

Texas Inspection Professionals

Property Inspection Report



6118 Pine Lakes Dr, Katy, TX 77493
Inspection prepared for: Krik Patel
Real Estate Agent: -

Date of Inspection: 9/30/2023 Time: 10:00 AM
Age of Home: 2007 Size: 2540
Order ID: 2036

Inspector: Irfan Aftab
21034

and

Inspector: Rizwan
and
24344

11045 Landswalk dr, Unit 105, Houston, 77099

Phone: 8323019943

Email: tips@tipshouston.com

PROPERTY INSPECTION REPORT FORM

<u>Krik Patel</u> <i>Name of Client</i>	<u>9/30/2023</u> <i>Date of Inspection</i>
<u>6118 Pine Lakes Dr, Katy, TX 77493</u> <i>Address of Inspected Property</i>	
<u>Inspector: Rizwan</u> <i>Name of Inspector</i>	<u>24344</u> <i>TREC License #</i>
<u>Irfan Aftab</u> <i>Name of Sponsor (if applicable)</i>	<u>21034</u> <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

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

This inspection was performed in substantial compliance with InterNACHI's Standards of Practice for Inspecting Commercial Fire Doors. It is designed to provide an indication as to whether or not the door is in a state of readiness to perform its intended function during a fire. Fire doors should be inspected after any incidents that may have damaged the door or upon noticing possible damage, but not less than annually. A signed copy of this report should be maintained and made available to the authority having jurisdiction, insurance representatives, employees, and other interested parties.

This inspection was performed by _____

Signature _____

This inspection report expires on _____ (one year from the date of this inspection).

Introduction This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Table Of Contents

STRUCTURAL SYSTEMS	5-17
ELECTRICAL SYSTEMS	18-20
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	21-29
PLUMBING SYSTEM	30-38
APPLIANCES	39-49
Report Summary	50-51

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

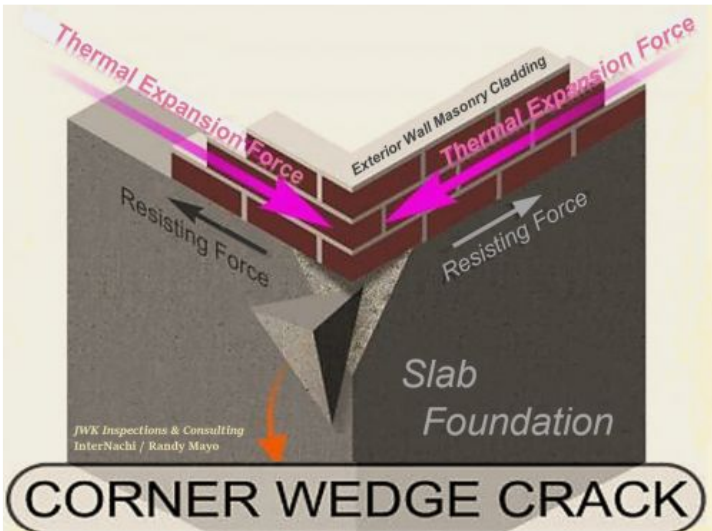
I. STRUCTURAL SYSTEMS

X			X
---	--	--	---

A. Foundations

Type of Foundation(s):
 Comments:

- Information notes: The inspector shall inspect for: slab surfaces, foundation framing components, sub flooring, and related structural components report: the type of foundations); and the vantage point from which the crawl space was inspected; and generally report present and visible indications used to render the opinion of adverse performance, such as: open or offset concrete cracks; binding, out-of- square, non-latching, warped, or twisted doors or frames; framing or frieze board separations; out- of-square wall openings or separations at wall openings or between the cladding and window/door frames; sloping floors, counter tops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry cladding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flat work such as walkways, driveways, and patios; report as Deficient: exposed or damaged reinforcement; a crawl space that does not appear to be adequately ventilated; crawl space drainage that does not appear to be adequate; deteriorated materials; damaged beams, joists, bridging, blocking, piers, posts, pilings, or sub floor; non-supporting piers, posts, pilings, columns, beams, sills, or joists; and damaged retaining walls related to foundation performance; and render a written opinion as to the performance of the foundation Wood sills are near grade level.
- Observed corner of foundation slab cracked due to shear stress- Rear , Front- It is normal due to settling of concrete after some time of pouring. Concrete dries and settles which cause of corner chip off due to shear stress. It has no effect on rest of foundation of house. The corners should be examined periodically and if the crack worsens or the corner breaks off, then the brick veneer may lack proper support and repair would be needed. Recommend close all openings to avoid water intrusion.



Corner pop (Cosmetic) -Front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Corner pop (Cosmetic) -Front



Corner chip off (Cosmetic) -Rear

X			X
---	--	--	---

B. Grading and Drainage

Comments:

- Information notes: The inspector shall inspect for: improper or inadequate grading around the foundation (including flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

The inspector is not required to: inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

- High soil level was observed at the foundation wall - front left , right side of the house, front right -A minimum of four inches of foundation wall should be exposed under brick veneer a minimum of six inches of foundation wall should be exposed under wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation and provide proper foundation exposure. Improvements should be undertaken by professional landscaper.

