

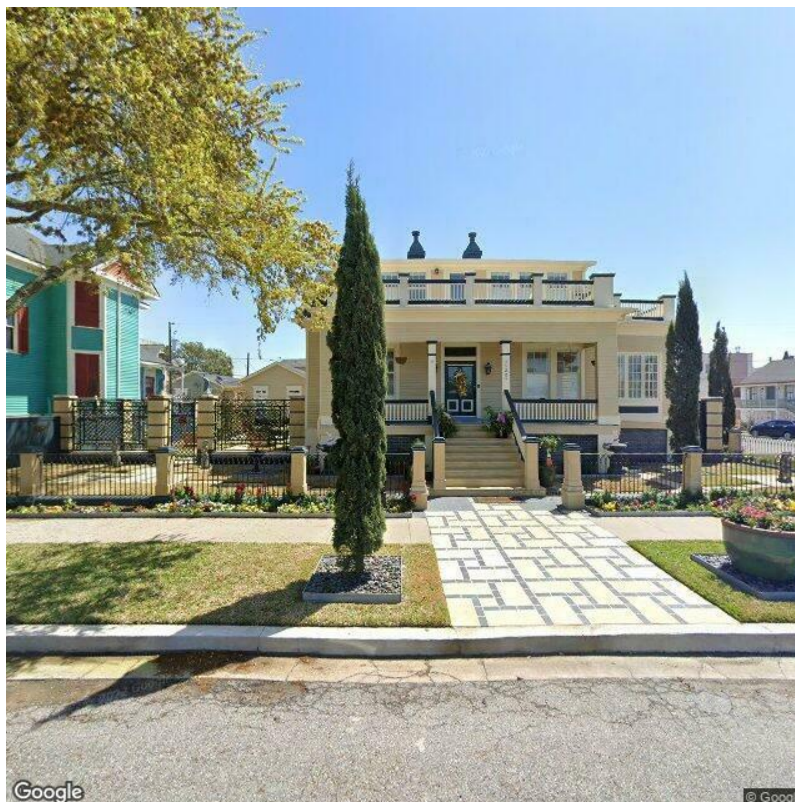


ANDERSON HOME INSPECTIONS

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<https://anderson-home-inspections.business.site>



ANDERSON HOME INSPECTIONS

1227 Avenue H Garage Apt and Game Room
Galveston, TX 77550



Inspector

Michael Anderson

Professional Home Inspector

4099969979

fftrand@gmail.com



PROPERTY INSPECTION REPORT FORM

John Greco <i>Name of Client</i>	11/30/2023 1:00 pm <i>Date of Inspection</i>
1227 Avenue H Garage Apt and Game Room , Galveston, TX 77550 <i>Address of Inspected Property</i>	
Michael Anderson <i>Name of Inspector</i>	Professional Home Inspector <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 (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

Time In: 1:30 P.M.

Time Out: 5:30 P.M.

Temperature: 60 - 70°F

Weather Conditions: Rain, Cloudy

Front Door: West

Occupancy: Occupied

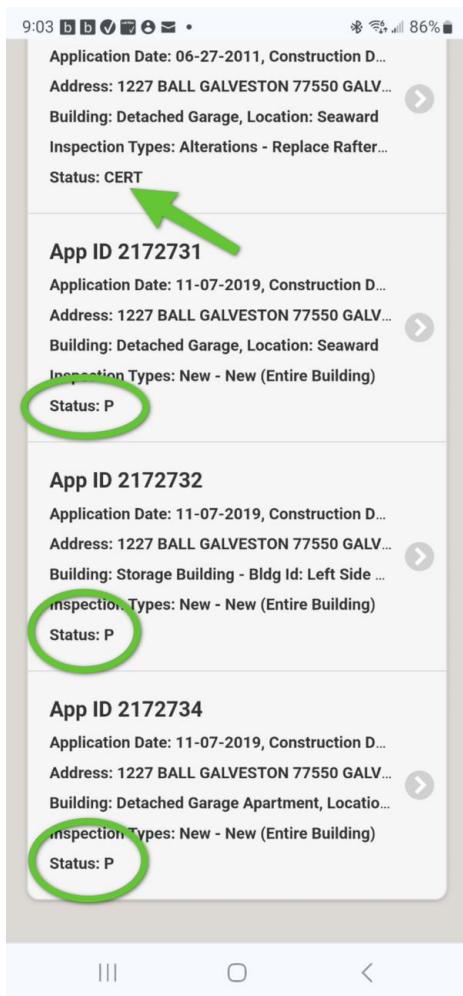
In Attendance: Buyer

Inspections Provided by this Inspector: Garage Apartment, Pool House/Game Room

Type of Building: Single Family

Certificate of Compliance :

On the Texas Department of Insurance website it stated that the detached garage, game room and garage apartment had a "pending" on the certification. Would recommend following up on the WPI8's or Certificate of Compliance's to ensure that everything was inspected.



Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walk through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the directional prospective of where the front door is located.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give me a call and we will go through the report and answer these questions. We are human and try to make as little mistakes as possible and I want to make sure that everything is done professionally and the proper verbiage is being used. Please do not hesitate to question anything that doesn't seem right because that just helps me stay accountable. I appreciate all of my clients and want feedback because that helps me get better at my job providing the best possible inspections.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. **A real estate inspection is not a technically exhaustive survey of the home and its**

systems. It is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) **anything buried, hidden, latent, or concealed**;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call my phone or email prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection and would like to arrange for a consultation with your inspector please call or email for a consultation. **If you choose not to consult with the inspector, Anderson Home Inspections cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If I am driving down the road giving you the highlights there may be something that I did not discuss**

but is listed in the report so please read the report so that you get a better understanding of anything and everything that was found. This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple may be used. This eliminates the exhaustive reporting of like defects. Also look at the pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. In the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. The word deficient does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore the box is marked if there is an issue in a certain area. It is my recommendation that if the deficient box is marked that you look into this section and see what was marked as it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair due to a safety concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair due to a Safety Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

New Construction:

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure. It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property-casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Plumbing:

During this inspection, the inspector will check the supply piping and drain lines for leaks and corrosion of the piping to be readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "foolproof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded. We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Lead-Based Paint:

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead-based paint can leach through other paint

coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead-based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead-based paint? We cannot tell you that it does or does not. Providing lead-based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

Occupied home:

The property was occupied or staged at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed, certain signs may be revealed; however, the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Inspection Method: Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 11/30/2023.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Structural Opinion: This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

Buyers Notice:

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad home, it just means that some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE ME A CALL FOR CLARITY. I would be happy to answer any questions you might have.

A. Foundations

Informational Note:

The following deficiencies (if any) with the **foundation** were observed on the day of the inspection of this structure and are noted below.

Foundation Statement:

Buyers Advisory Notice:

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 11/30/2023.

Type of Foundation(s): Slab on grade with cinder block walls and platform construction

The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement.

Foundation Viewed: Perimeter, Visual

First Impression:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your

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D=Deficient

I	NI	NP	D
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choice.

B. Grading and Drainage

Informational Note:

The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

C. Roof Covering Materials

Informational Note:

The following deficiencies (if any) with the **roof covering materials** were observed on the day of the inspection of this structure and are noted below.

Roof life span: Top Third

Types of Roof Covering: Composition

Viewed From: Roof

Texas Department of Insurance or TDI Certificate: 2019

Roof:

The roof covering materials appeared to be performing as intended with no significant issues observed on the day of the inspection.

Roof limitations:

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

D. Roof Structure and Attic

Informational Note:

The following deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

Viewed From: Attic

Approximate Depth Of Insulation: Spray foam

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Material: Wood

Type of Roof Decking: Unknown - Foamed

Type of Ventilation: No vents over game room and one passive vent over garage apartment

Attic and roof structure functionality :

The attic and roof structure appeared to be functioning properly on the day of the inspection.

