



Simply The Best!

Inspection Report

Sami Pitts

Property Address:
4218 Joshua Cir
Houston TX 77014



HG Home Inspection / Hilsher Group LLC

**Matt Smith TREC# 23130
2020 N Loop W Ste150
Houston, TX 77018
(281) 782-7451**

PROPERTY INSPECTION REPORT FORM

Sami Pitts	9/30/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
4218 Joshua Cir, Houston, TX 77014	
<i>Address of Inspected Property</i>	
Matt Smith	TREC# 23130
<i>Name of Inspector</i>	<i>TREC License #</i>
<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 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:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

40 Years

Home Faces:

SE

Temperature:

Over 90 (F) = 32 (C)

Weather:

Hot and Humid

Ground/Soil surface condition:

Wet

Rain in last 3 days:

No

Comments: Set by Buyer is Agent - WV - GB

WDI - AMERICA'S - CONFIRMED

Referral: Realtor

Year Built: 1983

Square Footage: 2459

Report Identification: 4218 Joshua Cir

Rooms:

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer

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

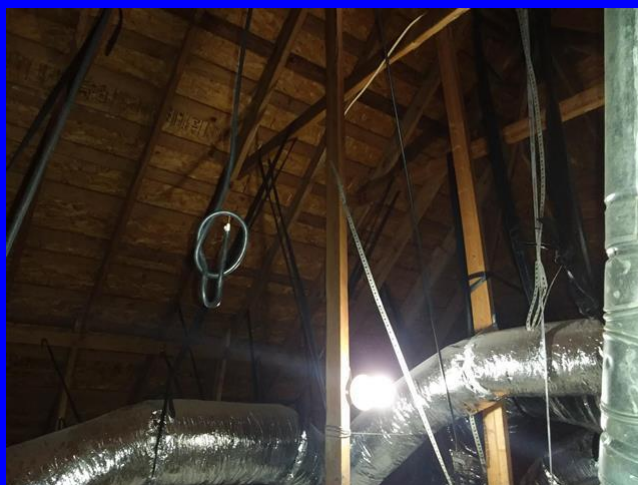
I NI NP D

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



upper attic interior

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

I NI NP D



attic insulation



roof overview



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

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

I NI NP D



A. Item 1(Picture) left side

B. Grading and Drainage

[Comments:](#)

(1) There is a negative slope towards the exterior areas. This area does not appear to drain water away from home and needs landscaping and drainage corrected to show a minimum of 4 inches of slab.

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

I NI NP D



B. Item 1(Picture) front of home



B. Item 2(Picture) front left

(2) Downspouts discharges onto roofing surface in areas of the roof. Deterioration could occur if not corrected. I recommend having a qualified contractor make repairs as needed.

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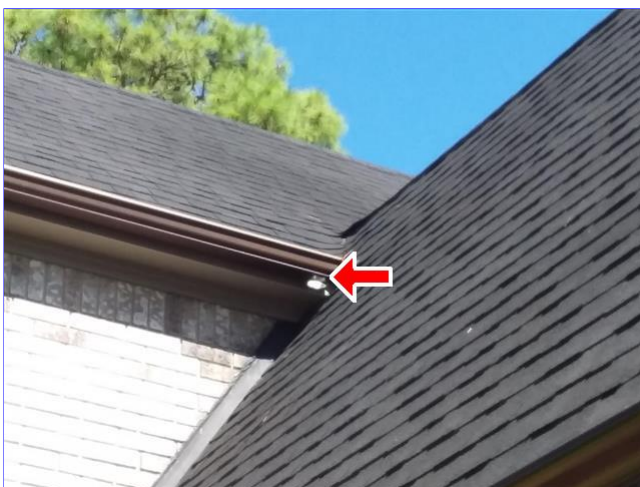
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B. Item 3(Picture) front of home



B. Item 4(Picture) front of home



B. Item 5(Picture) left side

(3) The downspouts need elbows and splash-blocks at the exterior areas.

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

I NI NP D



B. Item 6(Picture) front left

(4) Rebar was observed on the exterior. A fall or injury can occur if not removed. Removal is recommended.