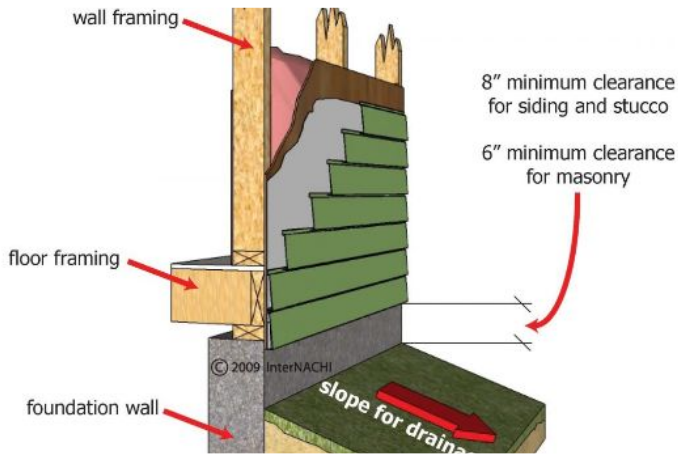
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



High soil level observed - Front- Foundation not visible



High soil level observed - Front- Foundation not visible



High soil level observed - Left side of the house- Foundation not visible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Splash guard not installed -Rear - rain water will splash close to foundation slab



Splash guard not installed -Right side of the house - rain water will splash close to foundation slab



Splash guard not installed -Left side of the house - rain water will splash close to foundation slab

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Ground
- Inspected with drone

Comments:

- Information notes:• 3-tab fiberglass - The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic- coated mineral granules.

Viewed From:

- Ground - The Inspector evaluated the roofing materials and components from ground at the roof edge and from the ground.

Comments:

- Roof leakage disclaimer - The inspector does not certify roofs as leak proof! The general home inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.
- Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. If shingles begin to lose the granular covering and curling; the roof should typically be considered for replacement. No more than {2} layers of asphalt shingles should be installed at one time.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

D. Roof Structure and Attics

Viewed From:

- Ground

Approximate Average Depth of Insulation:

Comments:

- Information Notes
 - Attic - The Inspector evaluated the attic from inside the attic space and performed a visual inspection from catwalk and solid flooring and various accessible locations. Portions of roof structure could not be inspected. Due to inaccessibility.
 - Pull-down ladder - The attic was accessed by a ceiling-installed pull-down ladder. Approximate Average Depth of Insulation:
 - 12-14" - Attic floor insulation depth averages 12 to 14 inches.
 - Blown-in fiberglass - The attic floor was insulated with blown-in fiberglass.
 - Unfinished glass batt - The attic floor was insulated with unfinished fiberglass batts. Comments:
 - Limitation of attic inspection - Limited access; due to mechanical equipment, insulation, storage &/or the design of attics; always presents a limitation on inspection of attics. Only decked and other safe accessible areas of attic(s) were inspected and reported. Inaccessible and unsafe areas were not/could not be inspected and excluded from the findings of this report. INSPECTION OF INSULATION COVERED STRUCTURAL, ELECTRICAL & MECHANICAL COMPONENTS ARE EXCLUDED FROM INSPECTION.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Fascia chipped - Front



Rodent droppings and dead animal in attic - Recommended professional to deal with the removal and decontamination



Roof support stud not screwed from bottom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of hardy planks and brick veneer
- Interior walls are made of Drywall

Comments:

• Information notes: The inspector shall inspect for: evidence of water penetration; and report as Deficient: doors and hardware that do not operate properly; deficiencies related to structural performance or water penetration; and lack of fire separation between the garage and the residence and its attic space. The inspector is not required to: report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops, or provide an exhaustive list of locations of water penetrations.

- Observed hardy plank was chipped / damaged -Rear - recommend replace hardy plank to avoid water penetration or rodent activities.



Hardy plank gap needs to be filled - front



Gap needs to be filled with mortar in between bricks - Front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Hardy plank chipped - Front right



Hardy plank gap needs to be filled



Hardy plank chipped - Rear of the house around chimney



Hardy plank chipped - Rear of the house around chimney

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Hardy plank chipped - Rear

X			X
---	--	--	---

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- Information notes: Ceilings and floors were inspected for moisture , paint cracks, leaks or mold presence
- Broken tile observed - Master bathroom - Recommend replace broken tiles by professional as needed.
- Vinyl floor planks were separating/peeling off - Upper level bedroom - Recommend to repair floor as needed.



Vinyl floor peeling off/ damaged - Upper level office room



Broken / cracked tile - Master bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

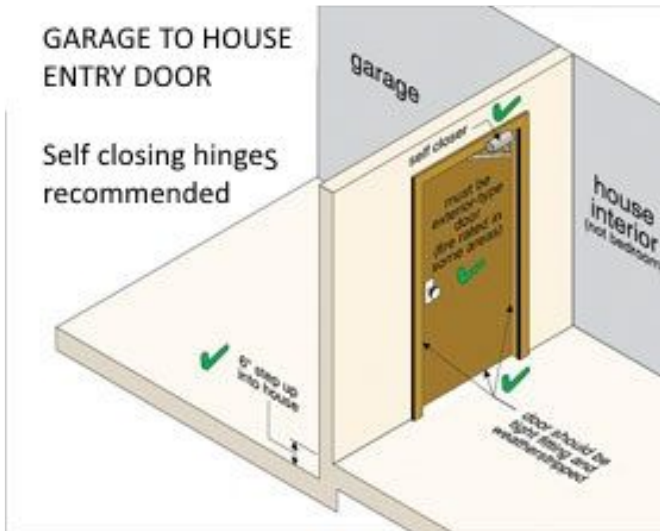
D=Deficient

I	NI	NP	D
---	----	----	---

G. Doors (Interior and Exterior)

Comments:

- Information notes: Doors are inspected for water damage, sagging, loose hinges leveling. Also checked door knobs, locks and safety latches. It is recommended that buyers have all locks changed before moving in.
- Self-closing hinges were not installed on the garage entry door as required by local building codes. It is considered a potential safety issue and should be installed.



