

Inspection Report

Carla Isidoro

Property Address:
8515 Vista Oaks Manor
Houston TX 77028



HG Home Inspection/Hilsher Group LLC

Jaime Espinoza Texas Professional Home Inspector #25151
2020 N Loop W Ste 150
Houston, TX 77018
(281)782-7451

PROPERTY INSPECTION REPORT FORM

Carla Isidoro	9/15/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
8515 Vista Oaks Manor, Houston, TX 77028	
<i>Address of Inspected Property</i>	
Jaime Espinoza	Texas Professional Home Inspector #25151
<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 (1 story)

Style of Home:

Traditional

Approximate age of building:

Under 10 Years/10 years

Home Faces:

East

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy, Heavy Rain

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Comments: Set by Agent Asst - GB
REQUEST SPANISH SPEAKING INSPECTOR
WDI - AMERICA'S - CONFIRMED
Referral: Realtor
Year Built: 2013

Report Identification: 8515 Vista Oaks Manor

Square Footage: 1450

Rooms:

Utilities On: None

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.



Roof overview



Roof overview

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I NI NP D



Roof overview



Attic Framing



Attic Insulation-10

A. Foundations

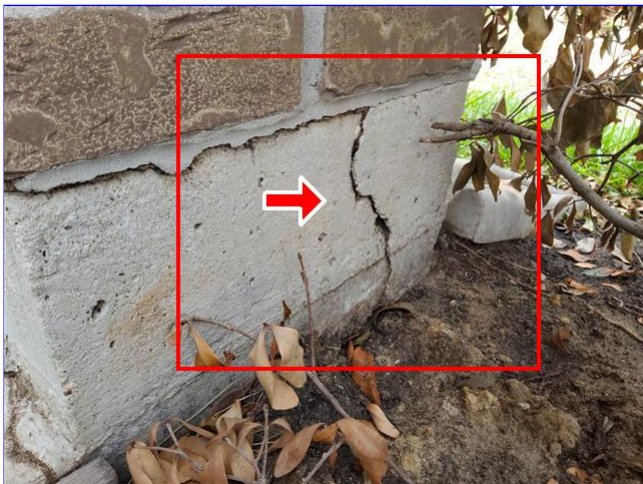
Type of Foundation (s): Poured concrete

Comments:

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

I	NI	NP	D
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- (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 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.



A. Item 1 (Picture) Front right corner

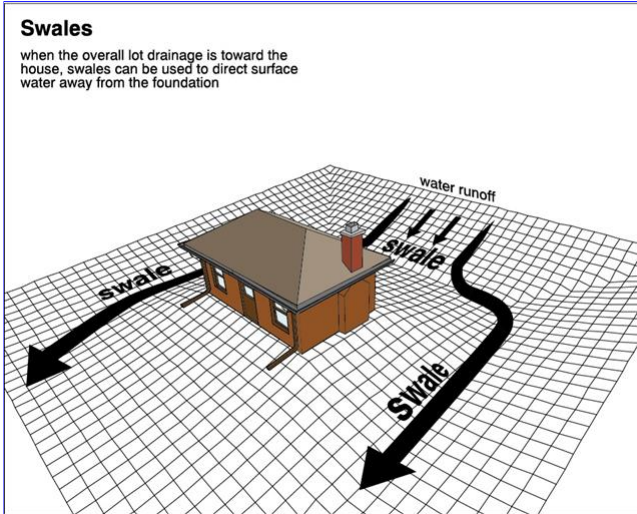
B. Grading and Drainage

[Comments:](#)

Grading on the lot does not appear to drain water properly. I recommend having a qualified person grade lot properly.