B. Item 7(Picture) left side



B. Item 8(Picture) left side

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

I NI NP D

C. Roof Covering Materials

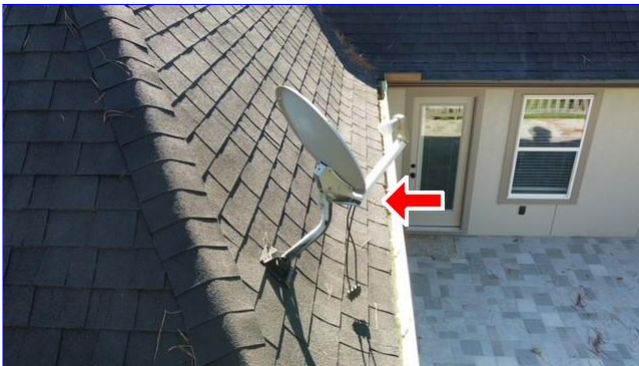
Types of Roof Covering: Architectural

Viewed from: Drone

Roof Ventilation: Soffit Vents, Turbines

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The steep pitches in areas of the roof limited the inspection to areas that were safely accessible at the time of inspection.
- (3) 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)



C. Item 1(Picture) backside

- (4) The flashing is loose and needs repair. I recommend having a qualified person make repairs as needed.



C. Item 2(Picture) right side

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built

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

I	NI	NP	D
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Attic Insulation: Blown

Approximate Average Depth of Insulation: 14 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Pull Down stairs

Comments:

- (1) Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.
- (2) The attic space has areas of missing insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.



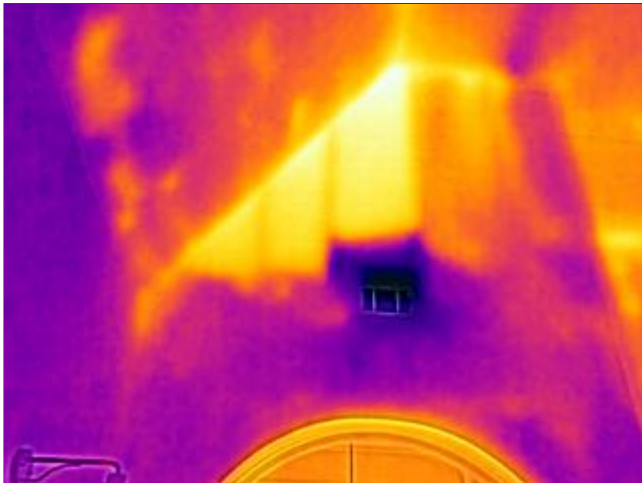
D. Item 1(Picture) master bedroom



D. Item 2(Picture) above main entry

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

I	NI	NP	D
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D. Item 3(Picture) main entry infrared



D. Item 4(Picture) left upstairs bedroom wall



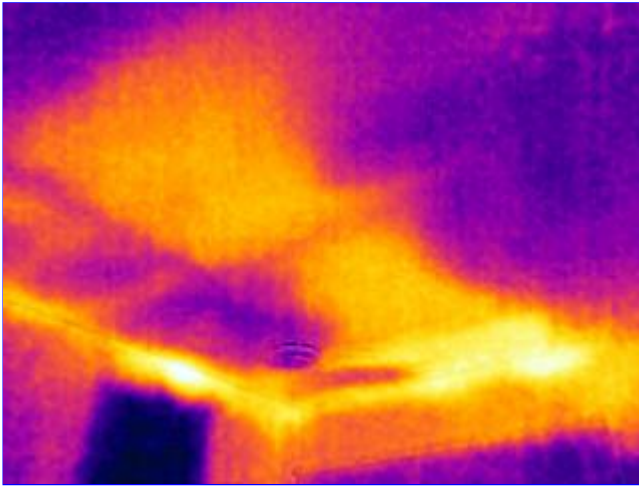
D. Item 5(Picture) left bedroom infrared

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

I NI NP D



D. Item 6(Picture) right upstairs bedroom



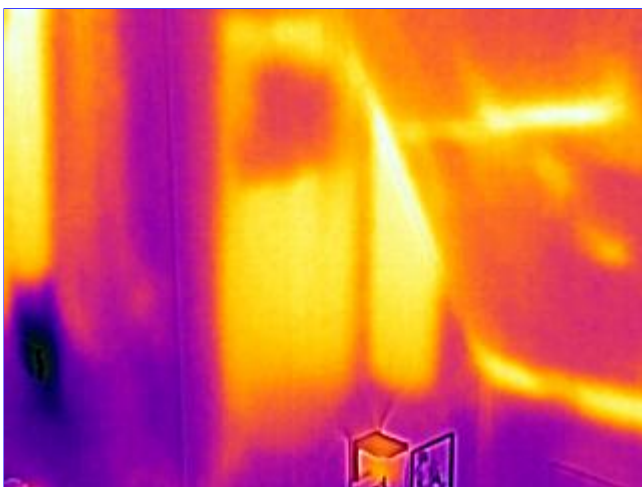
D. Item 7(Picture) right bedroom infrared