E. Walls (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

Exterior Wall Covering Material: Cinder block, Fiber Cement Siding

Interior wall covering: Tile, Wood

1: Floor vents leaking

⦿ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The floor vents in the game room where leaking during the rain.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified general contractor.



F. Ceilings and Floors

Informational Note:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

Flooring :

The flooring throughout the home and game room appeared to be in good shape and functioning properly on the day of the inspection. There were no significant issues observed.

Ceiling:

There were no issues observed with the ceilings on the day of the inspection.

G. Doors (Interior and Exterior)

Informational Note:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

Door functionality :

The doors throughout the home appeared to all be functioning properly on the day of the inspection, there were no significant issues observed.

H. Windows

Informational Note:

The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

Windows: :

The windows were inspected by operating all accessible functional windows. They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hinges:

There were hinges which allow the bottom sash to be leaned inward for cleaning

Flashing Limitations:

The visible flashings were inspected however, there is are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

1: Window not accessible

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The window over the kitchen sink in the garage apartment cannot be accessed due to the placement of the kitchen faucet

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Hinge damaged

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were one or more of the hinges used to lean the bottom sashes inward that were damaged and recommended to be repaired.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen in garage apartment

I. Stairways (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Stairway/landing leaking

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The stairway/landing was leaking underneath the garage apartment which could cause premature wear of the wood framing. Recommend that the landing and the stairway runners be properly sealed.

Recommendation: Contact a qualified general contractor.

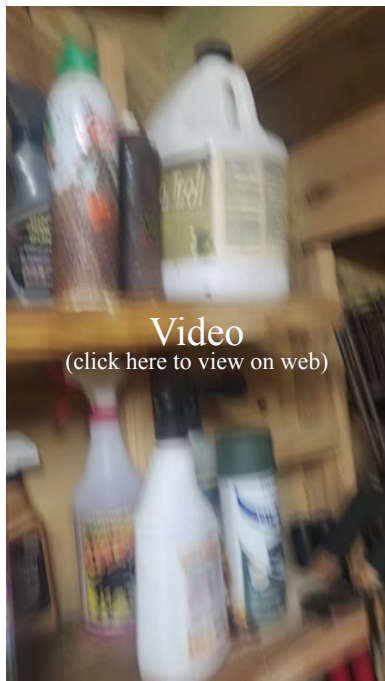
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Plywood covering on stairs

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The plywood covering on the interior stairway is making ground contact which will cause premature deterioration.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Informational Note:

The following **fireplaces and chimneys** were observed to operate properly under normal conditions on the day of the inspection of this structure and are noted below.

K. Porches, Balconies, Decks, and Carports

Informational Note:

The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

L. Sidewalks and Driveways

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Informational Note:

The following deficiencies (if any) with the **driveway/slab** were observed on the day of the inspection of this structure and are noted below.

M. Fences

Informational Note:

The following deficiencies (if any) with the **fences** were observed on the day of the inspection of this structure and are noted below.

Fence :

The fence appeared to be in generally good condition and functioning properly on the day of the inspection.

N. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Informational Note:

The following deficiencies (if any) with the **service entrance and panels** were observed on the day of the inspection of this structure and are noted below.

Service Entrance: Underground

Main Service Panel Location: Garage



Main Service Panel Manufacturer: Square D

Main Service Panel Amperage: 100 Amp

Panel Box:

The panel box located in the garage of the garage apartment is a subpanel that is fed from the panel box located at the Southwest corner of the crawlspace in the main home. There is a breaker in that panel marked "subpanel" same that is the fed for the garage apartment/game room

1: White wires require proper re-identification

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were white wires used as hot wires. Insulation on ungrounded conductors should be a continuous color other than white, gray, or green. There are exceptions that allow white or gray conductors which are part of the cable to be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

NEC 200.7

I=Inspected

NI=Not Inspected

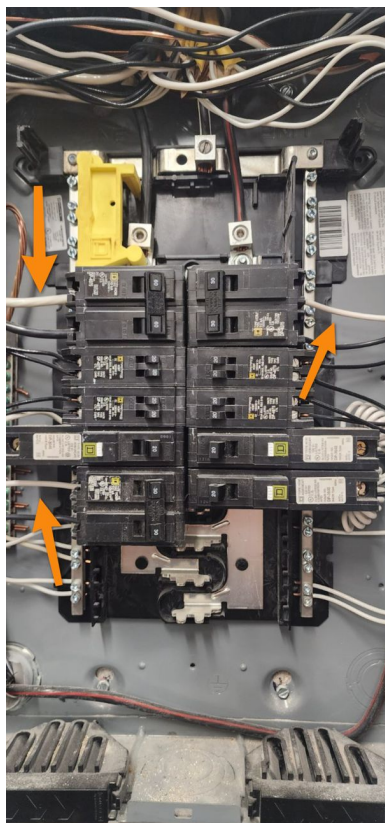
NP=Not Present

D=Deficient

I	NI	NP	D
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This is a "newer" requirement however it is a good safety upgrade that should be considered.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Informational Note:

The following deficiencies (if any) with the **branch circuits, connected devices, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Type of Wiring: Romex, Copper

1: GFCI receptacle faulty/damaged

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Outside game room to the right of stairs

There are one or more GFCI receptacles that are faulty and or damaged, recommend that they be replaced.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Right side of entry stairs to the game room

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C. Doorbell

Informational Note:

The following deficiencies (if any) with the **doorbell** were observed on the day of the inspection of this structure and are noted below.

Door bell operated properly at the time of inspection:

The door bell was tested and was functioning properly on the day of the inspection.

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D. Smoke, Fire and Carbon Monoxide Detectors

Informational Note:

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

It is recommended that the alarms be checked monthly along with replacing the batteries every six months to ensure they operate properly. They do make detectors now that have ten year batteries.

Smoke Alarms / Detectors: Smoke Alarms Information:

Smoke Alarms Information:

Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

Carbon Monoxide Detectors:

Carbon Monoxide Alarm Required

Attached garage and gas appliances present.

Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area.

E. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature Differential:

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents appeared to be acceptable (15°F - 22°F) at the time of inspection for the cooling components. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

Tool Used For Temperature Differential Reading: Milwaukee brand infrared laser

HVAC Information:

The HVAC system supplies both the garage apartment and the game room. The thermostat is located in the game room just outside of the half bathroom and is the only thermostat present

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A. Heating Equipment

Informational Note:

The following deficiencies (if any) with the **heating system** were observed on the day of the inspection of this structure and are noted below.

Brand : Trane



Approximate Year Built : 2019

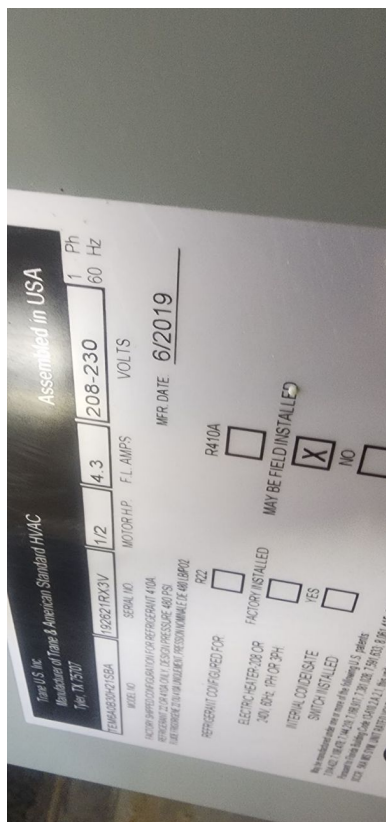
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of System : Forced Air Electric
Energy Source : Electric
Return air temperature reading : 62°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Average Supply Air Temperature : 94

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Functioning Properly :

The furnace/heater was tested under normal conditions and appeared to be functioning properly on the day of the inspection.

Lifespan:

It is impossible to predict the remaining lifespan of an HVAC system. It is recommended that the system be checked/serviced bi-annually by a qualified hvac technician which could help prolong its useful lifespan.

