

Property Inspection Report



NOBLE INSPECTION

**Jay Bertrand 23607
Noble Inspection LLC**

2202 Hilshire Trails Drive

Inspection Prepared For: Unknown

Agent: Gabe Barboza - Keller Williams Houston Central

Date of Inspection: 8/7/2023

Year Built: 2013 - 10 Years of Age Size: 2,553 SF

Weather: Sunny - 90/94 Degrees F

PROPERTY INSPECTION REPORT FORM

<u>Unknown</u>	<u>8/7/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>2202 Hilshire Trails Drive, Houston, TX 77080</u>	
<i>Address of Inspected Property</i>	
<u>Jay Bertrand</u>	<u>23607</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection.
- Corner Pops are usually a common site within the foundation corners, loose concrete at pour time usually does not get packed appropriately to keep this from happening.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

- Grading appeared to be adequate to move the rain water away from the foundation.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Metal standing seam roofing noted.

Viewed From:

Comments:

- **Unable to reach roof to look at condition. Recommend a professional roofing company to render a report, if necessary.**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Attic Access

Approximate Average Depth of Insulation:

- Insulation is 7 inches deep

Comments:

- Insulation is 7 inches deep
- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties.

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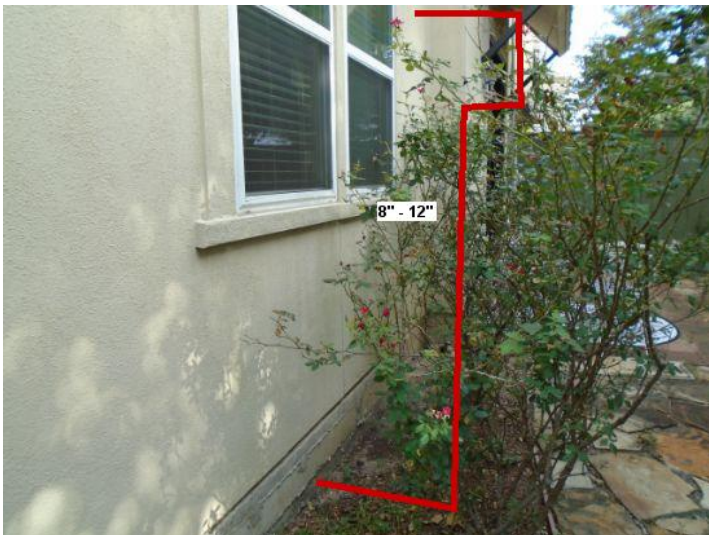
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior walls are made of Cement Fiber Board
- Exterior walls are made of Stucco Panels
- Interior walls are made of Drywall

Comments:

- Cut all bushes away from the brick wall 8"-12" for best drying results.
- Evidence of cracked grout in one or more locations in the bathrooms of today's inspection.
- Moisture readings in two or more locations of the South facing walls were abnormal and further investigation may be necessary.
- In two or more locations - evidence of moisture and smells like mold. May need an inspector that specializes in mold discovery and remediation to offer an opinion and repair analysis.



Cut all bushes away from the brick wall 8"-12" for best drying results.



Cut all bushes away from the brick wall 8"-12" for best drying results.

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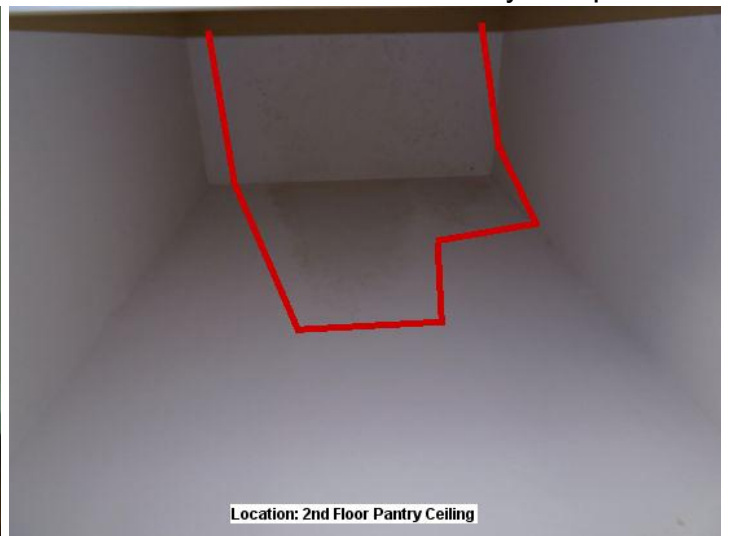
Evidence of cracked grout in one or more locations in the bathrooms of today's inspection.



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Moisture readings in two or more locations of the South facing walls were abnormal and further investigation may be necessary.



In two or more locations - evidence of moisture and smells like mold. May need an inspector that specializes in mold discovery and remediation to offer an opinion and repair analysis.