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

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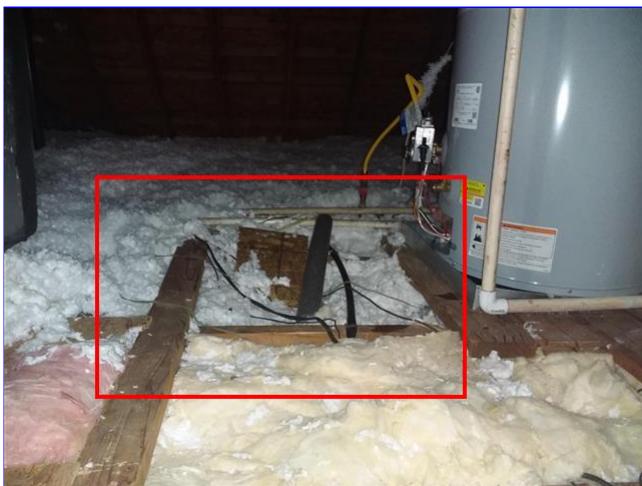


D. Item 8(Picture) stairway



D. Item 9(Picture) stairway infrared

(3) The attic space is missing adequate service access decking. This is not considered to be today's standard. I recommend having a qualified person install decking.



D. Item 10(Picture) missing water heater decking

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

I	NI	NP	D
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(4) The wood near the furnace exhaust appears to be charred. It is possible that the discoloration is from previous water intrusion. A minimum of 1 inch separation from the pipe and wood required. Direct contact is a potential safety hazard. Make sure the pipe maintains minimum separation.



D. Item 11(Picture) furnace exhaust

(5) 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.

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

I NI NP D



D. Item 12(Picture) backside



D. Item 13(Picture) left side

E. Walls (Interior and Exterior)

Wall Structure: Masonry, Brick

Extra Info: cement board

Comments:

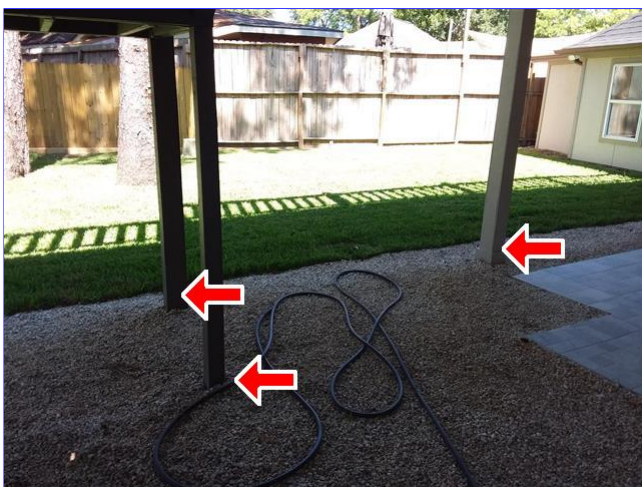
(1) Siding in contact with ground. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

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

I NI NP D



E. Item 1(Picture) garage exterior



E. Item 2(Picture) backside columns and stairs

(2) The exterior siding and trim is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 3(Picture) front left

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

I	NI	NP	D
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(3) The Tile on the wall has missing or loose grout at the master bath. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



E. Item 4(Picture) master bathroom

(4) 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.



E. Item 5(Picture) garage

(5) The masonry siding had voids in the mortar in the brick. A qualified person should inspect and repair as desired.

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

I NI NP D



E. Item 6(Picture) fireplace

F. Ceilings and Floors

Floor Structure: Slab

Ceiling Structure: 6" or better

Comments:

G. Doors (Interior and Exterior)

Comments:

(1) The entry door reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend adding insulation.



G. Item 1(Picture) laundry room

(2) The door does not shut properly and needs adjustment . A repair or replacement is 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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G. Item 2(Picture) garage storage



G. Item 3(Picture) storage under stairs

(3) The doors are damaged in areas. Repair or replacement is recommended as needed.



G. Item 4(Picture) garage storage door

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

I	NI	NP	D
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(4) The alignment for the stairway closet door is incorrect. This is cosmetic and for your information.



G. Item 5(Picture) stairway closet door

H. Windows

[Comments:](#)

(1) 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 1(Picture) missing screens in areas

(2) There are windows in required tempered glass area's that are missing the required markings. This is not considered to be today's standard and is a safety hazard until glass is confirmed to be and marked tempered. I recommend having glass professional evaluate and mark or replace as needed.

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

I NI NP D



H. Item 2(Picture) stairway

(3) (Today's standard) In sleeping rooms windows cannot exceed 44" and must have an opening of not less than 5.7 feet. This is so that children or the elderly can get out of the window in an emergency. On upper stories, windows must be a minimum of 24" inches from the floor to protect children from accidentally falling through the window.