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B. Cooling Equipment

Informational Note:

The following deficiencies (if any) with the **cooling system** were observed on the day of the inspection of this structure and are noted below.

It is recommended that as yard work and maintenance are done around the home that you take a water hose and wash the coils of your condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

Cleanout/Primary Condensate Line(s):

It is recommended that as a preventative maintenance that bleach or another form of cleaner be poured down the condensate drain line a few times a year to prevent algae buildup in the line that could cause a backup. It only takes approximately 1-2 cups each time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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AC drain line under bathroom sink

Type of System(s): Central Air Conditioner

Brand Exterior : Trane

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exterior year of manufacture for upstairs: 2019

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate Condensing Unit BTU/Tonnage for upstairs: 2.5 TON

Type of Freon for upstairs: R-410A

Brand of interior : Trane



Interior year of Manufacture : 2019

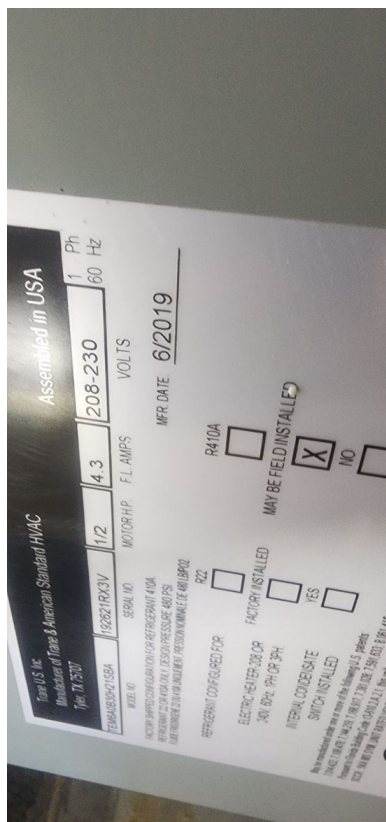
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Return air temperature reading: 78°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Average Temperature at Supply: 57°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Temperature Differential : 21° -

The temperature differential is found using a Seek brand thermal imager.

Secondary drain pan overflow terminates : North

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cooling System:

The cooling components appeared to be functioning properly on the day of the inspection.

Lifespan :

It is impossible to predict the remaining lifespan of an air conditioning unit. On average exterior units last approximately 7-12yrs however this can vary if the unit is in close proximity to the beach. It is recommended that the system be checked annually by a qualified hvac technician which could help prolong its useful lifespan.

C. Duct Systems, Chases, and Vents

Informational Note:

The following deficiencies (if any) with the **duct, chases, and ventilation system** were observed on the day of the inspection of this structure and are noted below.

Duct disclaimer:

In the Texas hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

Filter location: Ceiling Mounted

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Filter Size: 12 x 12 x 1, 14x25x1

Filter Replacement :

It is recommended that the air filters be replaced regularly to prevent debris buildup which hinders the air flow through the system. This can cause issues with the efficiency of the unit along with the possibility of freezing the coil due to a lack of air flow.

Ductwork functionality :

The ducts, ductwork and vents all appeared to be functioning properly on the day of the inspection.

D. Other

I=Inspected

NI=Not Inspected

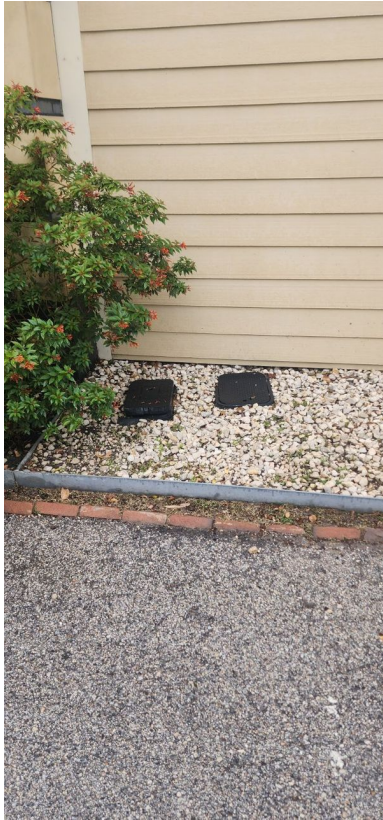
NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

Location of Water Meter: Alley



Location of Water Supply Valve(s): Under stairway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Static Water Pressure Reading: 50 to 55 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Plumbing Supply, Distribution Systems, and Fixtures

Informational Note:

The following deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Water flow:

The functional flow was tested by running water in two or more fixtures simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

Supply/Distribution Piping Material: CPVC, PVC

Plumbing Limitations:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

1: No anti-siphon

I=Inspected

NI=Not Inspected

NP=Not Present

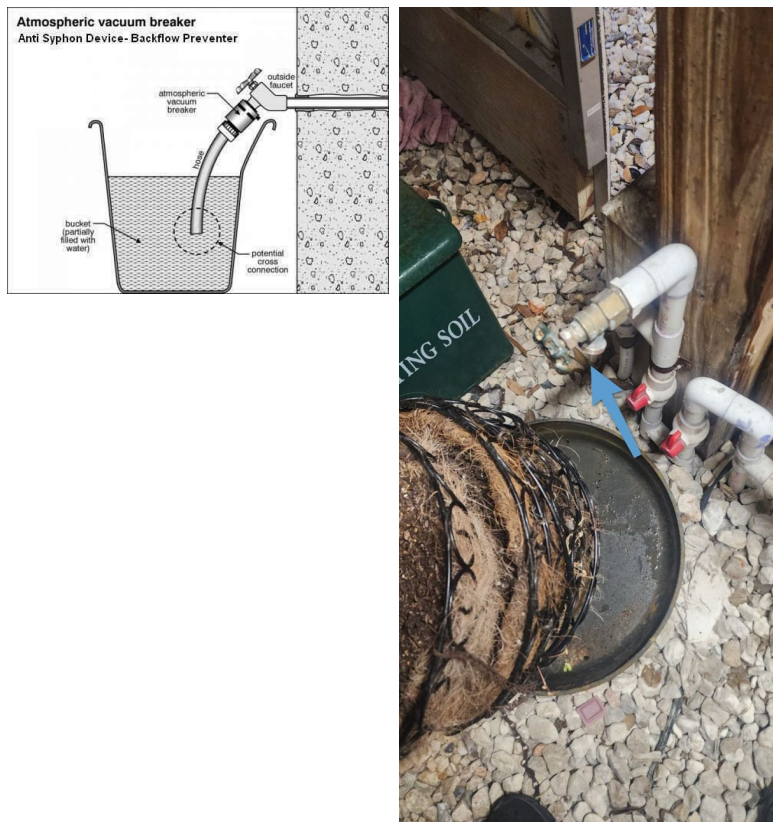
D=Deficient

I NI NP D

Maintenance Items/FYI/Minor Defects

Water hose bib's (spigots) on the exterior of the home should have anti-siphon/ back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters.

Recommendation: Contact a handyman or DIY project



2: Plumbing supply lines need insulation.

Maintenance Items/FYI/Minor Defects

The exterior water supply lines are recommended to be insulated to prevent freezing in the winter months.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Informational Note:

The following deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible as we have no knowledge of the material that is underground.

Type of Drain Piping Material: PVC

Location of Main Clean-out: Southeast corner of alley

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drains, drain waste lines and drain waste vents functionality :

The drains, drain waste lines and drain waste vents all appeared to be functioning as intended on the day of the inspection.