No self-closing hinges found on garage to home door



Garage door frame needs re-caulking /sealing



Closet door not installed - Upper level bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



No fire resistant insulation installed on attic opening door

X			
---	--	--	--

H. Windows

Window Types:

- Windows are made of Aluminum

Comments:

- Information notes: Windows are inspected for performance and operation, water penetration , glazing, weather stripping, broken seals/glass inserts.



Window frame needs caulking and sealing - Upper level bedroom



Window frame needs caulking and sealing - Upper level bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			
---	--	--	--

I. Stairways (Interior and Exterior)

Comments:

- Information notes: The inspector will inspect for: spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and deficiencies in steps, stairways, landings, guardrail, and handrail.
- Stairs were functional and installed as per standards of practice



Stairs were functional and installed as per standards of practice

	X		
--	---	--	--

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Fireplace is mason built

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Fireplace blocked - Unable to check

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

X			X
---	--	--	---

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage

Materials and Amp Rating:

- BRANH CIRCUIT WIRING : Copper wiring observed
- SERVICE ENTRANCE : Aluminum wiring from meter to panel
- 10 amp
- 15 amp
- 20 amp
- 30 amp
- 40 amp

Comments:

• Information notes : The 2008 National Electrical Code requires that essentially all branch circuits that supply outlets in new homes must be protected by AFCI devices. Homes built before this time are not required to meet this code. The inspector will inspect for: wiring, wiring terminations, junctions, junction boxes, devices, and fixtures, operation of(GFCI) ground-fault circuit interrupter protection devices, manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke. The inspector is not required to: inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify inter connectivity of smoke alarms activate smoke alarms that are being actively monitored or require the use of codes;or verify that smoke alarms are suitable for the hearing- impaired. All accessible outs will be tested.

Limitations:

Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFCI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice. Lights on Motion sensors or photo cells are not inspected.

- White wire which is associated with the neutral wire was found to be installed on a hot breaker. This is considered unsafe due to no labeling or correct color coding. This wire is intended to be a hot wire with incorrect color coding. I recommend installing black electrical tape at both ends of this circuit to change the color for proper and safe identification.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

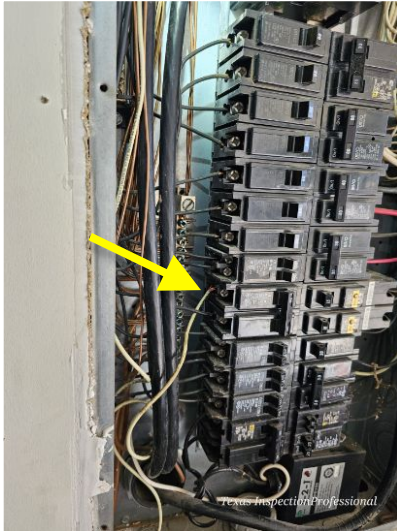
I	NI	NP	D
---	----	----	---



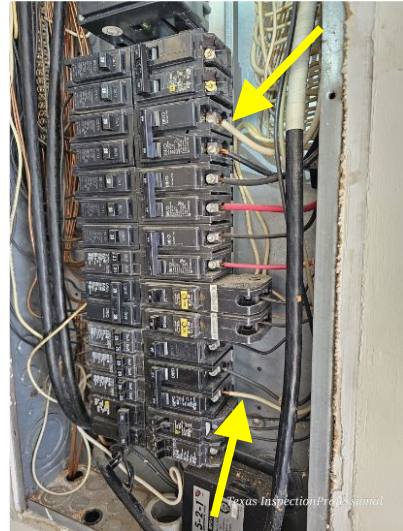
Electrical panel - Main power shutoff



Branch circuit - Copper wiring observed



White wire used as hot wire not labeled



White wire used as hot wire not labeled

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Branch circuits - Copper wiring
- Service entrance - Aluminum wires

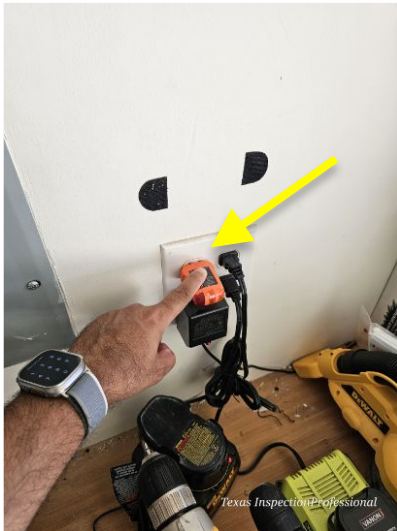
Comments:

- Information Notes: Maintenance and Safety: Monthly testing of GFCI and AFCI devices is typically required by the manufacturer.

Note: AFCI Circuit breakers 'Arc Fault Circuit Interrupter' and GFCIs that are present in Service Panels
 . Inspector will not test these circuit breakers when a homeowner is residing there, due to potentially disturbing the computer systems, alarm systems, Timers for clocks, Etc.

Maintenance and Safety: Arc Fault Circuit Interrupters (AFCIs and GFCIs) are specially designed circuit breakers located in the service panel. Monthly testing of AFCI devices is typically required by the manufacturer. It is recommended that these be tested upon moving in.

- No GFCI (Ground fault circuit interpreter) receptacle installed - Garage - All kitchen, bathroom and outside receptacles should have GFCI installed to reduce the risk of shock and bring property to the standards. Recommended fixing by licensed electrician.