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B. Item 1 (Picture)



B. Item 2 (Picture) Right Side

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Walked roof, Attic

Roof Ventilation: Ridge vents, Soffit Vents

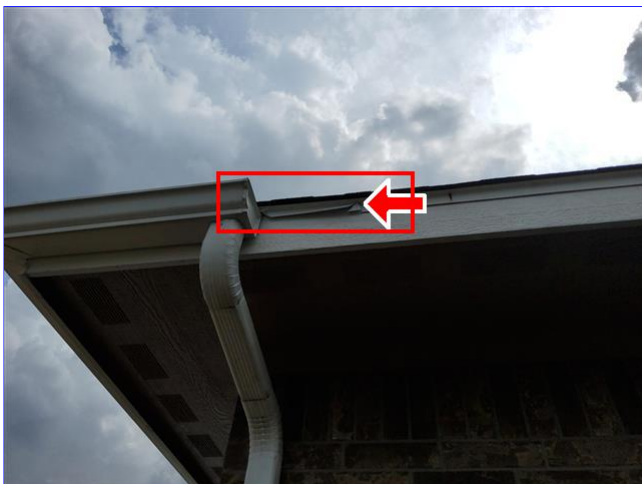
Comments:

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

(2) The drip edge flashing appears to be improperly installed/damaged. I recommend having a qualified person evaluate and make repairs as needed.

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

I NI NP D



C. Item 1 (Picture) Right side

(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 2 (Picture) Roof

(4) Inspector noted active leak running down the water heater exhaust flue into the attic space at the time of inspection. This is not a common practice in today's standards. Recommend having a qualified roofing contractor/ plumber further evaluate and correct as needed.

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I NI NP D



C. Item 3 (Picture)



C. Item 4 (Picture) Attic Space

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked

Viewed from: Attic, Walked roof

Roof Structure: Engineered wood trusses

Attic Insulation: Blown

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

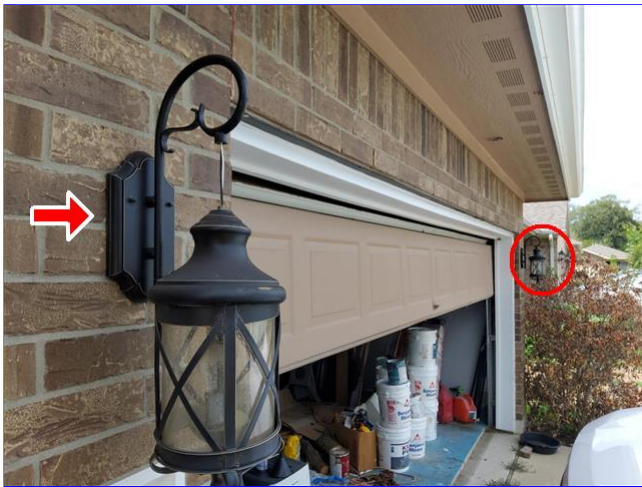
(1) Areas where wiring or piping passes through walls should be sealed. I recommend having a qualified person seal as needed. Multiple locations

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I	NI	NP	D
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E. Item 1 (Picture) Front porch area



E. Item 2 (Picture) Front side



E. Item 3 (Picture) Back side

(2) There is vegetation growth on exterior of the home. This can cause damage, contribute to premature

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

I NI NP D

deterioration and create conducive conditions for certain wood destroying insects. I recommend removal of vegetation and having a qualified pest control company inspect and treat as needed.



E. Item 4 (Picture) Front/right side

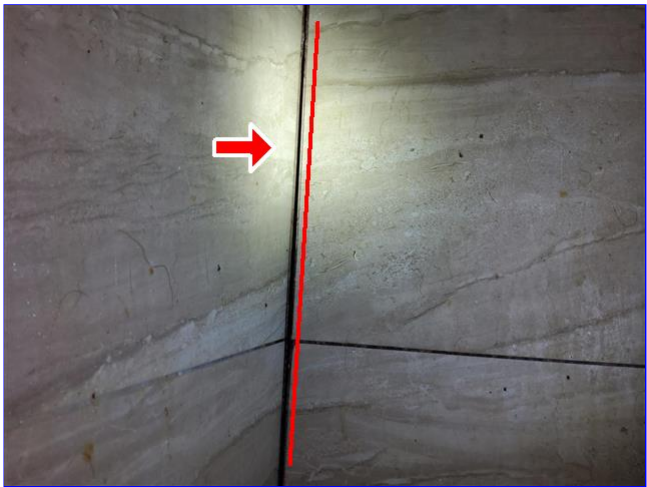
(3) The Tile surround at shower on the wall missing silicone caulk at inside corners and at shower pan (floor) perimeter Water is entering behind covering and needs correcting at the master bath. Repairs are needed to prevent water damage to shower/bath. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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E. Item 5 (Picture)