C. Water Heating Equipment

Informational Note:

The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

Annual Maintenance Flush:

<https://www.bestpickreports.com/blog/post/hot-water-heater-maintenance-what-you-can-and-cant-do-on-your-own/>

Location: Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Brand: Rheem

Approximate Year Built: 2019

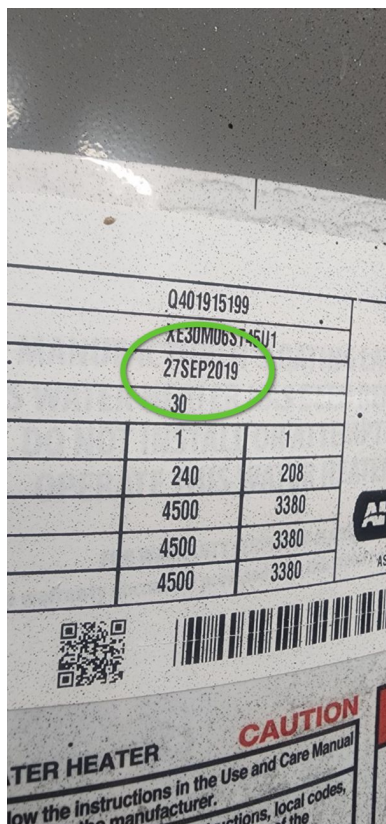
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Source: Electric
 Gallon Capacity: 30 Gallons
 Expansion Tank Applied: N/A
 Recommend Flood Stop Valve:

It is recommended that you consider installing a [flood stop](#) valve on water heaters that are installed in an attic or an area where they are not easily seen so that if there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

Temperature Pressure Relief Valve(s) Plumbed: Yes
 Cold Water Supply Shut Offs: Yes
 Discharge locations: Garage

D. Hydro-Massage Therapy Equipment

Informational Note:
 The following deficiencies (if any) with the **hydro-massage therapy equipment** were observed on the day of the inspection of this structure and are noted below.

E. Gas Distribution System and Gas Appliances

Informational Note:
 The following deficiencies (if any) with the **gas supply system** were observed on the day of the inspection of this structure and are noted below.

Location of Gas Meter: No Gas/No Meter Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Gas Distribution Piping: None

Gas shut off to home: N/A

Bonded: N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine [life expectancy](#) of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

A. Dishwashers

Informational Note:

The following deficiencies (if any) with the **dishwasher** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Not Present

Secured to cabinet: N/A

High loop, trap or air gap: N/A

B. Food Waste Disposers

Informational Note:

The following deficiencies (if any) with the **food waste disposer** were observed on the day of the inspection of this structure and are noted below.

Manufacturer : Not Present

C. Range Hood and Exhaust Systems

Informational Note:

The following deficiencies (if any) with the **range hood and exhaust system** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Summit

Exhaust Hood Type: Recirculating Microwave Vent Hood

Range Hood Operational:

The recirculating style exhaust vent fan in the microwave appeared to be functioning properly on the day of the inspection.

D. Ranges, Cooktops, and Ovens

Informational Note:

The following deficiencies (if any) with the **ranges, cooktops, and ovens** were observed on the day of the inspection of this structure and are noted below.

Range, Cook Top or Oven Manufacturer: Summit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Range/Cook Top/Oven Energy Source: Electric

Gas Shut Off: N/A - Electric Range

Oven temperature :

The electric stovetop burners were also functioning properly on the day of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



ANTI-TIP Device: N/A

E. Microwave Ovens

Informational Note:

The following deficiencies (if any) with the **microwave oven** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Summit



Microwave Operable:

The microwave was tested by running on "Cook" mode for a minutes time and heating up a cup of water. The appliance appeared to be functioning properly at the time of inspection. No reportable conditions were present unless otherwise noted in this report.

F. Mechanical Exhaust Vents and Bathroom Heaters

Informational Note:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The following deficiencies (if any) with the **mechanical exhaust vents and bathroom heaters** were observed on the day of the inspection of this structure and are noted below.

1: Exhaust fan not operating

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more exhaust fans that are loud or not operating in the home that should be repaired or replaced.

Recommendation: Contact a qualified electrical contractor.



Garage apartment bathroom

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G. Garage Door Operators

Informational Note:

The following issues (if any) were observed with the garage door on the day of the inspection.

Manufacturer: LiftMaster

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage Door Operator(s) was/were operating:

The garage door operator(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

1: RESITANCE TEST FAILED

▲In Need of Immediate Attention or Repair or Saftey Concern

The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing door; photoelectric eyes and the ability to auto reverse when met with resistance. This is typically an adjustment of the "Force Close" setting on the rear of the opener (if present). Recommend repairs as needed by a garage door company.

Recommendation: Contact a qualified garage door contractor.

2: Locks need to be disabled

▲In Need of Immediate Attention or Repair or Saftey Concern

The garage door lock(s) is/are still in service, we strongly recommend that the locks on the garage door be disabled.

Disabling the locks on the garage door will assure that the garage door does not get locked from the inside and someone accidentally hits the garage door opener and damages the components of the garage door, or worse causing injury to anyone near the door while it is opening. The locks could also trap a person inside the garage if the door to the house is locked and they are too small or not familiar with how to unlock the garage door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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You must disable the garage door lock mechanism when a garage door opener is installed on the door so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated!

You may not want to do anything permanent. A bolt through the latch bar so it cannot engage in the track is fine. You may have to drill a hole through the latch to accomplish this. You may also use a small padlock instead of a bolt.

Since local building codes are so finicky, I wouldn't doubt that some areas might even require a "permanent" disabling of the locking mechanism.

see page three of this [PDF Link](#)

Recommendation: Contact a qualified professional.



On both sides

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H. Dryer Exhaust Systems

Informational Note:

The following deficiencies (if any) with the **dryer exhaust system** were observed on the day of the inspection of this structure and are noted below.

Dryer Vent Location: N/A

Dryer Vent should be cleaned annually:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The dryer vent should be [cleaned](#) at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

I. Refrigerator

Informational Note:

The following deficiencies (if any) with the **Refrigerator** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Summit



1: Freezer needs to be thawed

[Maintenance Items/FYI/Minor Defects](#)

The upper freezer section of the minute 1 mini fridge was frozen over Sam's needs to be thawed.

Recommendation: Recommended DIY Project



J. Washer and Dryer

Informational Note:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The following deficiencies (if any) with the **washer and dryer**, were observed on the day of the inspection of this structure and are noted below.

Brand: None Present

L. Wine Cooler

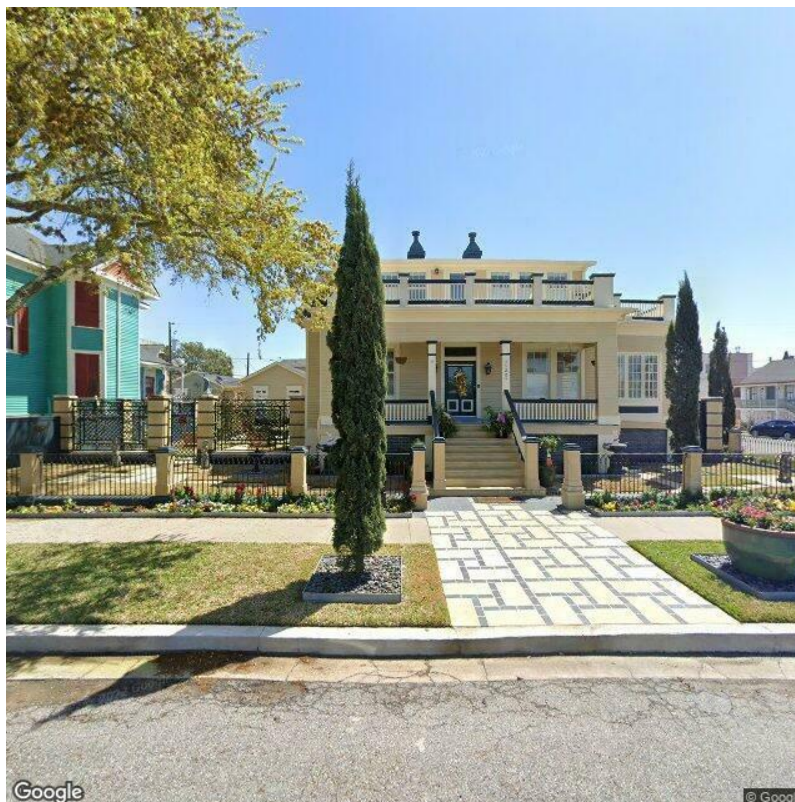


ANDERSON HOME INSPECTIONS

4099969979

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<https://anderson-home-inspections.business.site>



ANDERSON HOME INSPECTIONS

1227 Avenue H
Galveston, TX 77550



Inspector

Michael Anderson
Professional Home Inspector

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PROPERTY INSPECTION REPORT FORM

John Greco <i>Name of Client</i>	11/30/2023 9:30 am <i>Date of Inspection</i>
1227 Avenue H, Galveston, TX 77550 <i>Address of Inspected Property</i>	
Michael Anderson <i>Name of Inspector</i>	Professional Home Inspector <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 (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

Time In: 9:30 A.M.