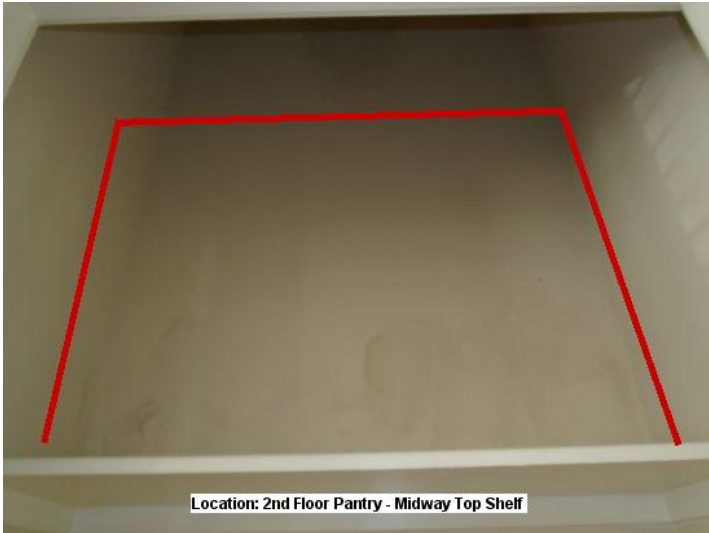
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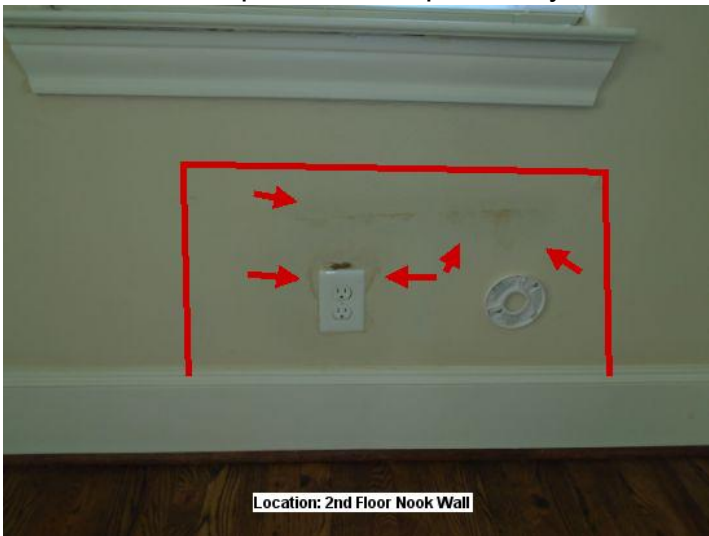
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Moisture readings in two or more locations of the South facing walls were abnormal and further investigation may be necessary.



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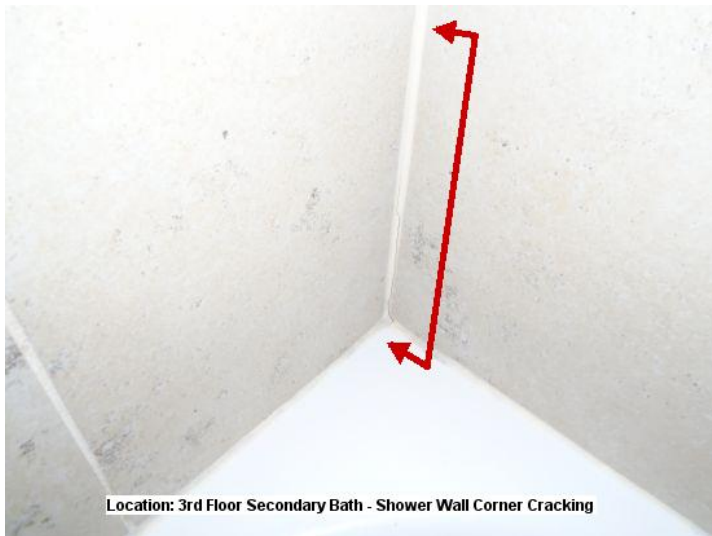
Location: 2nd Floor Nook Area - Crown Moulding

Moisture readings in two or more locations of the South facing walls were abnormal and further investigation may be necessary.



Location: 3rd Floor Secondary Bath - Moisture Has Soaked This Panel by Tub

In two or more locations - evidence of moisture and smells like mold. May need an inspector that specializes in mold discovery and remediation to offer an opinion and repair analysis.



Location: 3rd Floor Secondary Bath - Shower Wall Corner Cracking

Evidence of cracked grout in one or more locations in the bathrooms of today's inspection.



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Evidence of cracked grout in one or more locations in the bathrooms of today's inspection.

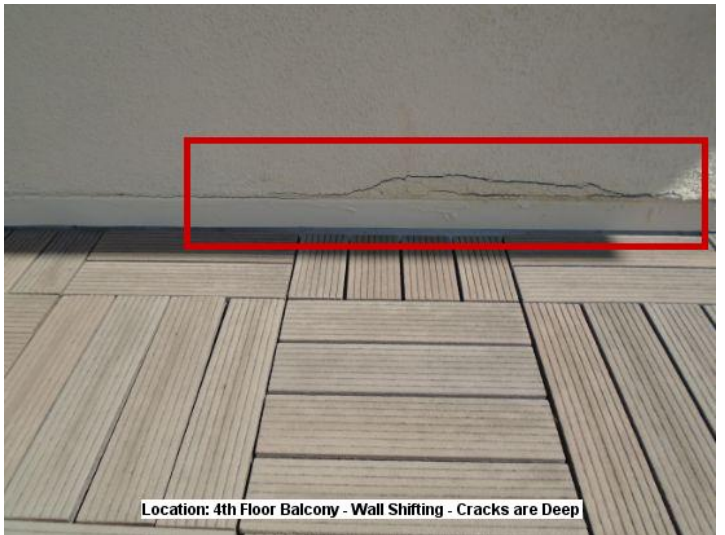
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Evidence of cracked grout in one or more locations in the bathrooms of today's inspection.

Evidence of cracked stucco panel were shifting may have occurred.

I
 NI
 NP
 D
 F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floors were made of laminate materials.
- Floors were covered with ceramic tiles.

Comments:

- Large stains
- Nail pops in ceiling and in walls in one or more places throughout this home. Mostly these are cosmetic and not serious to be reported. Repair at your leisure.
- Balcony flooring on the fourth floor has evidence of loose panels and deteriorating going on underneath the floor panels.