E. Item 6 (Picture) Master bathroom

F. Ceilings and Floors

Floor Structure: 6" or better

Floor System Insulation: NONE

Ceiling Structure: 6" or better

Comments:

(1) I recommend silicone caulking along floor at all cabinets and baseboards in wet areas. Multiple locations

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

I	NI	NP	D
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F. Item 1 (Picture) Guest bathroom

(2) Inspector noted loose/damaged baseboards at the time of inspection. This is not a comment practice in today's standards. Recommend having it corrected as needed by qualified contractor. Multiple locations



F. Item 2 (Picture) Guest bathroom

G. Doors (Interior and Exterior)

Comments:

Inspector noted damaged weather stripping to the back porch door at the time of inspection. Recommend having it replaced and corrected as needed by a qualified person.

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

I NI NP D



G. Item 1 (Picture) Back porch door

H. Windows

[Comments:](#)

(1) The glazing between glass panes appear to be failing at some windows causing cloudy glass (If there are multiple windows that are the same age and style it is safe to assume others will soon start to fail as well). I recommend having a qualified person make repairs as needed.



H. Item 1 (Picture) Right side

(2) There are window frames that are not properly sealed. This can cause energy loss/ possible water intrusion. I recommend having a qualified person seal and repair as needed. Multiple window locations

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

I NI NP D



H. Item 2 (Picture) Back side



H. Item 3 (Picture) Left side

(3) Some windows does not lock properly in areas. This type of installation is not standard and may require maintenance and repair. A qualified person should repair or replace as needed.



H. Item 4 (Picture) Living room area

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

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Comments:

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

K. Porches, Balconies, Decks and Carpports

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. Multiple interior and exterior locations



L. Item 1 (Picture) Garage



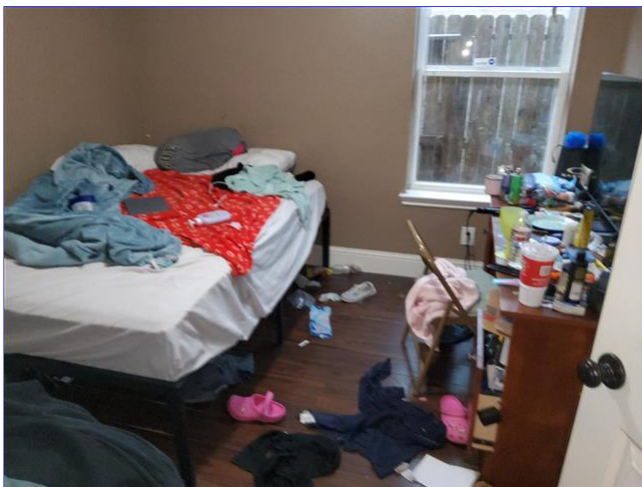
L. Item 2 (Picture) Backside

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

I NI NP D



L. Item 3 (Picture) Kitchen area



L. Item 4 (Picture) Multiple locations

(2) There are bricks stacked against the foundation wall creating conducive conditions for certain types wood destroying insects. I recommend having a qualified pest control company inspect and treat as needed.

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I NI NP D



L. Item 5 (Picture) Right side

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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I NI NP D

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.

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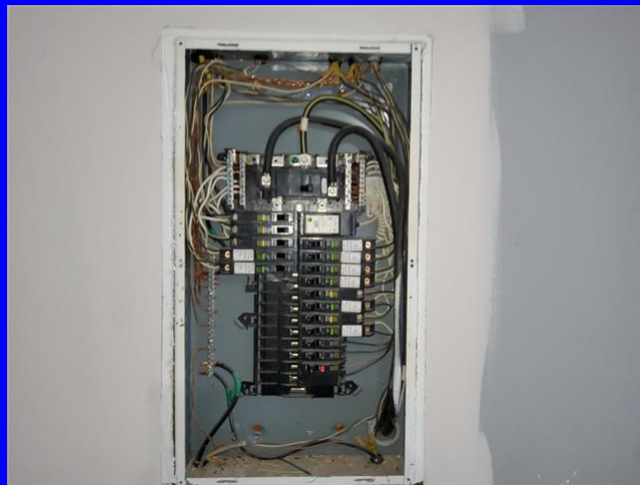
I NI NP D