Time Out: 2:30 P.M.

Temperature: 60 - 70°F

Weather Conditions: Rain, Cloudy

Front Door: North

Occupancy: Occupied

In Attendance: Buyer

Inspections Provided by this Inspector: Home Inspection

Type of Building: Single Family

Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walk through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the directional perspective of where the front door is located.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give me a call and we will go through the report and answer these questions. We are human and try to make as little mistakes as possible and I want to make sure that everything is done professionally and the proper verbiage is being used. Please do not hesitate to question anything that doesn't seem right because that just helps me stay accountable. I appreciate all of my clients and want feedback because that helps me get better at my job providing the best possible inspections.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. **A real estate inspection is not a technically exhaustive survey of the home and its systems. It is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.** The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;

(ii) elevators;

(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

(iv) **anything buried, hidden, latent, or concealed;**

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;

(ii) deficiencies from abuse, misuse or lack of use;

(iii) changes in performance of any component or system due to changes in use or occupancy;

(iv) the consequences of the inspection or its effects on current or future buyers and sellers;

(v) common household accidents, personal injury, or death;

(vi) the presence of water penetrations; or

(vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call my phone or email prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection and would like to arrange for a consultation with your inspector please call or email for a consultation. **If you choose not to consult with the inspector, Anderson Home Inspections cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If I am driving down the road giving you the highlights there may be something that I did not discuss but is listed in the report so please read the report so that you get a better understanding of anything and everything that was found.**

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple may be used. This eliminates the exhaustive reporting of like defects. Also look at the pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. The word deficient does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore the box is marked if there is an issue in a certain area. It is my recommendation that if the deficient box is marked that you look into this section and see what was marked as it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair due to a safety concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair due to a Safety Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

New Construction:

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property-casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Plumbing:

During this inspection, the inspector will check the supply piping and drain lines for leaks and corrosion of the piping to be readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home

inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "foolproof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded. We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Lead-Based Paint:

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead-based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead-based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead-based paint? We cannot tell you that it does or does not. Providing lead-based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

Occupied home:

The property was occupied or staged at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed, certain signs may be revealed; however, the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Inspection Method: Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 11/30/2023.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Structural Opinion: This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

Buyers Notice:

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad home, it just means that some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE ME A CALL FOR CLARITY. I would be happy to answer any questions you might have.

A. Foundations

Informational Note:

The following deficiencies (if any) with the **foundation** were observed on the day of the inspection of this structure and are noted below.

Foundation Statement:

Buyers Advisory Notice:

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 11/30/2023.

Type of Foundation(s): Pier & Beam - Crawlspace

The foundation of this home at the time of inspection appeared to be:: In the inspectors opinion the foundation did appear to be functioning as intended on the day of the inspection without any obvious adverse conditions present

Foundation Viewed: Crawlspace

Certificate of Compliance :

There was an application for foundation work however the Texas Department of Insurance website states that it was cancelled. Would recommend following up as to why or if any work had been completed.

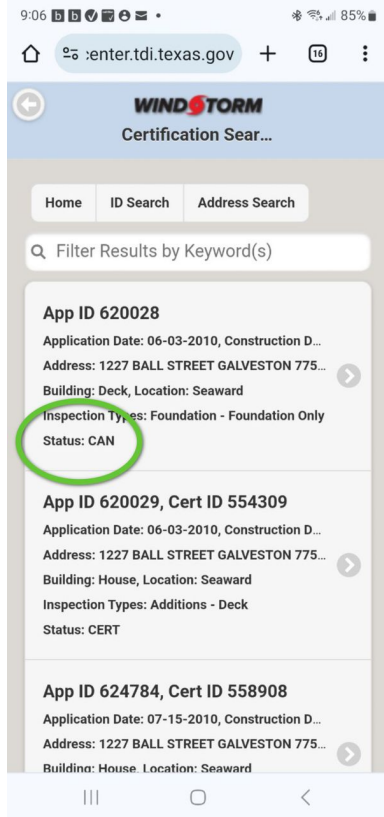
I=Inspected

NI=Not Inspected

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I NI NP D



First Impression:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Crawl Space There is little or no ventilation .(CODE)

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

This home has little to no ventilation to the crawl space at one or more areas around the home. We recommend that added ventilation be installed to help the ground under the home dry out if it gets wet and to help keep air circulating to prevent microbial growth under the home.

Ventilation requirements in the crawlspace area are as follows:

There should be 1sq" for every 150sq ft of living space.

I=Inspected

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D=Deficient

I NI NP D

The vents should have at least a 2" distance above the soil so that water does not breach the vent and enter the crawl space when there is a heavy rain.

International Code Council requirements on Crawlspace Venting:

R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m2) for each 1,500 square feet (140 m2) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

R408.2 Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm) thick.

Exception: The total area of ventilation openings shall be permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is covered with an approved Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

Recommendation: Contact a qualified professional.

B. Grading and Drainage

Informational Note:

The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

Gutters were present:

There were gutters present on the home to help flow storm water away from the home and it's foundation.

1: Gutter needs extension

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

They were one or more of the gutters around the perimeter of the home that needed extensions to prevent water from sloping back towards the foundation.

Recommendation: Contact a qualified gutter contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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East

C. Roof Covering Materials

Informational Note:

The following deficiencies (if any) with the **roof covering materials** were observed on the day of the inspection of this structure and are noted below.

Roof life span: Middle Third

Types of Roof Covering: Composition, Rubber Membrane, Roll

Viewed From: Roof

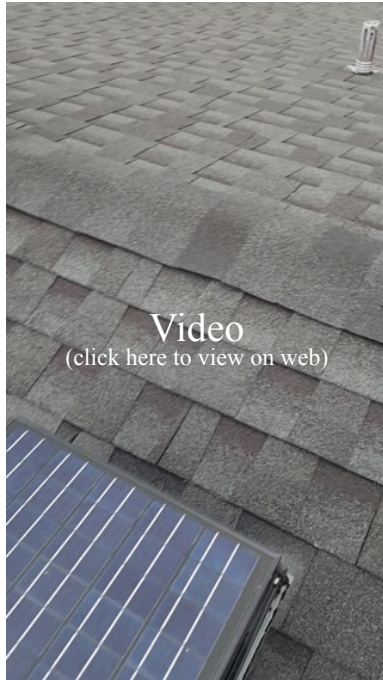
I=Inspected

NI=Not Inspected

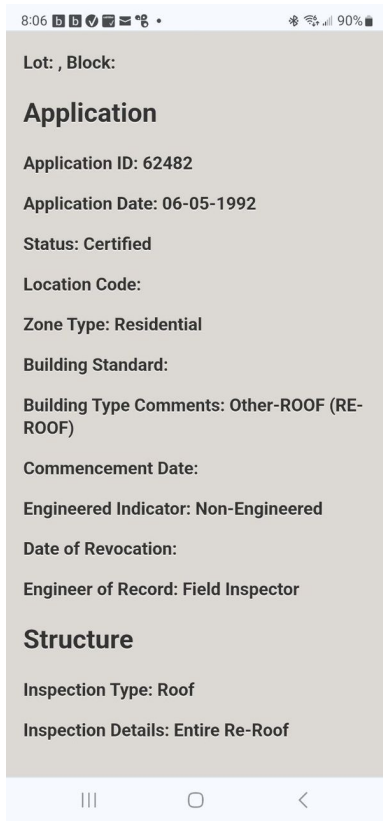
NP=Not Present

D=Deficient

I NI NP D



Texas Department of Insurance or TDI Certificate: 2011



Flat Roof Age: First third
Roof limitations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