Large stains



Large stains

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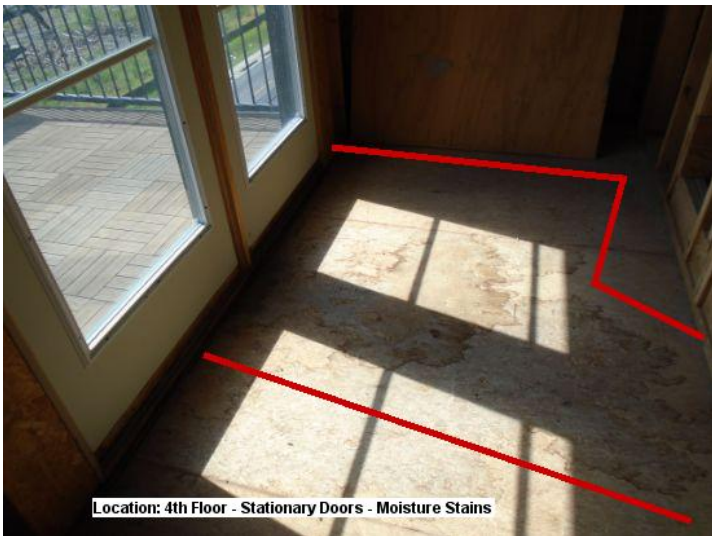
Location: 3rd Floor Secondary Bath - Ceiling Water / Moisture Stains

Large stains



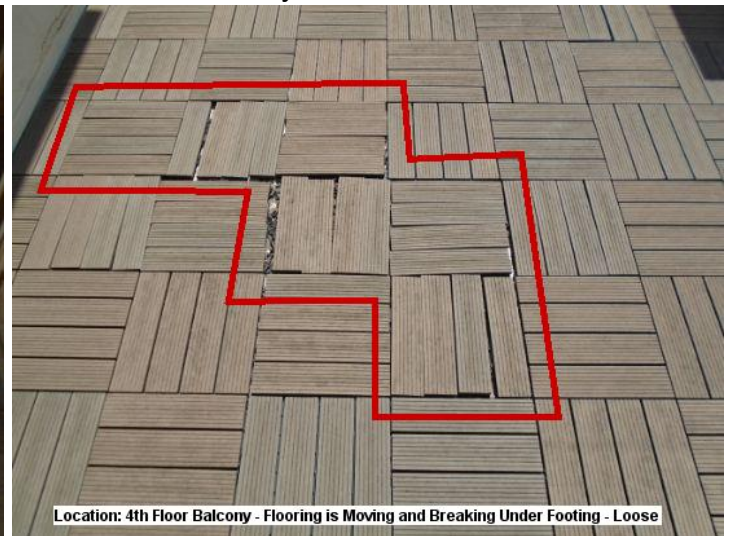
Location: 3rd Floor Primary Bath - Left Side Sink Overhead / Ceiling Nail Pop

Nail pops in ceiling and in walls in one or more places throughout this home. Mostly these are cosmetic and not serious to be reported. Repair at your leisure.



Location: 4th Floor - Stationary Doors - Moisture Stains

Large stains



Location: 4th Floor Balcony - Flooring is Moving and Breaking Under Footing - Loose

Balcony flooring on the fourth floor has evidence of loose panels and deteriorating going on underneath the floor panels.

X			X
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G. Doors (Interior and Exterior)

Comments:

- All doors are functional
- Attached garage interior access doors should be self-closing and self latching.
- **Balcony exterior siding has evidence of damages that may create an issue if not closely monitored.**

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Balcony exterior siding has evidence of damages that may create an issue if not closely monitored.



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Location: 4th Floor Balcony - Stationary Doors - Possible Water Intrusion



Balcony exterior siding has evidence of damages that may create an issue if not closely monitored.

Balcony exterior siding has evidence of damages that may create an issue if not closely monitored.

I
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 H. Windows

Window Types:

- Stationary style windows
- Windows are made of alluminum
- Double Hung
- Double Pane

Comments:

- All windows are functional
- Stationary style windows
- Double Pane / Double Hung
- All windows and hardware were working as intended.
- On one or more window sills, evidence of cracking and or paint peeling.
- Recommend interior water proofing on two or more windows.
- The windows upstairs did not have a window limit hardware at 4". This prevents windows from being opened by toddlers beyond 4".

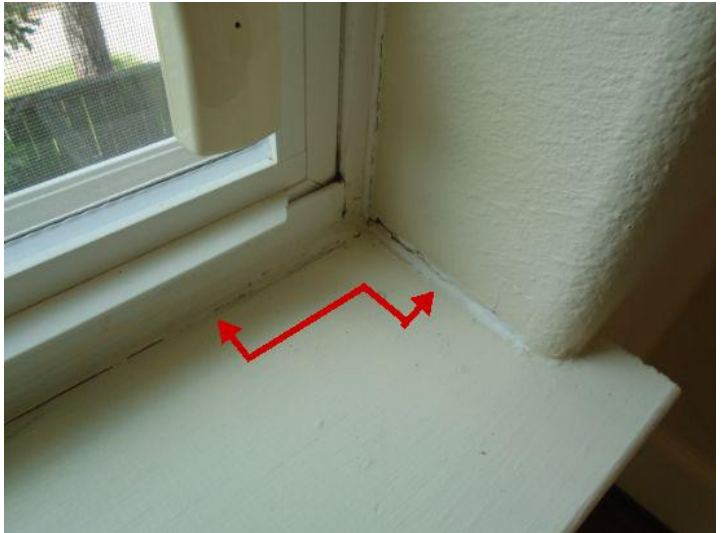
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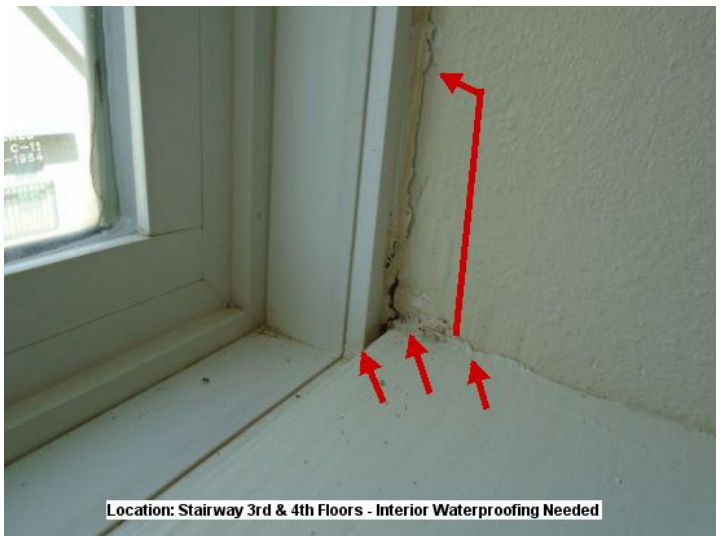
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On one or more window sills, evidence of cracking and or paint peeling.