No GFCI (Ground fault circuit interpreter) installed - garage



No GFCI (Ground fault circuit interpreter) installed - garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			X
---	--	--	---

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.
- Electric forced hot air.

Energy Sources:

- The furnace is gas powered
- The furnace is Electrically powered

Comments:

- Information notes : Type of Systems:
- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Energy Sources:

- The furnace is gas powered
- Information Notes: - HVAC stands for Heating, Ventilation and Air Conditioning. The inspector will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. The inspector will not operate a unit outside its normal operating range.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. Unit/s are not disassembled or opened for inspection.

The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves.

The inspector will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or gas-fired heating appliances that are not vented.

Unit/s are not inspected for proper size, efficiency or adequacy of system. "Due to the ever growing presence of new building materials, advanced insulation systems, and efficient ventilation systems, it's impossible to use rule- of thumb sizing methods and consistently achieve accurate and energy saving results."

HVAC Units should be serviced annually. Buyer should check with the seller to see when the unit/s were last serviced and maintained. If unit/s have not been serviced within the last 12 months, it is recommended that any and all units should be serviced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Unable to turn on furnace in heating mode for the upper level office room - Recommend further evaluation by licensed HVAC technician for the assessment of unit.



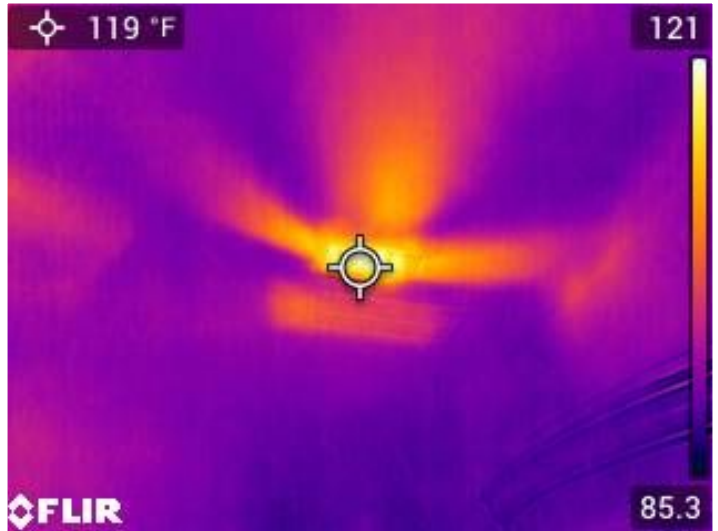
Furnace installed as per standards



Furnace installed as per standards - upper level office unit - Not operational in heating mode



Heating Temperature - optimum Kitchen



Heating Temperature - optimum Master bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

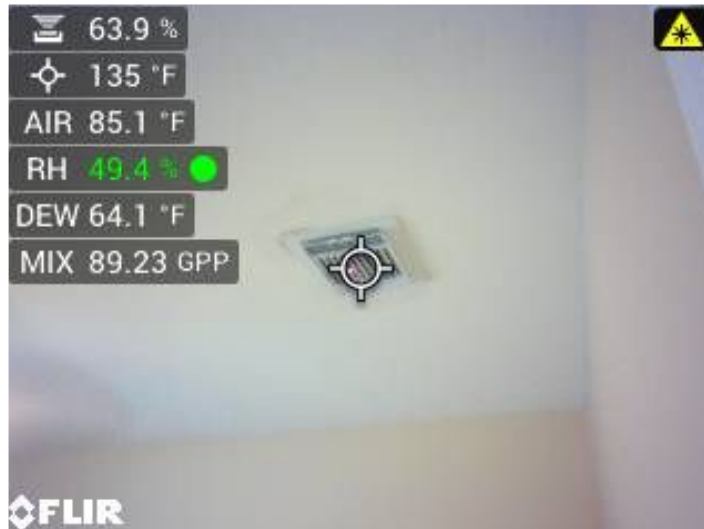
I	NI	NP	D
---	----	----	---



Heating Temperature - optimum Upper level bedroom



Heating Temperature - optimum Upper level bedroom



Heating Temperature - optimum Upper level bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			
---	--	--	--

B. Cooling Equipment

Type of Systems:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Comments:

Comments:

-

Information Notes: - HVAC stands for Heating, Ventilation and Air Conditioning. The inspector will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. The inspector will not operate a unit outside its normal operating range.

Unit/s are not disassembled or opened for inspection.

The inspector will not evaluate of the integrity of the air-conditioning system evaporator coils located inside furnace ductwork.

This requires dismantling of the fan blower and is beyond the scope of a visual inspection.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves.

The inspector will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or gas-fired heating appliances that are not vented.

Unit/s are not inspected for proper size, efficiency or adequacy of system. "Due to the ever growing presence of new building materials, advanced insulation systems, and efficient ventilation systems, it's impossible to use rule- of thumb sizing methods and consistently achieve accurate and energy saving results."