1: Flashing lifted on chimney

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The flashing was lifted at the Southeast corner of the East side chimney. Recommend that the flashing be secured and sealed to help prevent water intrusion.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Informational Note:

The following deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

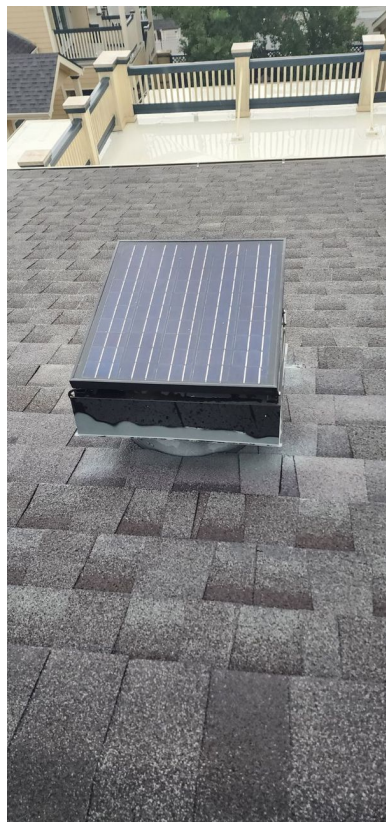
Viewed From: No access due to the small hatch and placement of the bed

Approximate Depth Of Insulation: Unknown was not able to access

Material: Wood

Type of Roof Decking: Unknown

Type of Ventilation: Solar exhaust vents



E. Walls (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

Exterior Wall Covering Material: Wood siding, Brick

Interior wall covering: Drywall, Brick

Wood Siding:

As a preventative all areas including the bottoms of the wood siding should be kept sealed and painted to prevent moisture from causing damage to the material.

Wood Siding :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

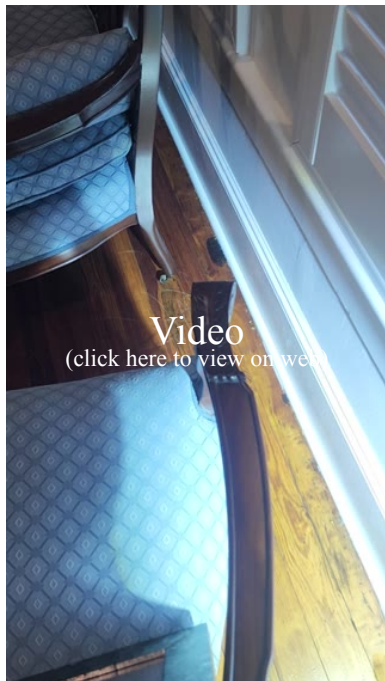
Wood siding has a tendency to soak or wick up moisture and sometimes can go unnoticed as it may not be visible without probing. The siding was observed and there were a few areas found to be deteriorated however there are likely others that may not have been documented as it is difficult to visually decipher without probing.

1: Evidence of Water Intrusion or moisture damage

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were areas of the interior walls that showed possible moisture water damage. Recommend that these areas be further evaluated and repaired as needed.

Recommendation: Contact a qualified general contractor.



2nd Floor West Bedroom Southwest

F. Ceilings and Floors

Informational Note:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

1: Moisture staining on the ceiling

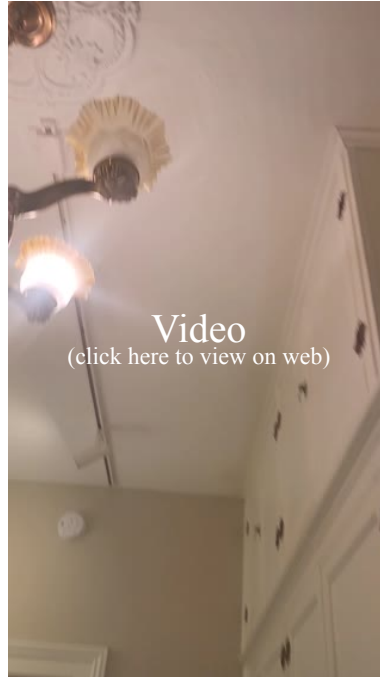
☹Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There is moisture staining on the ceiling located in the hallway outside of the master bedroom. This area is beneath the South side second floor balcony door indicating that this may be where the moisture is coming from, recommend further evaluation.

Recommendation: Contact a qualified general contractor.



Hallway leading to master bedroom



G. Doors (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

1: Door out of square and hits the frame

☹Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more doors in this home that are out of square and hit the frame when closed. These doors could use adjustments so that they close properly.

I=Inspected

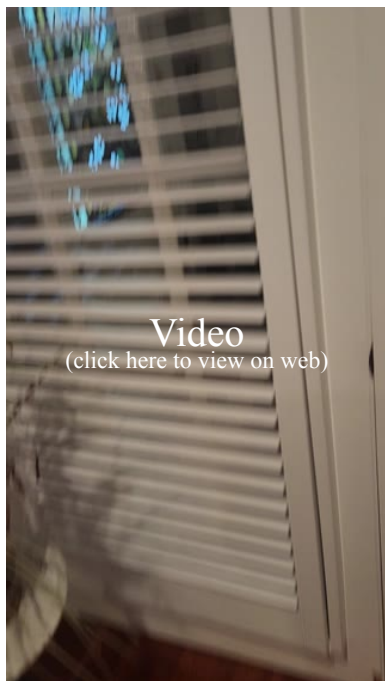
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified general contractor.



2: Door Sticks

[🔗 Maintenance Items/FYI/Minor Defects](#)

Front entry door

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project

H. Windows

Informational Note:

The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

Windows: :

The windows were inspected by operating all accessible functional windows. They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flashing Limitations:

The visible flashings were inspected however, there is are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

1: Locks are missing/damaged on windows

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more windows that have latch hardware that is either damaged or missing.

Recommendation: Contact a qualified professional.



Missing lock at living room Southeast corner



Living room, locks do not lineup to engage

2: Painted/caulked Shut

▲ In Need of Immediate Attention or Repair or Safety Concern

All

All of the windows are painted/caulked shut. Recommend at minimum the master bedroom have one functional window for means of second means of egress for fire safety.

All of the chains, pulleys and counterweights were functional

Recommendation: Contact a qualified window repair/installation contractor.

3: Glazing compound needs repair (wood windows)

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The glazing compound on the wood windows needs repaired in one or more areas. This will help eliminate air leaks between the exterior and interior of the home. When reapplying glazing compound to wood windows it is important to clean the muttons thoroughly and treat with linseed oil let dry and then reapply glazing compound.

Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. Stairways (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

Stairway(s) Functionality :

The stairways at the home appeared to be functioning properly on the day of the inspection. The stairs had the proper tread depth, height, headroom, graspable handrail along with lighting for safety.

J. Fireplaces and Chimneys

Informational Note:

The following **fireplaces and chimneys** were observed to operate properly under normal conditions on the day of the inspection of this structure and are noted below.

Informational Note 2:

The following deficiencies (if any) with the **fireplaces and chimneys** were observed on the day of the inspection of this structure and are noted below.

I do NOT light a fire in the fireplace during a VISUAL home inspection and that is beyond the scope of this type of inspection and our insurance has strict rules forbidding inspectors from lighting fires and pilot lights or turning on gas valves on appliances at the time of inspection. It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects and that a fireplace will burn properly. The NFPA (National Fire Protection Association) recommends that all chimneys be inspected before buying or selling a home. In our opinion this is a prudent recommendation. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing of escrow.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<http://www.csia.org/>

1: Chimney Liner Dirty

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.