Recommend interior water proofing on two or more windows.



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X			
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I. Stairways (Interior and Exterior)

Comments:

- Stairway and steps leading to second, third and fourth floors were all working as intended.

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Stairway and steps leading to second, third and fourth floors were all working as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living / sitting rooms

Types:

- Fireplace is prefabricated and remote controlled

Comments:

- Appeared to be functional and safe to operate.
- Gas Ignited Fire worked as intended during today's Inspection.
- Fireplace appears to be ready for cold weather usage.



Gas Ignited Fire worked as intended during today's Inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- **Front support beam mortar is cracked and or cracking.**

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Front support beam mortar is cracked and or cracking.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:

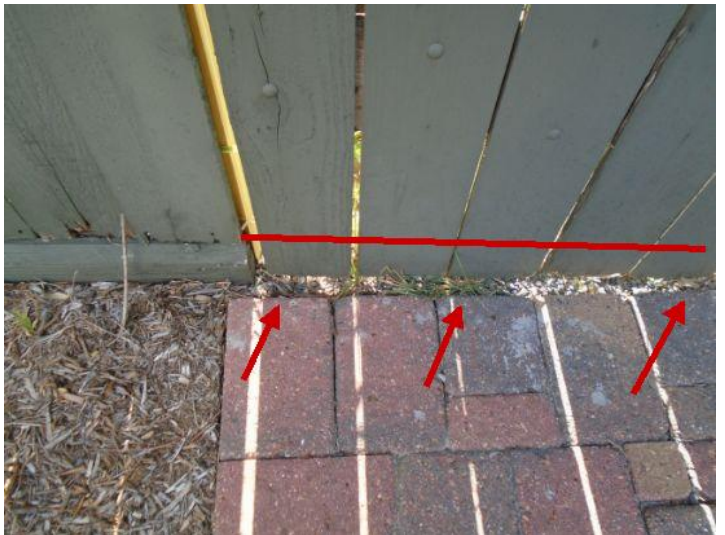
- 7' Wooden Fence

Comments:

- Fence gate is jamming up at the bottom and will not allow the gate to open or close properly.



Fence gate is jamming up at the bottom and will not allow the gate to open or close properly.



Fence gate is jamming up at the bottom and will not allow the gate to open or close properly.

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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

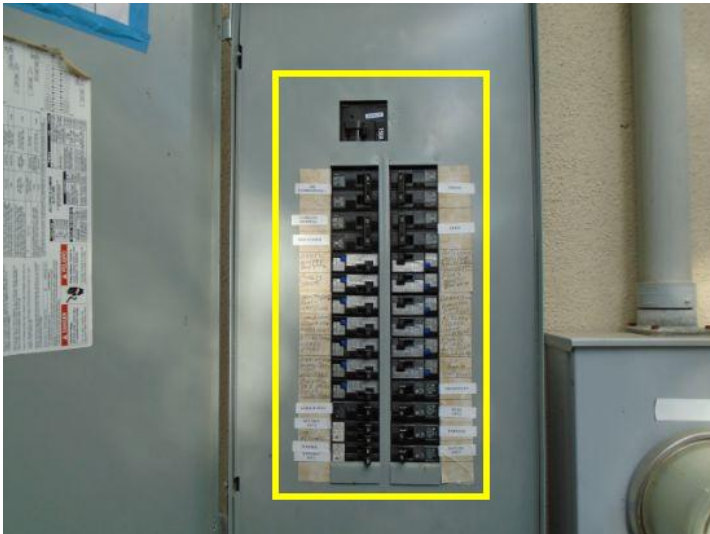
- Electrical panel is located at the exterior of structure

Materials and Amp Rating:

- Aluminum wiring
- 150 amp

Comments:

- Aluminum wiring present
- Service wiring is from overhead and working as intended.
- All components of the main service panel appear to be properly installed and functioning as intended.
- Panel was labeled but not verified as properly being labeled, not within our guidelines of inspection.
- Inner components of the electrical panel appear to be performing as intended.
- The main breaker is rated at 150 Amps and was working as intended.



All components of the main service panel appear to be properly installed and functioning as intended.



The main breaker is rated at 150 Amps and was working as intended.