HVAC Units should be serviced annually. Buyer should check with the seller to see when the unit/s were last serviced and maintained. If unit/s have not been serviced within the last 12 months, it is recommended that any and all units should be serviced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



AC compressor -upper AC installed as per standards



Data info - AC compressor MFG year 2015



AC compressor installed as per standards



Data info - AC compressor MFG year 2023

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

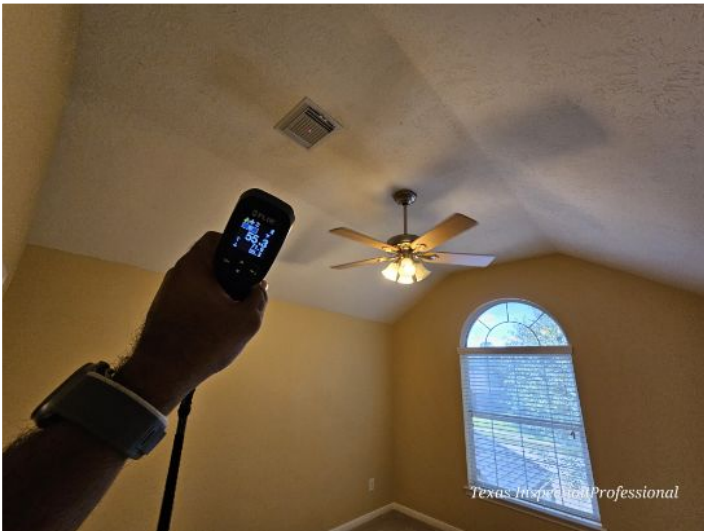
I	NI	NP	D
---	----	----	---



Insulation needs to be replaced



Cooling temperature was optimum - Upper level office room



Cooling temperature was optimum Upper level bedroom.



Cooling temperature was optimum Upper level bedroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

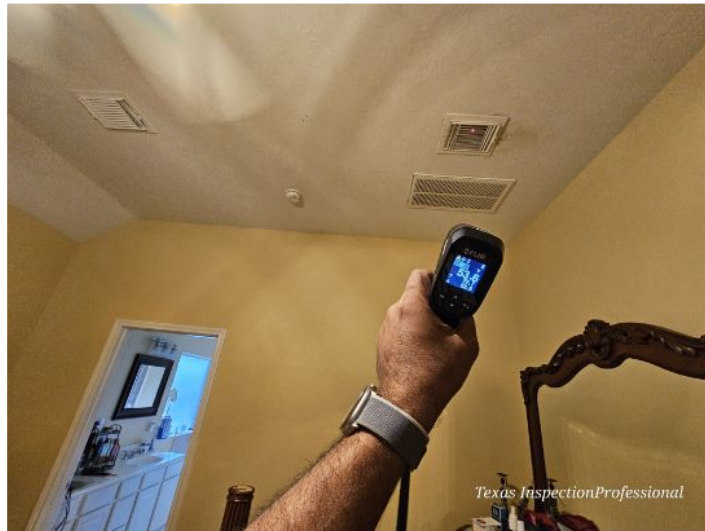
I	NI	NP	D
---	----	----	---



Cooling temperature was optimum living room .



Cooling temperature was optimum Kitchen .



Cooling temperature was optimum Master bedroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			X
---	--	--	---

C. Duct Systems, Chases, and Vents

Comments:

- Inspection Note: A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
- Limitations: The inspection provided does not attempt to determine any calculations, of materials or R_factors for any type of insulation etc in the dwelling. This inspection does not attempt to determine if the insulation or lack of insulation is in compliance with current or prior governmental or other related building standards and is specifically excluded from this report. Note: Vent supply and Return covers are not removed. Visual inspection only.
- Observed damaged insulation on the duct installed in the attic for heating and cooling system - it may cause of loose energy in the attic - Recommend replace or repair duct as needed by professional HVAC technician.



Insulation missing / chewed/ cracked - Hot / cold air leaks

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			X
---	--	--	---

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure close to street

Location of Main Water Supply Valve:

- Exterior of structure

Comments:

- **STATIC WATER PRESSURE : Optimum**

• The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system. The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Comments:

- This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.

- The home water was supplied from a public source.
- The anti static water pressure was observed at : 68 psi
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} 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
- The visible home water supply pipes were a combination of half-inch and/or three- quarter inch copper.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

• Observed leaking/dripping faucet - Kitchen - recommend replace / repair as needed by licensed plumber.



Water main shutoff for the house



Water pressure optimum



Shower surround needs caulking / sealing



Tub surround needs caulking / sealing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Faucet leaks Kitchen

X			X
---	--	--	---

B. Drains, Wastes, and Vents

Comments:

-

Comments:

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, if there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.
- The house may have one or more of the following: horizontal cast iron piping which may have deteriorated, clay tile sewer piping/Orange burg piping connecting the house to the utility sewer system or onsite sewer system thus **THE FOLLOWING SHOULD BE DONE:** Have a licensed and qualified plumbing contractor check the main sewer line from the house to the street or onsite sewage system with a video camera to check for blockages **BEFORE YOU CLOSE.**
- The exterior main clean out was located at the front of the structure
- **Observed leak under the sink - Lower level bath- Recommend fix leak by licensed plumber.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

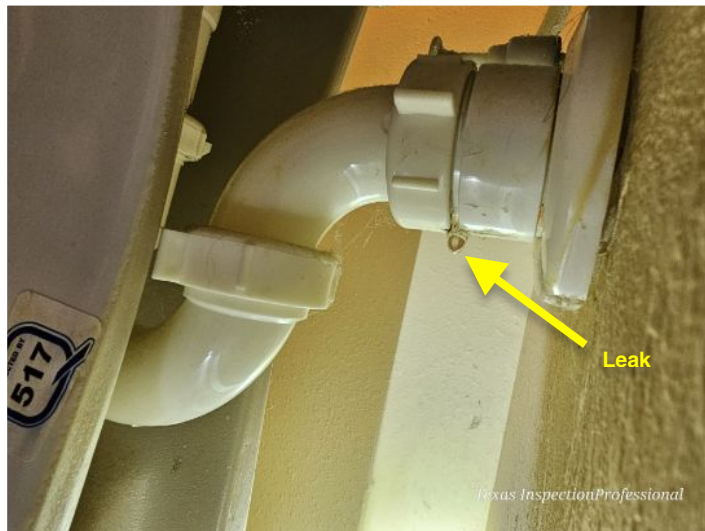
I	NI	NP	D
---	----	----	---



Plumbing main cleanout



Water leaks under sink - Lower level common bathroom



Water leaks under sink - Lower level common bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			X
---	--	--	---