Electrical city meter - Right side



Electrical Main/ Service panel - Garage



Electrical Main/ Service panel - 125 AMP

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 125 AMP

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

I NI NP D

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

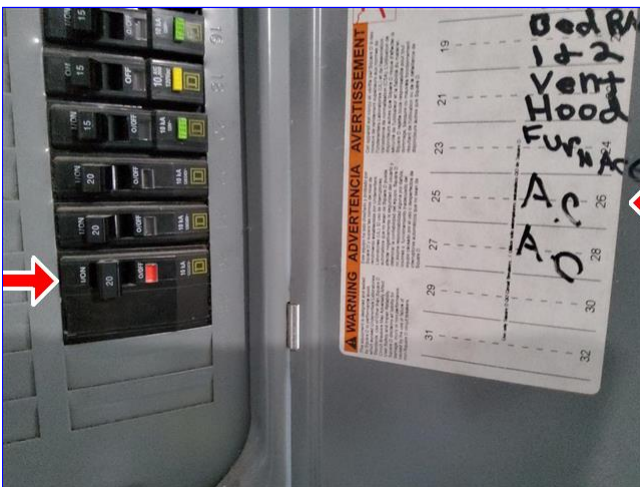
Comments:

(1) I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home.



A. Item 1 (Picture) Right side

(2) Inspector noted breaker in the off position to the ac unit at the time of inspection. Inspector did not reset breaker for safety purposes. Recommend having a licensed HVAC Technician further evaluate and correct as needed

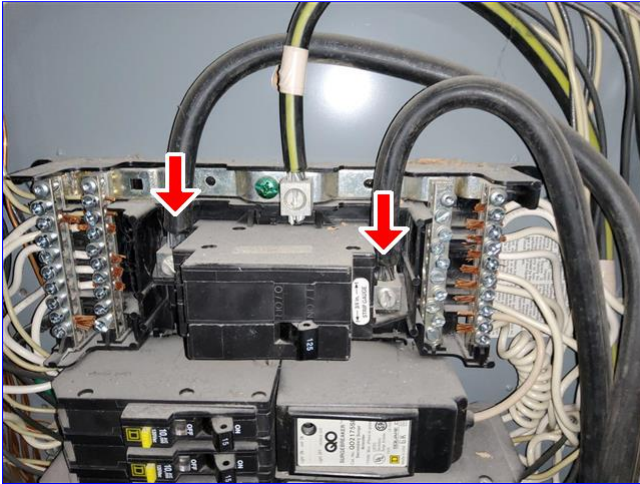


A. Item 2 (Picture) Electrical service panel

(3) 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.

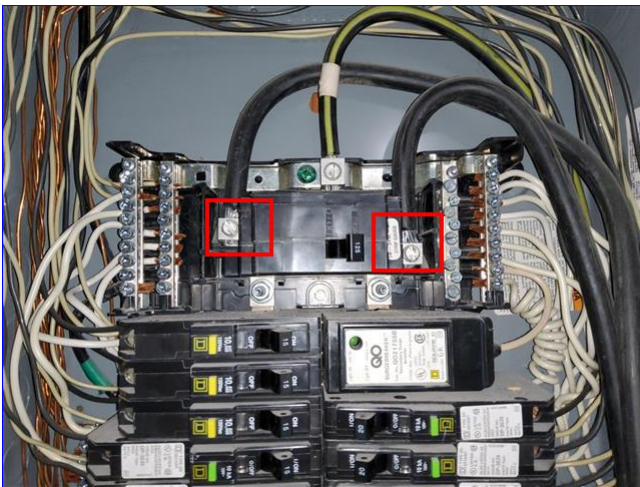
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 3 (Picture) Electrical main panel

(4) Lug covers were not installed at the service entrance wires. This is not considered today's standard.