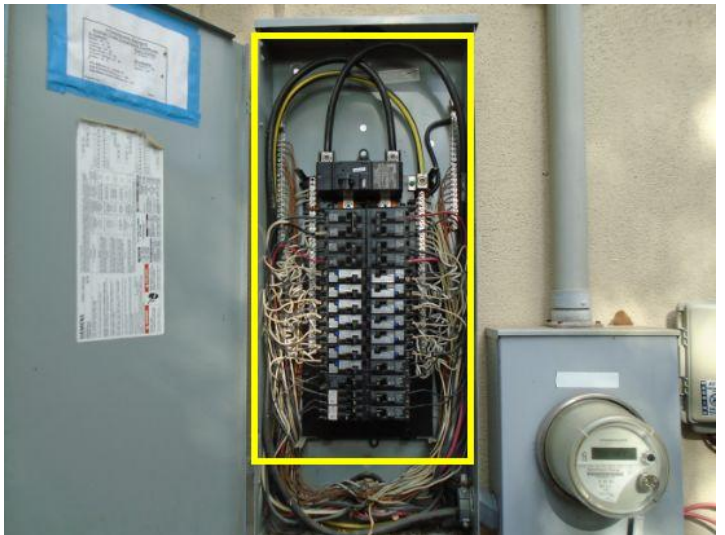
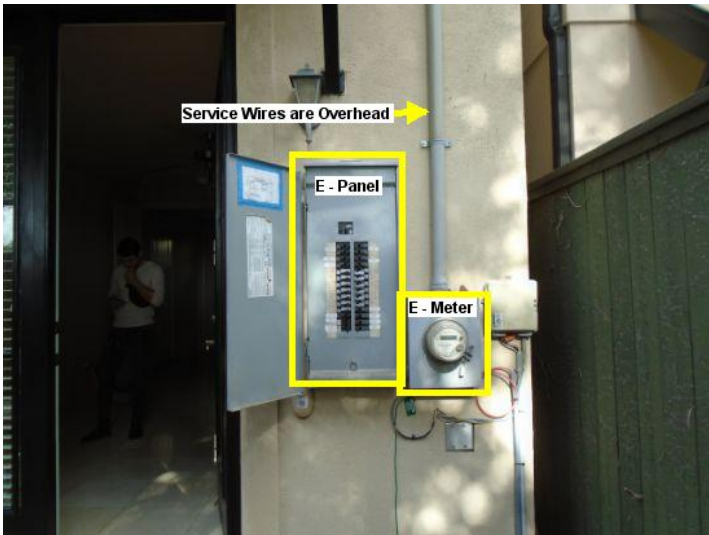
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Service wiring is from overhead and working as intended.

Inner components of the electrical panel appear to be performing as intended.

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

Type of Wiring:

- Copper wiring

Comments:

- Front Doorbell was working as intended.
- One or more overhead lights were unresponsive during today's inspection.
- One or more switches are NOT working as intended.
- Outlet under sink for the dishwasher is not **GFCI** Protected.



Front Doorbell was working as intended.



One or more overhead lights were unresponsive during today's inspection.

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Location: 1st Floor - Entry Exterior Lighting

One or more overhead lights were unresponsive during today's inspection.

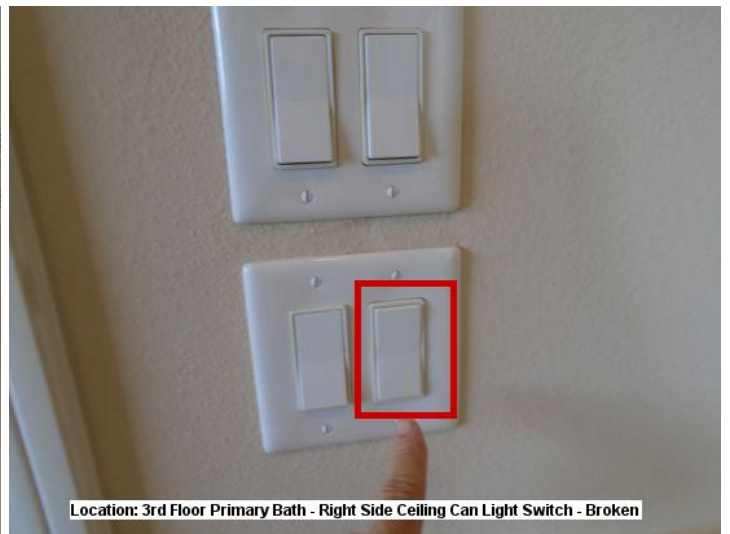


Outlet under sink for the dishwasher is not GFCI Protected.



Location: 2nd Floor Half Bath - Canned Light Out

One or more overhead lights were unresponsive during today's inspection.



Location: 3rd Floor Primary Bath - Right Side Ceiling Can Light Switch - Broken

One or more switches are NOT working as intended.

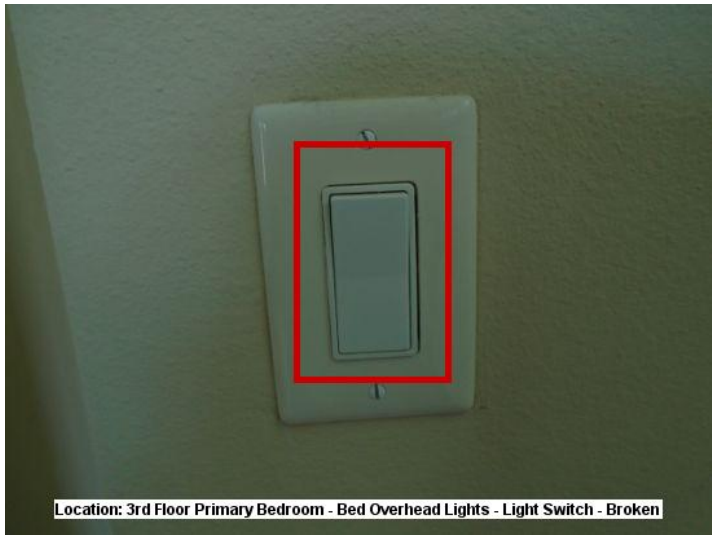
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Location: 3rd Floor Primary Bedroom - Bed Overhead Lights - Light Switch - Broken

One or more switches are NOT working as intended.