H. Item 3(Picture) stairway

(4) The window frame is damaged. This is cosmetic and for your information.

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

I	NI	NP	D
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H. Item 4(Picture) left upstairs bedroom

I. Stairways (Interior and Exterior)

Comments:

The hand/guard rail for the upstairs is loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



I. Item 1(Picture) loose handrail

J. Fireplaces and Chimneys

Chimney (exterior): Brick
Operable Fireplaces: One
Types of Fireplaces: Conventional
Number of Woodstoves: None

Comments:

- (1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.
- (2) Tested and working properly at the time of inspection.

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

I NI NP D



J. Item 1(Picture) functional fireplace

(3) The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.



J. Item 2(Picture) damper seized

(4) The valve is installed incorrectly. Valve handles should be in line with the pipe when open. This is a potential safety hazard. Proper valve installation is recommended.

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

I NI NP D



J. Item 3(Picture) incorrect valve installation

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

L. Other

[Comments:](#)

(1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.



L. Item 1(Picture) home occupied

(2) The concrete drive and concrete walkway at the front of home has settlement cracks. Further deterioration can occur if not repaired. 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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L. Item 2(Picture) driveway cracks



L. Item 3(Picture) walkway crack

(3) Orange tape markers are present throughout the home indicating areas of cosmetic damage or areas in need of repair. This is for your information.

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

I NI NP D



L. Item 4(Picture) orange tape markers present



L. Item 5(Picture) orange tape marker

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.

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

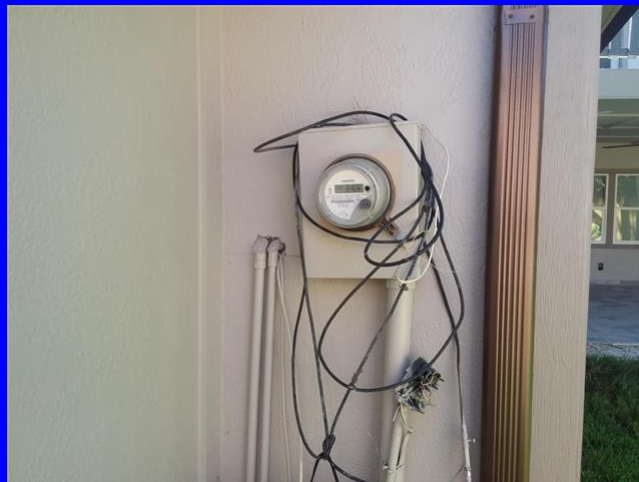
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II. ELECTRICAL SYSTEMS

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.



150 amp panel in garage



electrical meter backside of garage underground service

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

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

I	NI	NP	D
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Comments:

(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) missing labels

(2) The panel is obstructed by the shelving in the garage. The panel cover cannot be removed. This is a electrical hazard. Removal of the shelving is recommended to allow access to the panel interior.



A. Item 2(Picture) panel obstructed

(3) The wall anchor is loose and needs repair outside.

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

I NI NP D



A. Item 3(Picture) meter loose

(4) The coax connections are loose and hanging on the electrical meter. This is a potential electrical hazard. Removal of the lines or securing them to the wall is recommended.



A. Item 4(Picture) garage exterior

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Extra Info: not confirmed

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 in all homes, especially if equipped with gas fired appliances. Some detectors may not be available for inspection due to limiting circumstances (ex. wired with alarm company).

(2) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.

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

I NI NP D



B. Item 1(Picture) missing AFCI breakers

(3) The outlet cover is damaged and needs to be replaced. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 2(Picture) garage



B. Item 3(Picture) upper balcony cannot be opened



B. Item 4(Picture) upper balcony cannot be opened

(4) 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.

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

I NI NP D



B. Item 5(Picture) garage



B. Item 6(Picture) main entry exterior



B. Item 7(Picture) kitchen

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

I NI NP D



B. Item 8(Picture) wet bar



B. Item 9(Picture) back patio

(5) The electrical wiring in attic was not secured to wood members properly and was not installed neatly or in 90 degree turns as in standard workmanlike practices. This may indicate that a licensed electrical contractor did not perform the work or did not follow standards (for your information).

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

I NI NP D



B. Item 10(Picture) garage attic

(6) Outlets are not grounded in areas. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 11(Picture) main entry exterior



B. Item 12(Picture) upper balcony

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

I NI NP D

(7) The light fixture is missing cover at the in areas. I recommend repair or replacement as needed.