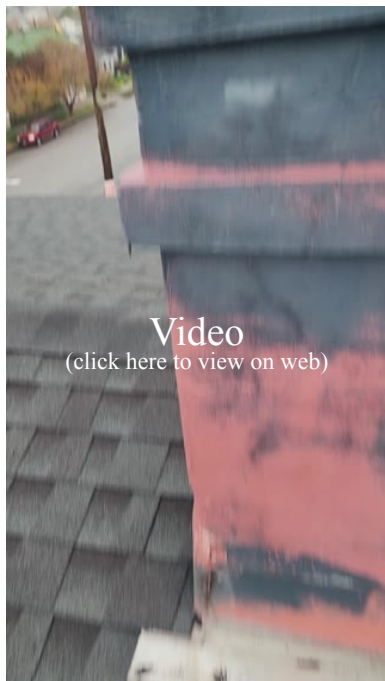


2: Chimneys need repaired

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The chimneys up on the roof were in need of repair. There were areas of the concrete that were cracking and are recommended to be replastered. There were also areas where the metal was rusting.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

Informational Note:

The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Functionality :

The decks and balconies all appeared to be functioning properly on the day of the inspection.

L. Sidewalks and Driveways

Informational Note:

The following deficiencies (if any) with the **driveway/slab** were observed on the day of the inspection of this structure and are noted below.

Driveway and Sidewalk:

The driveway was functioning as intended on the day of the inspection, there were no significant issues observed.

M. Fences

Informational Note:

The following deficiencies (if any) with the **fences** were observed on the day of the inspection of this structure and are noted below.

N. Detached Garage

Informational Note:

The following deficiencies (if any) with the **DETACHED GARAGE** were observed on the day of the inspection of this structure and are noted below.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Informational Note:

The following deficiencies (if any) with the **service entrance and panels** were observed on the day of the inspection of this structure and are noted below.

Service Entrance: Overhead

Main Service Panel Location: Southwest corner of detached garage



Main Service Panel Manufacturer: Eaton

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Main Service Panel Amperage: 200 Amp

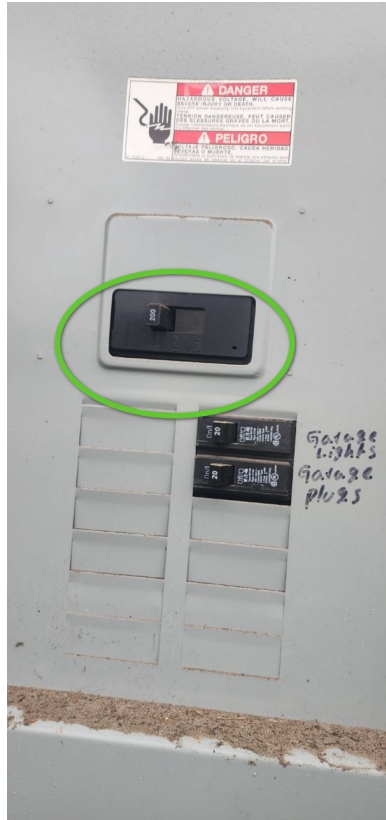
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



First Sub-Panel Location: Southwest corner of the crawlspace

First Sub-Panel Manufacturer: Square D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



First Sub-Panel Amperage: 200 Amp

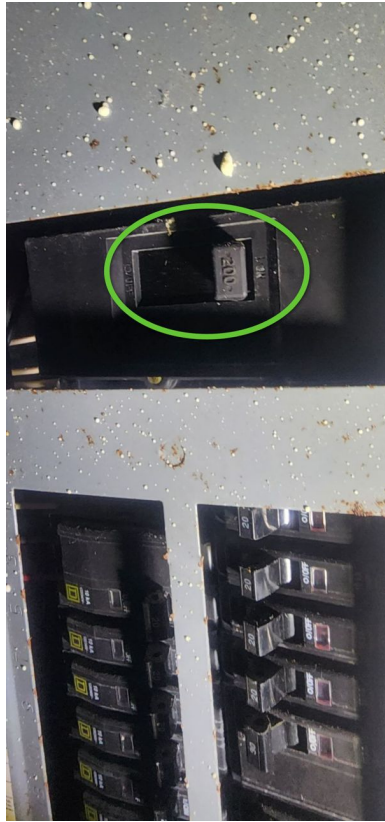
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Second Sub-Panel Location: West side of the crawlspace fed by the Southwest subpanel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Second Sub-Panel Manufacturer: Square D

Second Sub-Panel Amperage: 80 amp

Electrical panel information:

The main service panel and incoming lines are located at the Southwest corner of the detached garage. The lines then run to a subpanel box located at the Southwest corner of the crawlspace. This box supplies two other subpanel boxes: one to the right in the crawlspace and the other is the subpanel box for the garage apartment/game room.

1: White wires require proper re-identification

⚠️ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were white wires used as hot wires. Insulation on ungrounded conductors should be a continuous color other than white, gray, or green. There are exceptions that allow white or gray conductors which are part of the cable to be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

NEC 200.7

This is a "newer" requirement however it is a good safety upgrade that should be considered.

Recommendation: Contact a qualified electrical contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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First subpanel box at Southwest corner of crawlspace

2: Recommend AFCI Breakers be installed

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Two subpanel boxes on main home in crawlspace

The current Standards of Practice requires the inspector to mark as deficient missing arc-fault protection breakers in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas. As codes have changed over the years for improvements the addition of AFCI breakers was implemented into today's standards.

THIS WAS NOT A CODE AT THE TIME OF THE BUILD OR INSTALLATION IT IS A RECOMMENDED UPGRADE FOR SAFETY REASONS

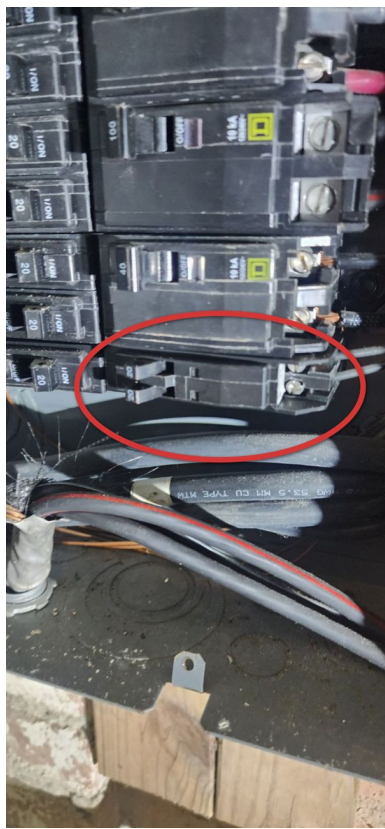
Recommendation: Contact a qualified electrical contractor.

3: Knockout not pulled

🔴 In Need of Immediate Attention or Repair or Safety Concern

The bottom left double breaker on the first subpanel at the Southwest corner of the crawlspace was covered by the service front because the knockout was not removed. Highly recommend that a qualified electrician remove the knockout so the breaker functions properly.

Recommendation: Contact a qualified electrical contractor.



First subpanel box at Southwest corner of crawlspace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Service front not secured

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The service front cover on the first subpanel box at the Southwest corner of the crawlspace is not properly secured as the service lines hinder the cover from being properly fastened. Recommend a qualified electrician properly secure the service front cover

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Informational Note:

The following deficiencies (if any) with the **branch circuits, connected devices, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Type of Wiring: Romex, Copper

1: Bathrooms missing GFCI

⚠️In Need of Immediate Attention or Repair or Safety Concern

There were receptacles or outlets in the bathrooms that were not under the protection of GFCIs for safety against shock, recommended a qualified electrician add GFCI receptacles for safety.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Bathroom

2: GFCI now required at all exterior receptacles

⚠️In Need of Immediate Attention or Repair or Safety Concern

Back porch Both wall and second floor balcony on North side

Under the current code, GFCI receptacles are required at all exterior receptacles for safety. **THIS WAS NOT A CODE AT THE TIME OF THE BUILD OR INSTALLATION IT IS RECOMMENDED AS IT IS A SAFETY HAZARD.**

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Back porch

3: Ungrounded Receptacles

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are ungrounded three prong receptacles in this home. It is recommended they be properly grounded or restored to their original two prong configuration.