Location: 3rd Floor Primary Bedroom - 2 Overhead Can Lights are Out

One or more overhead lights were unresponsive during today's inspection.



Location: 3rd Floor Primary Bath - Right Side Ceiling Can Light Out

One or more overhead lights were unresponsive during today's inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Other

Comments:
 • Nothing to Note

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

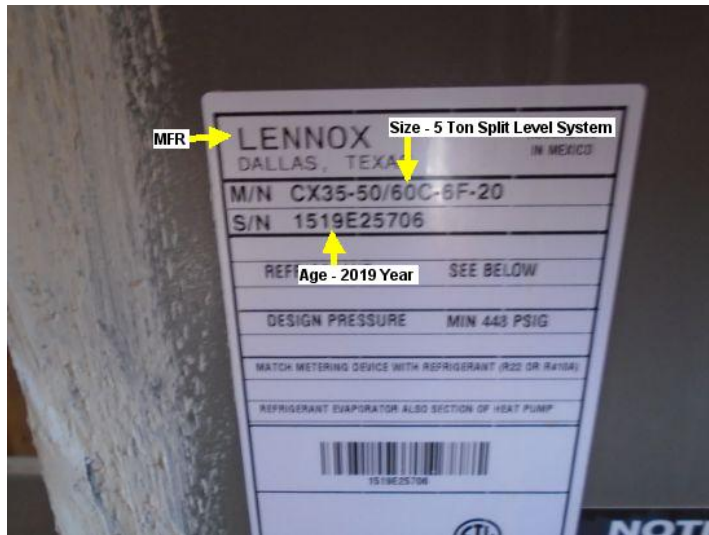
- Gas fired forced hot air.
- The home has a split system.

Energy Sources:

- The furnace is gas powered

Comments:

- An internal physical inspection was performed and unit looks ready for service.
- The HVAC system being used is a Lennox 5 ton split system - 2019 model year
- **Inspector did not test heater system due to temperature outside exceeded 70 degrees.**



The HVAC system being used is a Lennox 5 ton split system - 2019 model year

B. Cooling Equipment

Type of Systems:

- Electric

Comments:

- The unit appeared to be functioning as intended at the time of the inspection.
- The HVAC system being used is a Lennox 5 ton split system - 2013 model year
- Cooling delta t on all 3 floors were found to be adequate and acceptable during this inspection. Temp tested at return air grille at 78 degrees F and temp tested at many registers were found to be 60 degrees F) DELTA t is 18 degrees F (Normal operation is 15-20 degree delta t).
- In attic and connected to the air handler is a vertical **PVC** pipe that has an exposed open end, twice a year (at time change) - pour 2 cups of Clorox Bleach to mitigate algae build up in this drain / vent pipe.

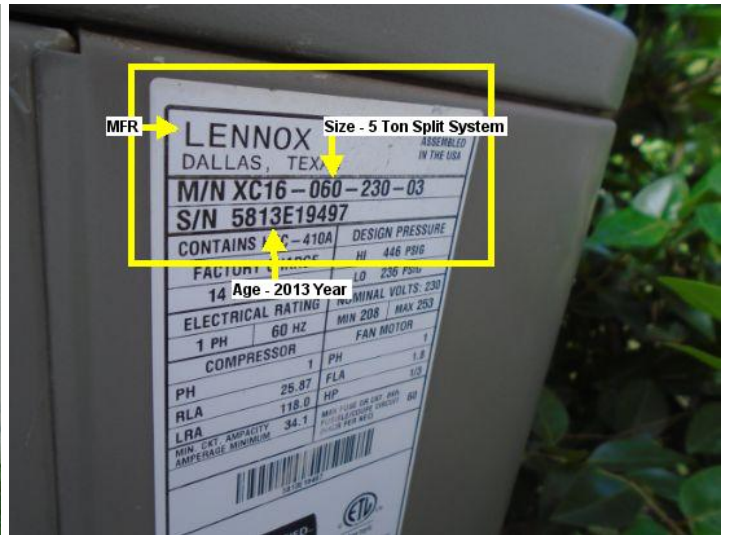
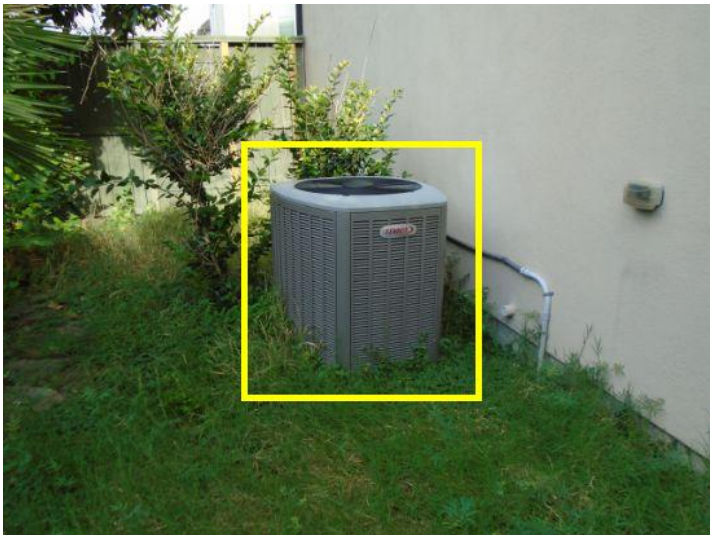
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The unit appeared to be functioning as intended at the time of the inspection.