B. Item 13(Picture) living room bookshelf

(8) Some switches could not be identified. Further evaluation is recommended.



B. Item 14(Picture) living room

(9) Ceiling fan wobbles at time of inspection process. A qualified electrician should inspect and repair as needed.

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

I NI NP D

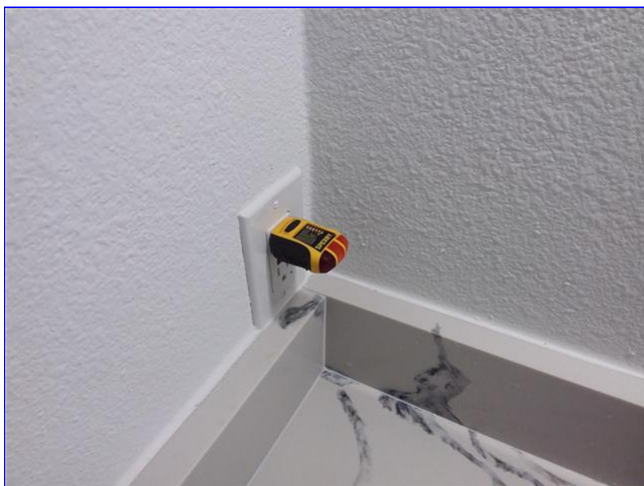


B. Item 15(Picture) back patio

(10) Outlets are not working in areas. Further inspection is needed by a qualified licensed electrical contractor. I recommend repair as needed.



B. Item 16(Picture) master bedroom



B. Item 17(Picture) half bath GFCI outlet

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

I NI NP D

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



B. Item 18(Picture) left upstairs bedroom front wall

C. Other

[Comments:](#)

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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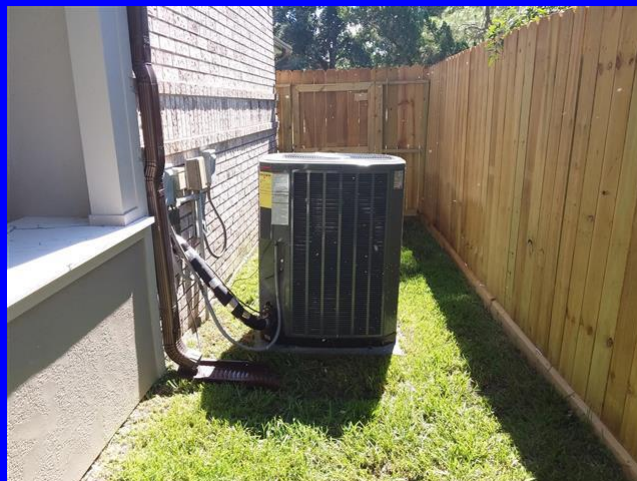
I NI NP D

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.



thermostat outside master bedroom



condenser unit left side

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

I NI NP D



unit label



thermostat upstairs living room



gas furnace upper attic

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

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

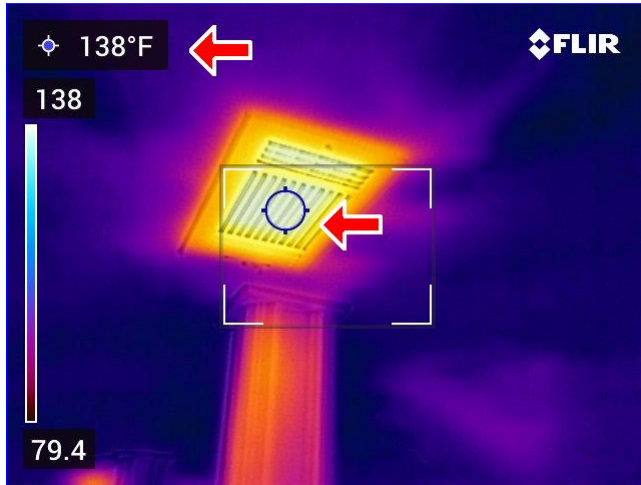
I NI NP D

Heat System Brand: Trane

Number of Heat Systems (excluding wood): One

Comments:

- (1) It is recommend to have heating systems serviced annually.
- (2) Tested and working properly at the time of inspection.