C. Water Heating Equipment

Energy Source:

- Water heater is gas powered

Capacity:

- Unit is 40 gallons

Comments:

• Information note: The inspector shall inspect: inoperative unit(s); leaking or corroded fittings or tank(s); broken or missing parts or controls; the lack of a cold water shut-off valve; if applicable, the lack of a pan and drain system and the improper termination of the pan drain line; an unsafe location; burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; the lack of protection from physical damage; a temperature and pressure relief valve that: does not operate manually; leaks; is damaged; cannot be tested due to obstructions; is corroded; or is improperly located; and temperature and pressure relief valve discharge piping that: lacks gravity drainage; is improperly sized; has inadequate material; or lacks proper termination; in electric units, report as Deficient deficiencies in: operation of heating elements; and condition of conductors; and in gas units, report as Deficient: gas leaks; lack of burner shield(s); flame impingement, uplifting flame, improper flame color, or excessive scale build-up; the lack of a gas shut-off valve; and deficiencies in: combustion and dilution air; gas shut-off valve(s) and location(s); gas connector materials and connections; and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. The inspector is not required to: verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

- Observed water leak from hot line of the water heater - Recommended replacing / repairing by licensed plumber to avoid further damage.
- Observed exhaust vent installed for water heater was not securely strapped in attic - This may risk of separation of exhaust duct from water heater and burnt gases end up inside the attic if duct separates - Recommend strap should be securely screwed to avoid movement of exhaust.

I=Inspected

NI=Not Inspected

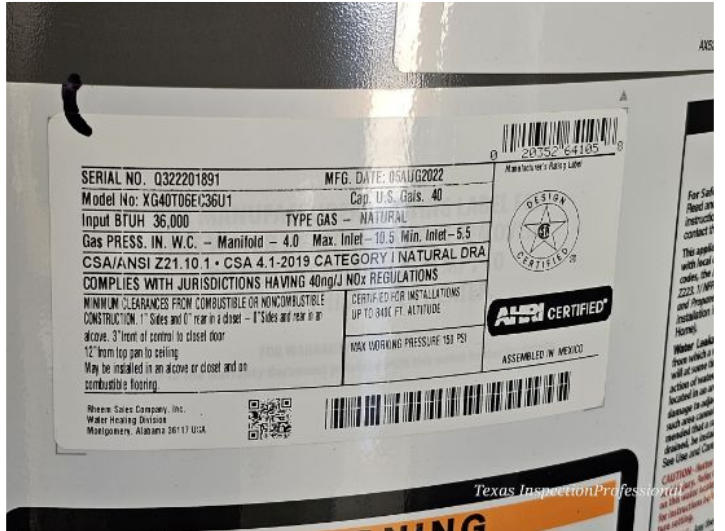
NP=Not Present

D=Deficient

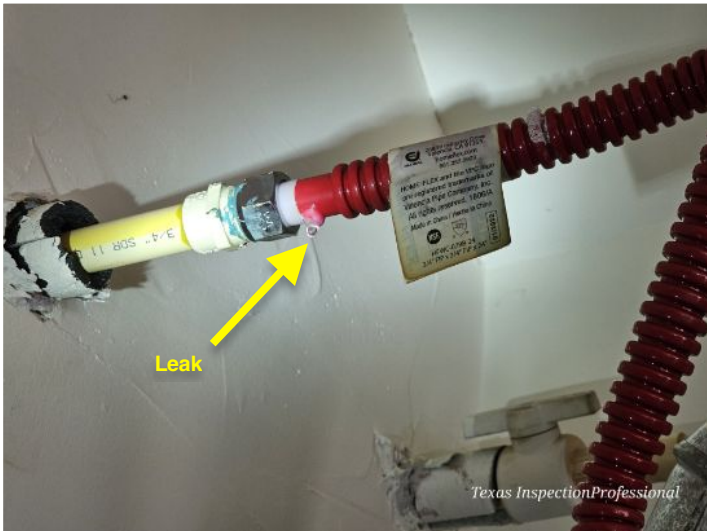
I	NI	NP	D
---	----	----	---



Water heater installed as per standards



Data info - water heater 40 gallons.



Water dripping from hot line above the water heater - Recommended licensed plumber



Water heater operational

I=Inspected

NI=Not Inspected

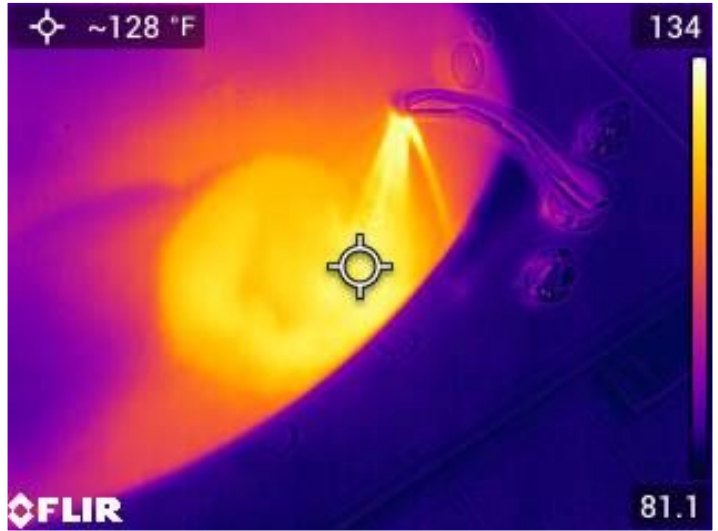
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exhaust vent strap broken for water heater in attic area