The HVAC system being used is a Lennox 5 ton split system - 2013 model year



In attic and connected to the air handler is a vertical PVC pipe that has an exposed open end, twice a year (at time change) - pour 2 cups of Clorox Bleach to mitigate algae build up in this drain / vent pipe.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

- Duct piping appeared to be free of tears and working as intended.
- Filter Size is a 20 X 25 X 4.
- Filter is functional
- Filter is enclosed.

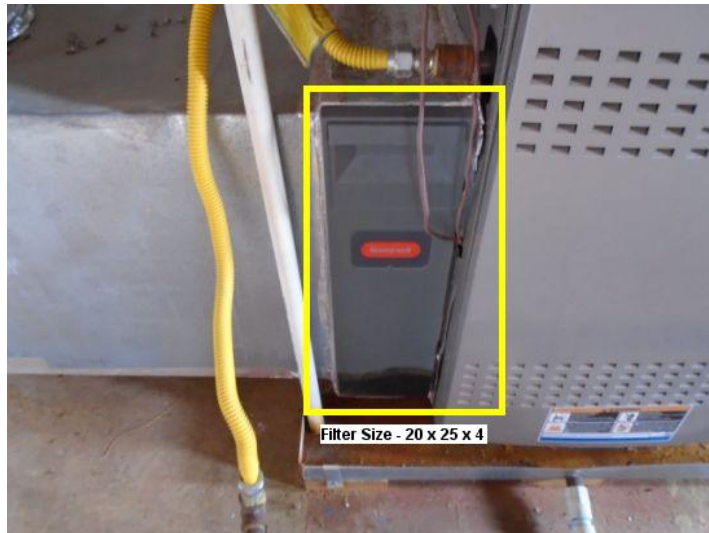
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Filter Size is a 20 X 25 X 4.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Other

- Comments:
- Nothing to Note.

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Unable to locate

Location of Main Water Supply Valve:

- Water Shutoff Valve is Located on the right outside wall of the home.

Comments:

- Static Water Pressure Reading: 69 PSI.
- Type of Supply Piping Material: Combination PVC & Galvanized Piping
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.
- Main water disconnect valve is located on the right side of the structure.
- In one or more bathroom sinks, the pressure and angle of water flow exceeds the limits of the sink size.
- In one or more sinks the flow of water is a trickle even with water turned on all the way.

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Main water disconnect valve is located on the right side of the structure.

In one or more bathroom sinks, the pressure and angle of water flow exceeds the limits of the sink size.



In one or more bathroom sinks, the pressure and angle of water flow exceeds the limits of the sink size.

In one or more sinks the flow of water is a trickle even with water turned on all the way.

B. Drains, Wastes, Vents

Type of Drain Piping Material:

- ABS
- PVC

Observations:

- Main 4" plumbers clean out pipe is located in the front of the home.
- **Primary Bathroom toilet seat and lid were missing during today's inspection.**

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I	NI	NP	D
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Main 4" plumbers clean out pipe is located in the front of the home.



Primary Bathroom toilet seat and lid were missing during today's inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

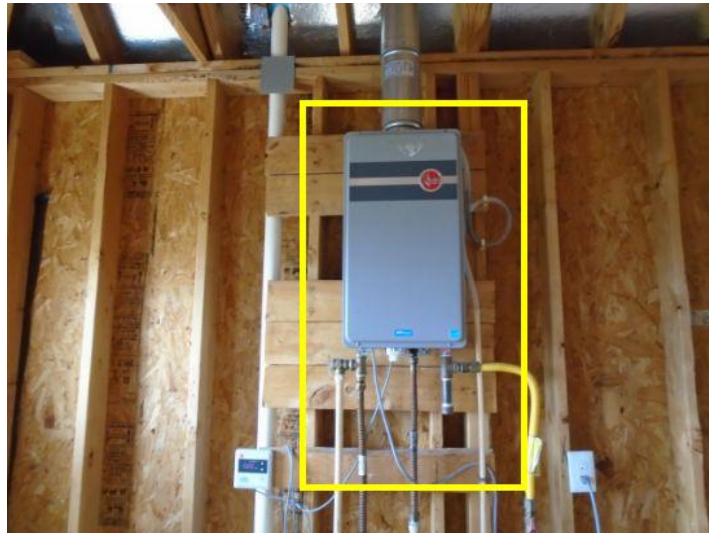
- Water heater is gas powered
- Water Heater is a Tankless System

Capacity:

- Tankless / Endless Hot Water

Comments:

- Water Heater is a Tankless Rheem System and was working as intended.



Water Heater is a Tankless Rheem System and was working as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

- The component appeared to be functioning as intended at the time of inspection.
- The hydro massage therapy equipment was located in the primary bathroom.
- HELPFUL TIP: After using your jetted tub, occasionally pour 1/2 a cup to 1 cup of Cascade Crystals into the tub and run for 3-5 minutes before shutting down the unit and draining. This should allow you great bathing experiences for years to come. Your tubs jet's will last much longer than normally.
- Invitingly outstanding!!!
- Access panels were available but painted shut - No visual inspection was done under the tubs surface.
- No evidence of an emergency GFCI breaker panel for the required shutoff process.



Access panels were available but painted shut - No visual inspection was done under the tubs surface.

HELPFUL TIP: After using your jetted tub, occasionally pour 1/2 a cup to 1 cup of Cascade Crystals into the tub and run for 3-5 minutes before shutting down the unit and draining. This should allow you great bathing experiences for years to come. Your tubs jet's will last much longer than normally.

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Right side of Home.

Type of Gas Distribution Piping Material:

Comments:

- Gas Meter is located on the Right side of the structure and working as intended. Properly Bonded for added protection.