A. Item 4 (Picture) Electrical main panel

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 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) The wall switch cover is missing in areas. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed. Multiple locations

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

I NI NP D



B. Item 1 (Picture) Garage

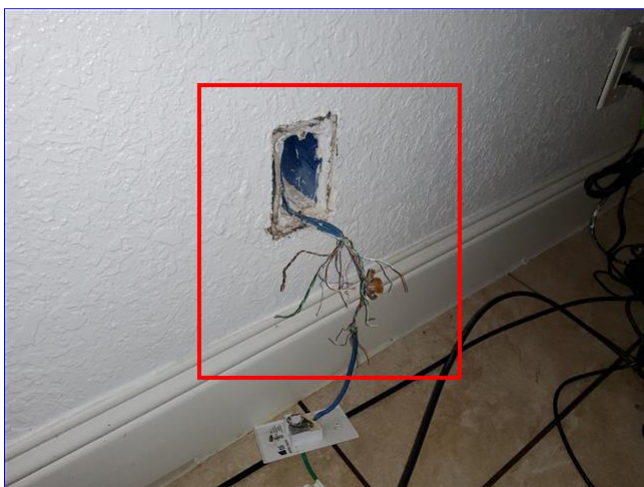
(3) There is damaged/missing receptacle cover plates and exposed wiring in areas of the home. This is a safety hazard. I recommend having a qualified electrician inspect and make repairs as needed. Multiple locations

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

I	NI	NP	D
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B. Item 2 (Picture) Garage



B. Item 3 (Picture) Living room area



B. Item 4 (Picture) Kitchen area

(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. Multiple locations

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

I	NI	NP	D
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B. Item 5 (Picture) Kitchen area Master bathroom



B. Item 6 (Picture) Kitchen area



B. Item 7 (Picture) Bathroom

(5) 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. Multiple locations

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

I NI NP D



B. Item 8 (Picture) Hallway area



B. Item 9 (Picture) Front porch area

(6) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person. Multiple locations

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

I NI NP D



B. Item 10 (Picture) Hallway area



B. Item 11 (Picture) Guest Bedroom

(7) There is exposed wiring in areas of the home. This is a safety hazard. I recommend having a qualified electrician inspect and make repairs as needed. Multiple locations

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

I NI NP D



B. Item 12 (Picture) Master bedroom



B. Item 13 (Picture) Master bedroom

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.

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

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 setting - Arrival



Condenser - Back side

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

I NI NP D



Condenser - Data plate



Furnace -Attic Space

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: American Standard

Number of Heat Systems (excluding wood): One

Comments:

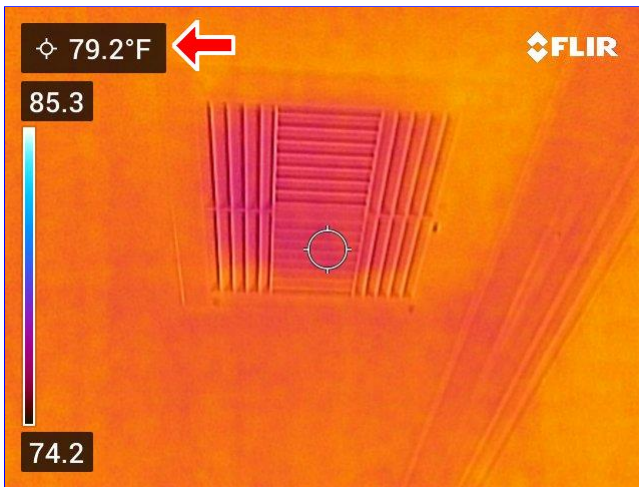
- (1) It is recommend to have heating systems serviced annually.
- (2) The heat exchangers on a gas furnace can not be completely examined with out removal of front cover. I recommend having heating system serviced by HVAC professional before use and annually.
- (3) Tested and not working properly at time of inspection process. Inspector noted registers that were properly supplying heat and multiple registers with weak or no supply as well. I recommend having a qualified HVAC contractor inspect and repair as needed.