Hot water temperature - optimum - Master bathroom



Hot water temperature - optimum - Kitchen



Hot water temperature - optimum - Upper bathroom

D. Hydro-Massage Therapy Equipment

Comments:

- Information note: If present : The inspector shall inspect: inoperative unit(s) and controls; the presence of active leaks; inaccessible pump(s) or motor(s); the lack or failure of required ground-fault circuit interrupter(GFCI) protection; and deficiencies in the ports, valves, grates, and covers. The inspector is not required to determine the adequacy of self-draining features of circulation systems.
- [Hydro Therapy Massage tub was operational at the time of inspection.](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Jacuzzi / massage tub Operational

E. Other

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

A. Dishwashers

Comments:

- The inspector shall inspect: inoperative unit(s); rust on the interior of the cabinet or components; failure to drain properly; the presence of active water leaks; and deficiencies in the: door gasket; control and control panels; dish racks; rollers; spray arms; operation of the soap dispenser; door springs; dryer element; door latch and door disconnect; rinse cap; secure mounting of the unit; and backflow prevention. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self- cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

- **Dishwasher was operational at the time of inspection**



Dishwasher operational at the time of inspection

B. Food Waste Disposers

Comments:

- The inspector shall inspect: inoperative unit(s); unusual sounds or vibration level; the presence of active water leaks; and deficiencies in the: splash guard; grinding components; exterior casing; and secure mounting of the unit. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

- **The disposal unit is leaking. We recommend contacting a licensed plumber to correct the leak.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Disposer leaking - Water dripping under the sink

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

C. Range Hood and Exhaust Systems

Comments:

- The inspector shall inspect: inoperative unit(s); a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration; inadequate vent pipe material; unusual sounds or vibration levels from the blower fan(s); blower(s) that do not operate at all speeds; and deficiencies in the: filter; vent pipe; light and lens; secure mounting of the unit; and switches. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

D. Ranges, Cooktops, and Ovens

Comments:

- Inspected for combustible material; anti-tip device; gas shut-off valve(s) and location(s); gas connector materials and connections; and secure mounting of the unit. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

OVEN TYPE : GAS BURNERS

- **ALL HEATING ELEMENTS WERE OPERATIONAL WHEN TESTED**
- **OPERATED WHEN TESTED**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

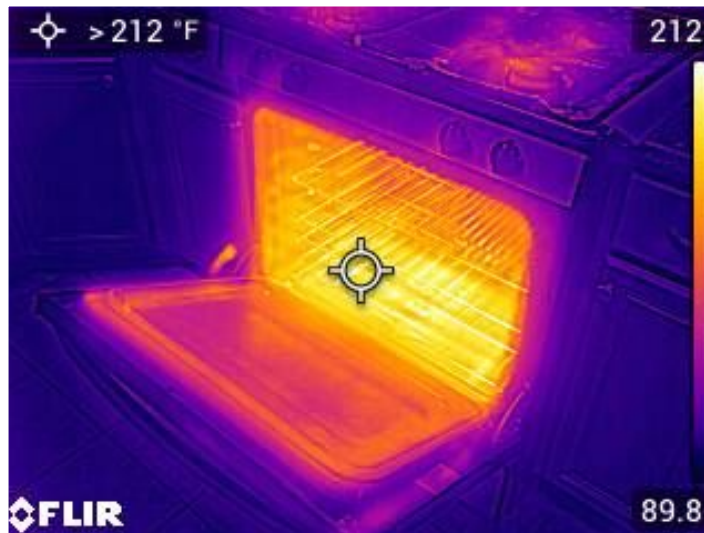
I	NI	NP	D
---	----	----	---



Stove operational



Oven operational



Oven operational

X			
---	--	--	--

E. Microwave Ovens

Comments:

- Comment : The inspector shall inspect: inoperative unit(s); the lack of a gas shut-off valve; gas leaks; and deficiencies in the: controls and control panels; thermostat(s) sensor support; glass panels; door gasket(s), hinges, springs, closure, and handles; door latch; heating elements or burners; thermostat accuracy (within 25 degrees at a setting of 350°F); drip pans; lights and lenses; clearance to combustible material; anti-tip device; gas shut-off valve(s) and location(s); gas connector materials and connections; and secure mounting of the unit. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.
- Microwave operational at the time of inspection.