A. Item 1(Picture) 138 at vent

B. Cooling Equipment

Type of Systems: Air conditioner unit

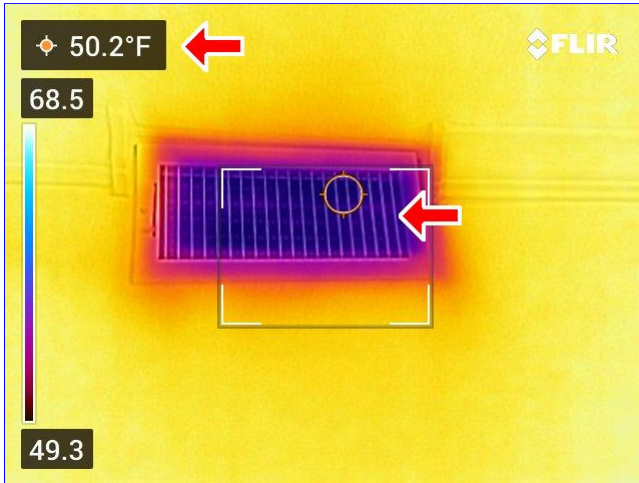
Central Air Manufacturer: Trane

Comments:

- (1) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 50 degrees and the return air temperature was 68 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) 50 at vent



B. Item 2(Picture) 68 at return

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



B. Item 3(Picture) unit not level

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

I	NI	NP	D
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(3) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 4(Picture) missing pan switch

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

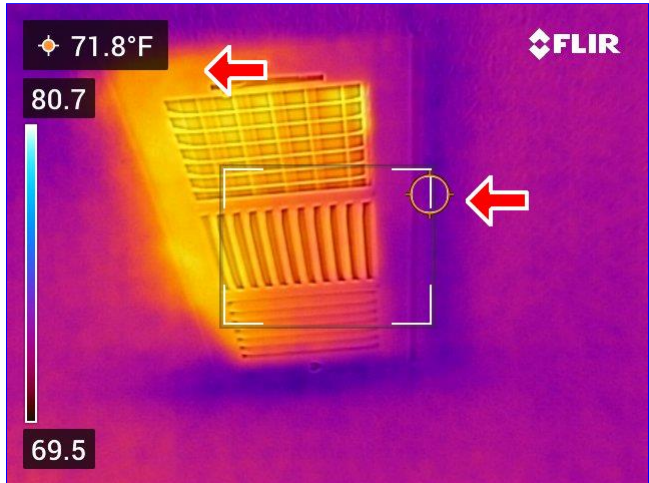
Comments:

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

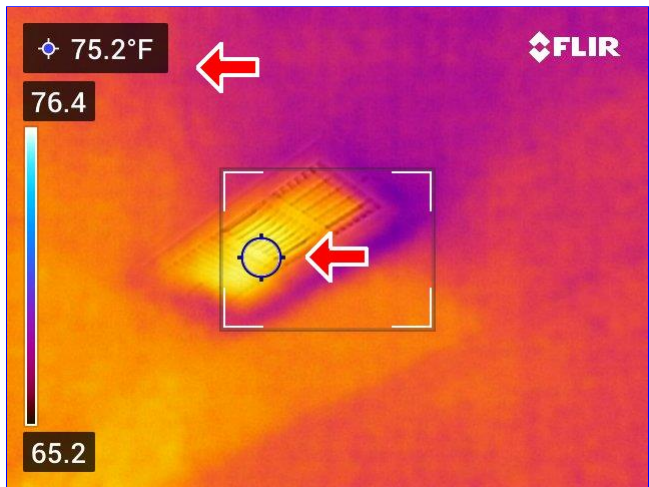
(2) There was no air flow when testing the AC to the upstairs bedrooms and bathroom. When testing the furnace, there was no air flow to the downstairs vents, but there was air flow upstairs. Further evaluation from a HVAC technician is recommended.

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

I	NI	NP	D
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C. Item 1(Picture) upstairs AC temperature reading



C. Item 2(Picture) downstairs heat reading

D. Other

[Comments:](#)

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.



right side



water meter front right

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

I NI NP D



gas meter left side



water pressure 65 psi



50 gallon water heater in attic

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

I NI NP D



water heater label



hot water temperature

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front, Right Side

Location of main water supply valve: Right Side

Static water pressure reading: 65 psi

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX

Water Filters: None

Type of gas distribution piping material: Black pipe

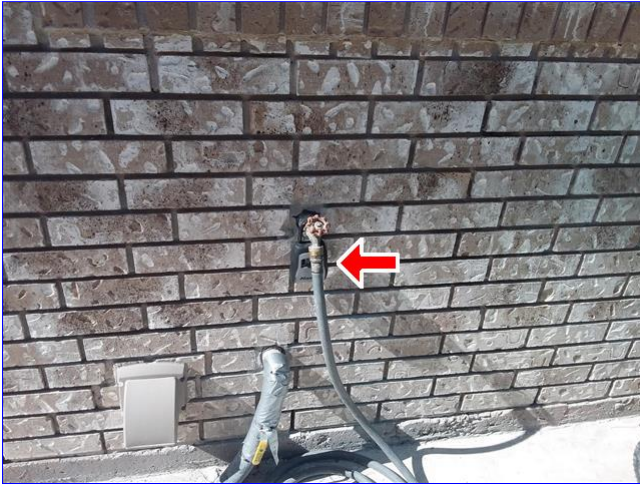
Comments:

(1) All supply lines were not visible at time of inspection process due to cabinetry or construction materials. This is for your information.