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

I NI NP D



A. Item 1 (Picture) Supply- Master Bedroom



A. Item 2 (Picture) Supply- Multiple locations

B. Cooling Equipment

Type of Systems: Air conditioner unit

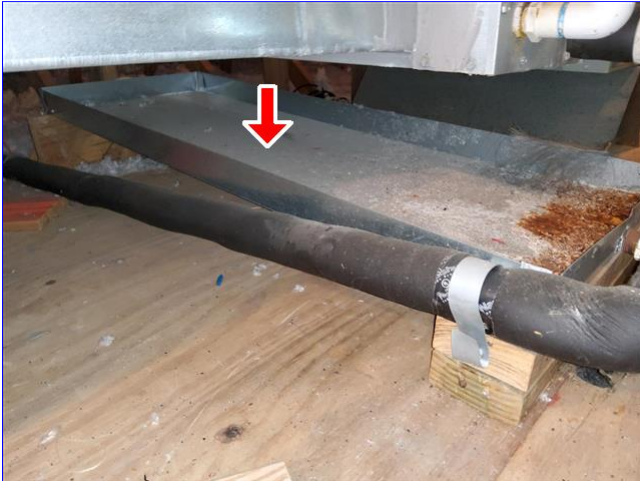
Central Air Manufacturer: Trane

Comments:

- (1) It is recommended to have HVAC systems serviced annually.
- (2) Unit is located in the attic space, however the secondary drain pan does not have a pan switch. I recommend having a qualified HVAC contractor make repairs as needed.

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

I NI NP D



B. Item 1 (Picture) Secondary drain Pan

(3) The condenser outside (AC unit) did not properly work at the time of inspection and is old/ near end of life expectancy



B. Item 2 (Picture) Condenser

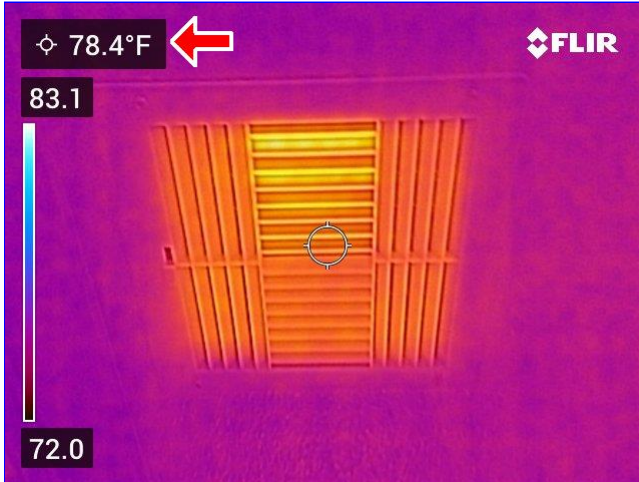


B. Item 3 (Picture) Condenser data plate

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

I	NI	NP	D
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(4) 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 78 degrees and the return air temperature was 75 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



B. Item 4 (Picture) Supply



B. Item 5 (Picture) Return

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

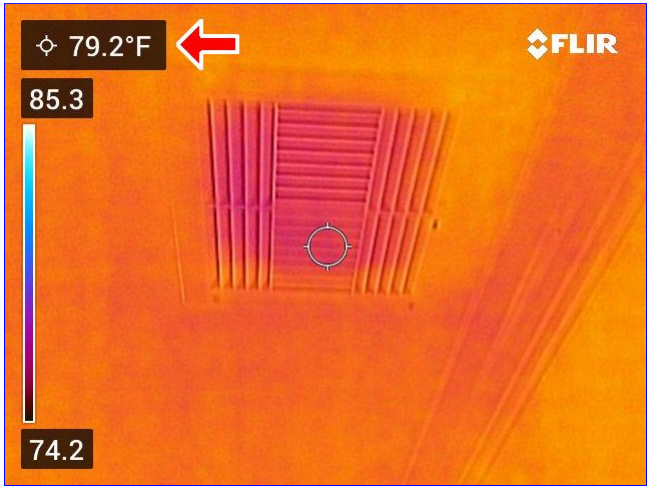
Comments:

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

(2) The supply register is weak/ no flow in the master bedroom and multiple supply registers at the time of inspection. A more thorough inspection by a qualified contractor is needed. A licensed HVAC contractor should service or repair unit.