I=Inspected

NI=Not Inspected

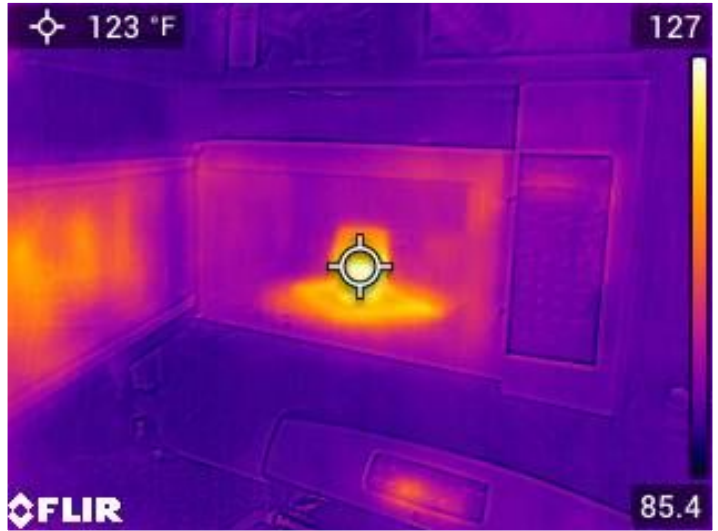
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Microwave operational



Microwave operational



Light does not turn on

X			
---	--	--	--

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Comment : The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas. The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			
---	--	--	--

G. Garage Door Operators

Door Type:

- Double garage - 16ft steel door - standard

Comments:

- Comment : The inspector shall inspect for: inoperative unit(s); door locks or side ropes that have not been removed or disabled; and deficiencies: installation; condition and operation of the garage door operator; automatic reversal during the closing cycle; electronic sensors;the control button; and the emergency release components .The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



Garage door operator operational

X			
---	--	--	--

H. Dryer Exhaust Systems

Comments:

- Could not fully inspect the dryer vent, it is obscured by cabinetry.
- Information note: The inspector shall inspect for: improper routing and length of vent pipe; inadequate vent pipe material; improper termination; the lack of a dryer vent system when provisions are present for a dryer; and damaged or missing exterior cover.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items

Photos



Side elevation



Not all garage area was accessible due to storage.



Rear elevation



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

About this accessibility inspection report

Various laws around the world require public accommodations to provide goods and services to people with disabilities on an equal basis with the rest of the general public. Businesses benefit from the patronage of all people. Those who own, lease, lease out, or operate places of public accommodation should have as a goal the identification and reduction of physical barriers to this patronage. This inspection report will help identify possible accessibility deficiencies in existing facilities.

Who must comply

Most laws regarding accessibility only regulate new construction and remodeling and do not oblige existing building owners to reduce barriers if such reduction is not readily achievable. This report does not cover all of the possible local, state, provincial and federal requirements regarding accessibility or barrier reduction. The information presented within this report was derived from a visual-only inspection of the property and is intended solely as informal guidance, and is not a determination of legal rights or responsibilities.

Conventions used in this report

Y = Yes. The statement is true and accessibility appears to be adequate.
N = No. The statement is false and accessibility appears to be deficient.
U = Unknown. Inspector did not determine accessibility
N/A = Not applicable.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	<ul style="list-style-type: none"> Observed corner of foundation slab cracked due to shear stress- Rear , Front- It is normal due to settling of concrete after some time of pouring. Concrete dries and settles which cause of corner chip off due to shear stress. It has no effect on rest of foundation of house. The corners should be examined periodically and if the crack worsens or the corner breaks off, then the brick veneer may lack proper support and repair would be needed. Recommend close all openings to avoid water intrusion.
Page 6 Item: B	Grading and Drainage	<ul style="list-style-type: none"> High soil level was observed at the foundation wall - front left , right side of the house, front right -A minimum of four inches of foundation wall should be exposed under brick veneer a minimum of six inches of foundation wall should be exposed under wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation and provide proper foundation exposure. Improvements should be undertaken by professional landscaper.
Page 11 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Observed hardy plank was chipped / damaged -Rear - recommend replace hardy plank to avoid water penetration or rodent activities.
Page 13 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> Broken tile observed - Master bathroom - Recommend replace broken tiles by professional as needed. Vinyl floor planks were separating/peeling off - Upper level bedroom -Recommend to repair floor as needed.
Page 14 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Self-closing hinges were not installed on the garage entry door as required by local building codes. It is considered a potential safety issue and should be installed.
ELECTRICAL SYSTEMS		
Page 18 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> White wire which is associated with the neutral wire was found to be installed on a hot breaker. This is considered unsafe due to no labeling or correct color coding. This wire is intended to be a hot wire with incorrect color coding. I recommend installing black electrical tape at both ends of this circuit to change the color for proper and safe identification.
Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> No GFCI (Ground fault circuit interpreter) receptacle installed - Garage - All kitchen, bathroom and outside receptacles should have GFCI installed to reduce the risk of shock and bring property to the standards. Recommended fixing by licensed electrician.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 23 Item: A	Heating Equipment	<ul style="list-style-type: none"> Unable to turn on furnace in heating mode for the upper level office room - Recommend further evaluation by licensed HVAC technician for the assessment of unit.
Page 29 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> Observed damaged insulation on the duct installed in the attic for heating and cooling system - it may cause of loose energy in the attic - Recommend replace or repair duct as needed by professional HVAC technician.

PLUMBING SYSTEM

Page 32 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> Observed leaking/dripping faucet - Kitchen - recommend replace / repair as needed by licensed plumber.
Page 33 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> Observed leak under the sink - Lower level bath- Recommend fix leak by licensed plumber.
Page 35 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> Observed water leak from hot line of the water heater - Recommended replacing / repairing by licensed plumber to avoid further damage. Observed exhaust vent installed for water heater was not securely strapped in attic - This may risk of separation of exhaust duct from water heater and burnt gases end up inside the attic if duct separates - Recommend strap should be securely screwed to avoid movement of exhaust.



Hot water temperature - optimum - Upper bathroom

APPLIANCES

Page 39 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> The disposal unit is leaking. We recommend contacting a licensed plumber to correct the leak.
-----------------	----------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!