Repaired. All Jets and switch work.**

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

I NI NP D



D. Item 1(Picture) tub button depressed

(2) The GFCI reset button for the hydrotherapy tub does not appear to be functional. Further evaluation and repair or replacement is recommended.

E. Other

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

I NI NP 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.



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

I NI NP D



A. Dishwashers

Dishwasher Brand: General Electric

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: General Electric

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



D. Item 1(Picture) functional range



D. Item 2(Picture) 350 degrees setting

E. Microwave Ovens

Built in Microwave: General Electric

Comments:

Tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

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

G. Garage Door Operator(s)

Comments:

(1) The garage door at the left side of home has a lock that has not been disabled for automatic opener. This is considered unsafe and needs correcting. I recommend repair as desired.

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

I NI NP D



G. Item 1(Picture) garage lock not disabled

(2) The sensors are not in place for the left garage door. This is a potential safety hazard. The installation of sensors is recommended.



G. Item 2(Picture) door sensors missing

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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.

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

I NI NP D

VI. OPTIONAL SYSTEMS



irrigation control in garage



wire for 11 zones

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement. **Sprinkler heads functioning. New Control Panel installed and is WIFI and operated by mobile app**

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

I NI NP D



A. Item 1(Picture) sprinkler head not in use in backyard **Functioning normally**

(2) Some of the sprinkler heads are leaking slightly and may need repair or replacement. **Functioning Normally**



A. Item 2(Picture) slight leak at sprinkler head **Repaired**



A. Item 3(Picture) zone 7 leak **Repaired**

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

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

[Comments:](#)

(1) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

(2) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

C. Outbuildings

[Comments:](#)

D. Private Water Wells (A coliform analysis is recommended)

[Comments:](#)

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)