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

I	NI	NP	D
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C. Item 1 (Picture) Supply- Master Bedroom



C. Item 2 (Picture) Multiple Supply Registers

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.

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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.



City meter water shut off - Front side



Main house water shut off - Right side

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

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Water pressure - 75 PSI



City meter gas shut off - Right side

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

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Water heater -Attic Space



Water heater -Data Plate

A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter: Front
- Location of main water supply valve: Right Side
- Static water pressure reading: 75 psi
- Water Source: Public
- Plumbing Water Supply (into home): Not visible
- Plumbing Water Distribution (inside home): PEX
- Water Filters: (We do not inspect filtration systems)
- Type of gas distribution piping material: Black pipe

Comments:

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

B. Drains, Waste, and Vents

- Washer Drain Size: 2" Diameter
- Plumbing Waste: PVC

Comments:

(1) All drainage piping was not visible at time of inspection process due to cabinetry or construction

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

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materials. This is for your information.

(2) The bath sink stopper mechanism is not working properly. I recommend repairs as needed.



B. Item 1 (Picture) Guest bathroom



B. Item 2 (Picture) Guest bathroom

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: State Select

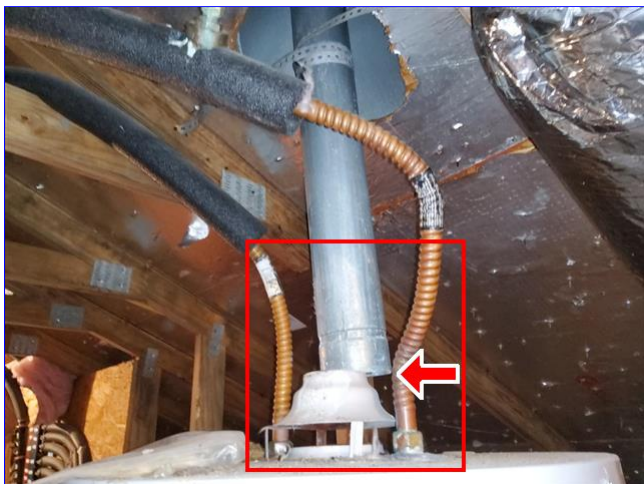
Water Heater Location: Attic

Comments:

(1) The gas water heater has improper venting. This is a safety hazard until corrected. I recommend having a qualified plumber evaluate and make repairs as needed.

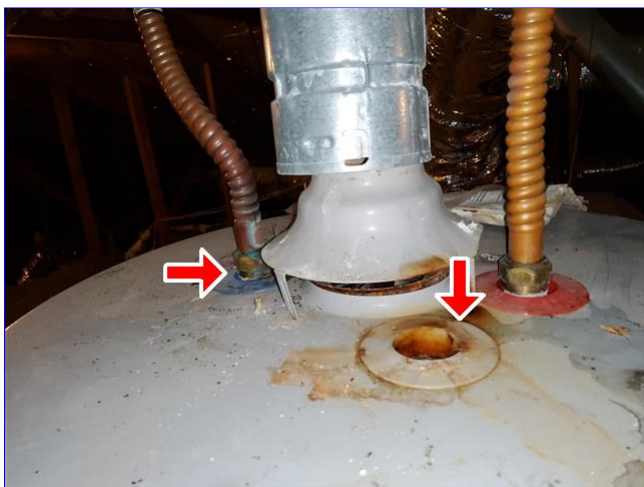
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 1 (Picture) Attic Space

(2) The water heater has corrosion at fittings/components. I recommend having a qualified person make repairs as needed.