(2) The hose is difficult to remove from the hose bib. Use caution when attempting to remove the hose.

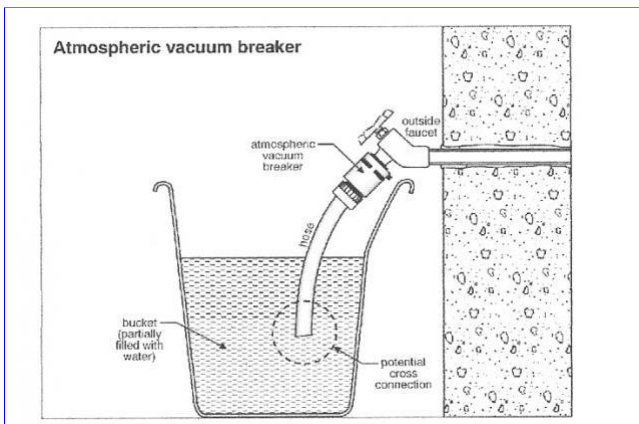
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1(Picture) right exterior

(3) There is no Anti Siphon device installed on exterior faucet(s). This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



A. Item 2(Picture)



A. Item 3(Picture) missing anti siphon

(4) The spigot was not functional. Further evaluation from a licensed plumber and repair is recommended.

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

I NI NP D

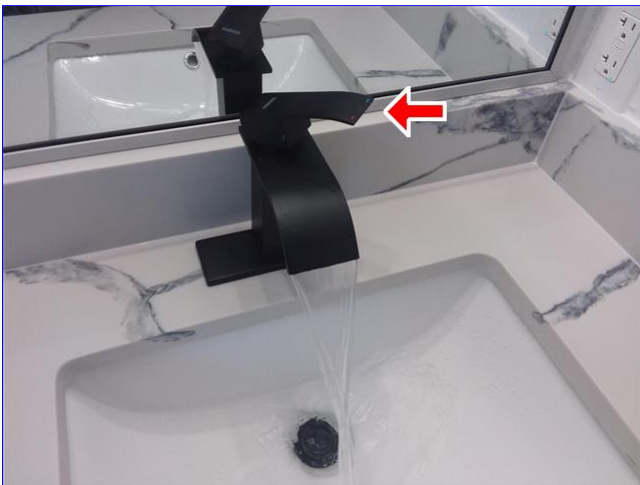


A. Item 4(Picture) right exterior

(5) The hot and cold controls are reversed in the bathroom. I recommend repair as desired.



A. Item 5(Picture) all master bathroom handles



A. Item 6(Picture) both left upstairs bathroom handles

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

I	NI	NP	D
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B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

All drainage piping was not visible at time of inspection process due to cabinetry or construction materials. This is for your information.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

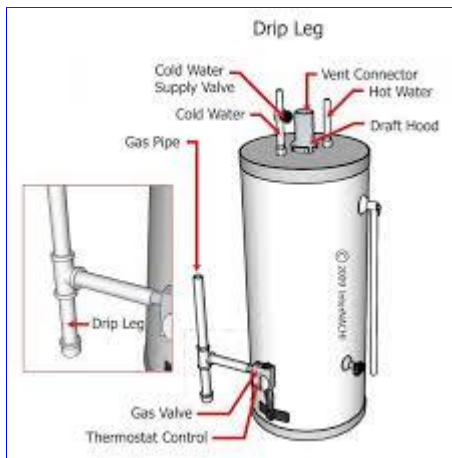
Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Manufacturer: American

Water Heater Location: Attic

Comments:

The water heater 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 plumber make repairs as needed.



C. Item 1(Picture)



C. Item 2(Picture) missing drip leg

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Side of Home

Comments:

A lingering gas odor was observed after testing the fireplace. This is a potential safety hazard. Further evaluation from a licensed plumber is recommended if the odor persists.