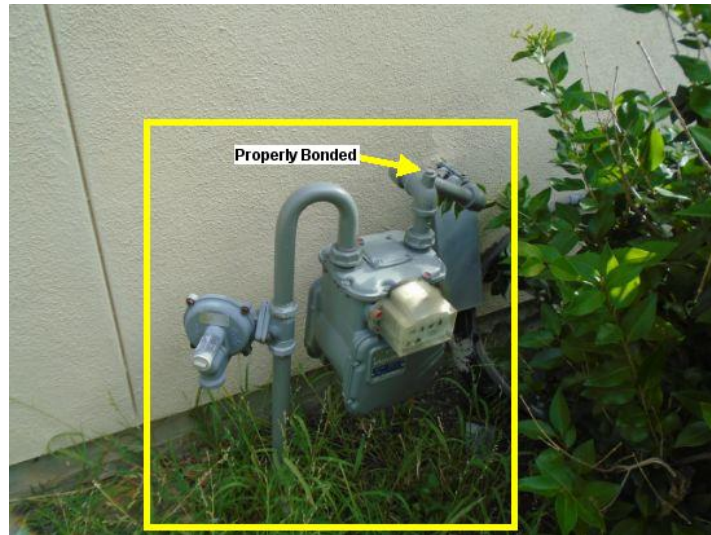
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas Meter is located on the Right side of the structure and working as intended. Properly Bonded for added protection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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Materials:

Comments:

- Gas Piping for the exterior patio grill is present, capped and ready to be used.



Gas Piping for the exterior patio grill is present, capped and ready to be used.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- Operated.
- Dishwasher is a Whirlpool brand unit.
- The dishwasher was found to be performing and in satisfactory condition at the time of the inspection.



The dishwasher was found to be performing and in satisfactory condition at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
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Comments:

- Disposal was inoperable at time of inspection.



Disposal was inoperable at time of inspection.

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

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection.



The range hood was functional at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- Natural gas (Stove Top)
- Oven(s) was functional at the time of the inspection. (Electric)
- All (3 of 4) heating elements were functional at the time of the inspection.
- Oven(s) operated when tested.
- The oven was tested at {350} degrees for a {20} minute period and passed with an exact 350 degrees.
- Electric oven is a Whirlpool brand.
- Gas cook top is a Whirlpool brand.
- One burner (#4) did not operate properly when tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All (3 of 4) heating elements were functional at the time of the inspection.

Oven(s) was functional at the time of the inspection. (Electric)

I
 NI
 NP
 D
 E. Microwave Ovens

Comments:

- Microwave 30 second test indicated a 158.7 degrees temperature. Normal range is 125 -175 degrees.
- Microwave is a Whirlpool brand.



Microwave is a Whirlpool brand.

Microwave 30 second test indicated a 158.7 degrees temperature. Normal range is 125 -175 degrees.

I
 NI
 NP
 D
 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

- One 17' classic steel door.

Comments:

- The overhead garage door{s} were functional at the time of the inspection.



The overhead garage door{s} were functional at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- Dryer vent tube appeared to be in working condition as intended.
- The dryer was present and inspector ran dryer for 10 minutes to ensure vent tube performed as expected.



The dryer was present and inspector ran dryer for 10 minutes to ensure vent tube performed as expected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

- Washer was present and inspector ran the washer on a short cycle to ensure the drain pipe was not obstructed, washer drain worked as intended.



Washer was present and inspector ran the washer on a short cycle to ensure the drain pipe was not obstructed, washer drain worked as intended.

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
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Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
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Comments:
• Nothing to note.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
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Comments:
• Nothing to Note.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Unable to reach roof to look at condition. Recommend a professional roofing company to render a report, if necessary.
Page 5 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Cut all bushes away from the brick wall 8"-12" for best drying results. • Evidence of cracked grout in one or more locations in the bathrooms of today's inspection. • Moisture readings in two or more locations of the South facing walls were abnormal and further investigation may be necessary. • In two or more locations - evidence of moisture and smells like mold. May need an inspector that specializes in mold discovery and remediation to offer an opinion and repair analysis.
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Large stains • Nail pops in ceiling and in walls in one or more places throughout this home. Mostly these are cosmetic and not serious to be reported. Repair at your leisure. • Balcony flooring on the fourth floor has evidence of loose panels and deteriorating going on underneath the floor panels.
Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Balcony exterior siding has evidence of damages that may create an issue if not closely monitored.
Page 12 Item: H	Windows	<ul style="list-style-type: none"> • On one or more window sills, evidence of cracking and or paint peeling. • Recommend interior water proofing on two or more windows. • The windows upstairs did not have a window limit hardware at 4". This prevents windows from being opened by toddlers beyond 4".
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Front support beam mortar is cracked and or cracking.
Page 15 Item: L	Other	<ul style="list-style-type: none"> • Fence gate is jamming up at the bottom and will not allow the gate to open or close properly.
ELECTRICAL SYSTEMS		
Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • One or more overhead lights were unresponsive during today's inspection. • One or more switches are NOT working as intended. • Outlet under sink for the dishwasher is not GFCI Protected.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 20 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Inspector did not test heater system due to temperature outside exceeded 70 degrees.

PLUMBING SYSTEMS		
Page 22 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none">• In one or more bathroom sinks, the pressure and angle of water flow exceeds the limits of the sink size.• In one or more sinks the flow of water is a trickle even with water turned on all the way.
Page 23 Item: B	Drains, Wastes, Vents	<ul style="list-style-type: none">• Primary Bathroom toilet seat and lid were missing during today's inspection.
Page 25 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none">• Access panels were available but painted shut - No visual inspection was done under the tubs surface.• No evidence of an emergency GFCI breaker panel for the required shutoff process.
APPLIANCES		
Page 27 Item: B	Food Waste Disposers	<ul style="list-style-type: none">• Disposal was inoperable at time of inspection.
Page 28 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none">• One burner (#4) did not operate properly when tested.