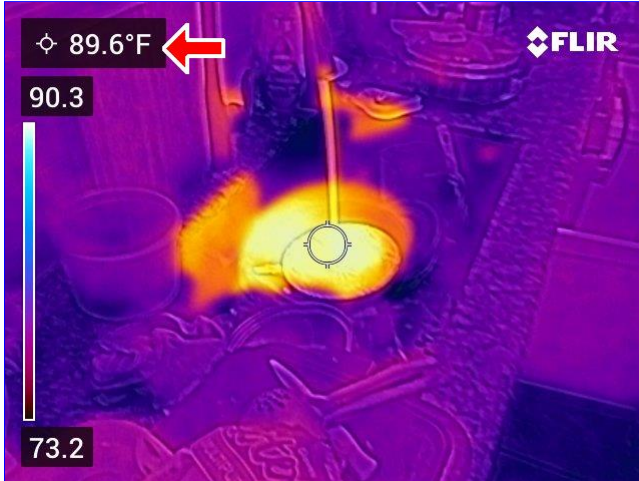


C. Item 2 (Picture)

(3) The water heater was working at the time of inspection however the water was not reaching proper heat temperature levels and it is my professional opinion that the water heater is near its life expectancy.

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

I NI NP D



C. Item 3 (Picture) Water Temperature

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right Side of Home

Comments:

Gas supply lines are not visible at time of inspection process due to construction materials. This is for your information.

F. Other

Comments:

Inspector noted discontinued plumbing in the master bathroom ceiling. This is not a common practice in today standards. Recommend further evaluation by a licensed plumber and correct as/if needed.



F. Item 1 (Picture) Master bathroom

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.



Range/ Oven



Kitchen exhaust fan

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

I NI NP D



Dishwasher



Garbage disposal



Garage door operator

A. Dishwashers

Dishwasher Brand: General Electric

Comments:

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

I NI NP D

The dishwasher is damaged in multiple areas and did not operate when tested. Inspector also noted that the dishwasher door is obstructed/not properly opening and loose at the time of inspection. I recommend repair as necessary.



A. Item 1 (Picture) Dishwasher -Tested



A. Item 2 (Picture) Damaged

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

I NI NP D



A. Item 3 (Picture) Loose/not secured



A. Item 4 (Picture) Obstruction

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



B. Item 1 (Picture) Garbage disposal -Tested

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Broan

Comments:

Tested and working properly at the time of inspection.



C. Item 1 (Picture) Kitchen exhaust fan

D. Ranges, Cooktops and Ovens

Range/Oven: Samsung

Comments:

(1) The front and back right burners (on cook top) did not work properly when tested. I recommend repair as needed. Recommend having a qualified technician further evaluate and correct as needed.

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

I NI NP D

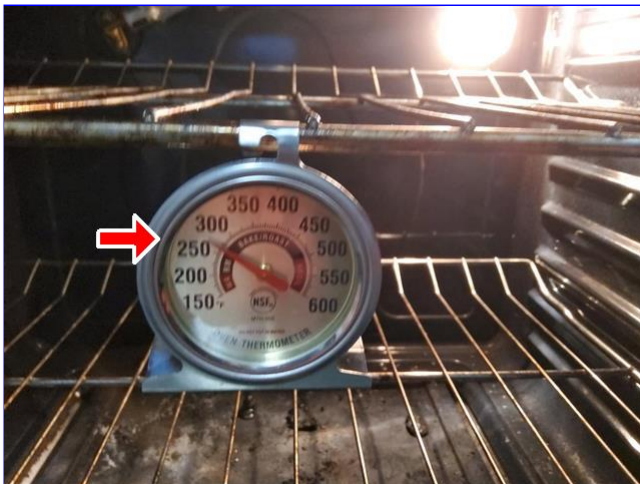


D. Item 1 (Picture) Range -Tested

(2) Oven was tested and not working properly at time of inspection process. I recommend repairs as needed.



D. Item 2 (Picture) Oven -Tested



D. Item 3 (Picture)

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

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E. Microwave Ovens

Built in Microwave: None

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

Tested and working properly at the time of inspection.



F. Item 1 (Picture) Master bathroom



F. Item 2 (Picture) Guest bathroom

G. Garage Door Operator(s)

[Comments:](#)

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

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

I NI NP D



G. Item 1 (Picture) Garage door operator -Tested

H. Dryer Exhaust Systems

[Comments:](#)

Inspector noted damaged dryer exhaust vent cover at the time of inspection. This is not a common practice in today's standards. Recommend having it replaced and corrected as needed by a qualified contractor.



H. Item 1 (Picture) Right side

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

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.

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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 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.