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

I NI NP D



E. Item 1(Picture) fireplace gas valve

F. 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: Samsung

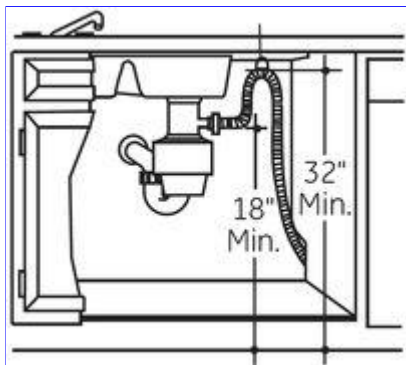
Comments:

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

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

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

I	NI	NP	D
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A. Item 1(Picture)



A. Item 2(Picture) missing high loop

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Samsung

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.



C. Item 1(Picture) vents into cabinet

D. Ranges, Cooktops and Ovens

Range/Oven: Samsung

Comments:

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

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

I NI NP D

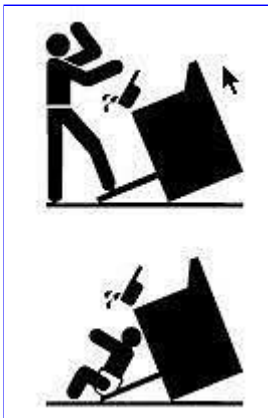


D. Item 1(Picture) functional range



D. Item 2(Picture) 350 degree setting

(2) 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 3(Picture) anti tip

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

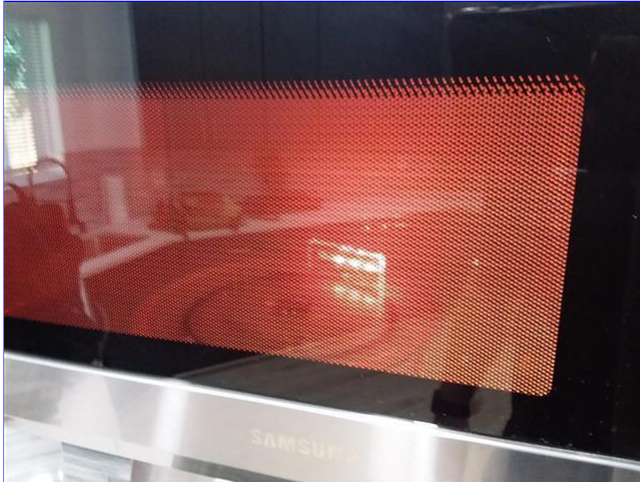
I	NI	NP	D
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E. Microwave Ovens

Built in Microwave: Samsung

Comments:

Tested and working properly at the time of inspection.



E. Item 1(Picture) functional microwave

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

(2) The exhaust vent cover is missing on the exterior. Cover installation is recommended.



F. Item 1(Picture) left exterior

G. Garage Door Operator(s)

Comments:

The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

Comments:

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

I NI NP D

Washer and dryer area was inspected with limited visibility due to appliances being installed. This is for your information.



H. Item 1(Picture) washer and dryer installed

I. Other

[Comments:](#)

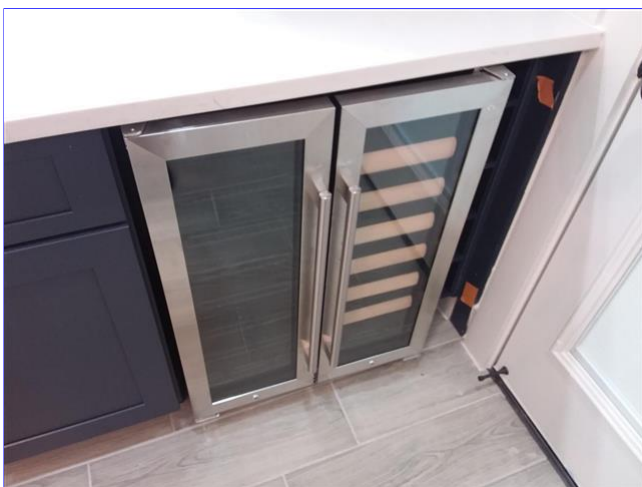
The beverage refrigerator was functional at the time of the inspection.

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

I NI NP D



I. Item 1(Picture) back patio



I. Item 2(Picture) master bathroom (key required)

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

The home inspector shall observe and operate the basic functions of the following optional systems(unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.



sprinkler system control panel garage exterior 4 wired zones

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement. Zone 1 covers the front left. Zone 2 covers the front right and right flower bed. Zone 3 covers the front left flower beds and left side. Zone 4 covers the back yard.



A. Item 1(Picture) low pressure zone 2

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

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

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

I	NI	NP	D
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inspected.

(2) 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.

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 System

[Comments:](#)

F. Outdoor Cooking Equipment

[Comments:](#)

G. Other

[Comments:](#)

H. Other Built-in Appliances

[Comments:](#)

Noted optional systems of the home that 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.