In areas where the receptacle have been "upgraded" to the newer three prong type without ever upgrading the ground wire.

These receptacles should be:

- (1) returned to "two-prong" type receptacles;
- (2) have GFCI receptacles installed; or,
- (3) be rewired to include a ground wire; all by a licensed electrical contractor.

Depending on the capabilities of the electrical panel for these circuits, it may be possible to change the circuit breakers to dual function AFCI/GFCI type breakers and then any 3-prong receptacles on those circuits could be labeled "ungrounded" as required. Discuss this option with the licensed electrical contractor as there are many variables to this solution.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

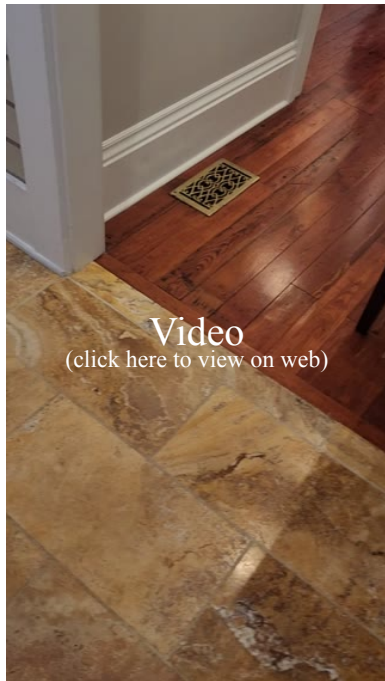
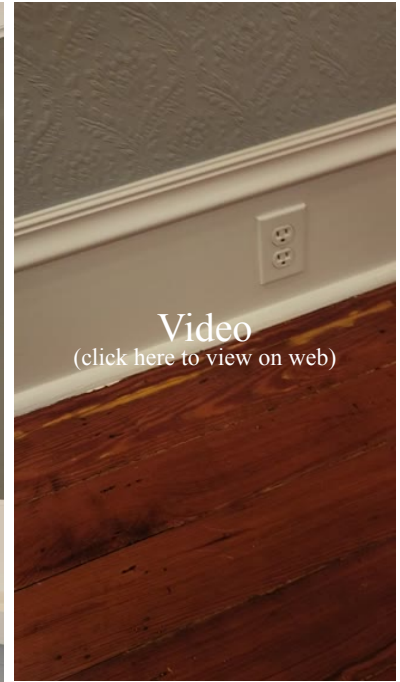
I NI NP D



Living Room in cubby for entrainment center



Living Room above fireplace



4: Tamper Resistant

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Although it was likely not a code at the time of the build the new Standard Operating Procedures require the inspector to mark as deficient if the receptacles are not tamper resistant 5'6" and below.

THIS WAS NOT A CODE AT THE TIME OF BUILD OR INSTALLATION HOWEVER IT IS A RECOMMENDED UPGRADE FOR SAFETY REASONS.

Recommendation: Contact a qualified electrical contractor.

5: Light Inoperable

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

One or more lights are not illuminating . New light bulb is needed this could be also be an issue with the switch or the fixture, we recommend changing the bulb first which in most cases is the issue.

Recommendation: Contact a qualified electrical contractor.



Master Bathroom



2nd Floor West Bedroom



2nd Floor Bathroom

6: GFCI receptacle faulty/damaged

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more GFCI receptacles that are faulty and or damaged, recommend that they be replaced.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor West Bathroom

7: Exposed Ends & Splices

⚠ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

PICTURED WAS NOT OBSERVED TO BE LIVE

Recommendation: Contact a qualified electrical contractor.

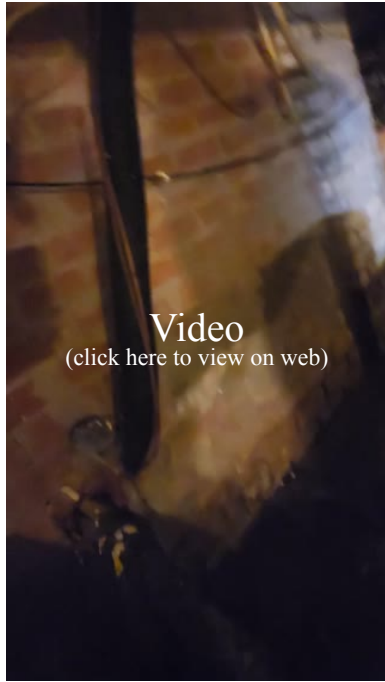
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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8: Cover plates missing on junction boxes

[🔧 Maintenance Items/FYI/Minor Defects](#)

There are one or more cover plates missing on junction box(s).

It is recommended that cover plates be installed for safety.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Crawlspace

9: Light fixture needs a cover and globe

[🔧 Maintenance Items/FYI/Minor Defects](#)

Upstairs East and West closets

There are one or more light fixtures throughout the home that need a cover over the junction box and a globe installed over the light.

Recommendation: Contact a qualified electrical contractor.

10: Low voltage/wiring issue

[⚠️ In Need of Immediate Attention or Repair or Safety Concern](#)

In the Northwest addition off of the kitchen there were four outlets that had low voltage readings. It is recommended that a qualified electrician further evaluate this circuit.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

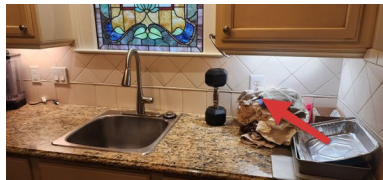


11: GFCI missing near sink

▲In Need of Immediate Attention or Repair or Safety Concern

There was an outlet missing a GFCI next to the sink in the room between the kitchen and laundry room. Recommend that one be added for safety

Recommendation: Contact a qualified electrical contractor.



12: Light on shower needs secured

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The light fixture in the upstairs shower needs secured so it does not allow humid air or moisture to enter in the junction box.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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C. Doorbell

Informational Note:

The following deficiencies (if any) with the **doorbell** were observed on the day of the inspection of this structure and are noted below.

Door bell operated properly at the time of inspection:

The door bell was tested and was functioning properly on the day of the inspection.

-
-
-
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D. Smoke, Fire and Carbon Monoxide Detectors

Informational Note:

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

It is recommended that the alarms be checked monthly along with replacing the batteries every six months to ensure they operate properly. They do make detectors now that have ten year batteries.

Smoke Alarms / Detectors: Smoke Alarms Information:

Smoke Alarms Information:

Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Carbon Monoxide Detectors:
Carbon Monoxide Alarm Required

Attached garage and gas appliances present.
Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area.

1: Code for Smoke/CO/Fire Alarms

▲In Need of Immediate Attention or Repair or Safety Concern
Smoke and carbon monoxide detectors missing in some of these areas

R314.3 Location.

Smoke alarms are required to be in each sleeping room, and immediately outside of each sleeping room.

R314.5 Interconnection.

Where more than one smoke alarm is required, to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R315.1 Carbon monoxide alarms.

An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Recommendation: Contact a handyman or DIY project

E. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature Differential:

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents appeared to be acceptable (15°F - 22°F) at the time of inspection for the cooling components. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

Tool Used For Temperature Differential Reading: Milwaukee brand infrared laser

A. Heating Equipment

Informational Note:

The following deficiencies (if any) with the **heating system** were observed on the day of the inspection of this structure and are noted below.

Brand Upstairs (located in closet off of East bedroom): Amana



Approximate Year Built Upstairs: 2014

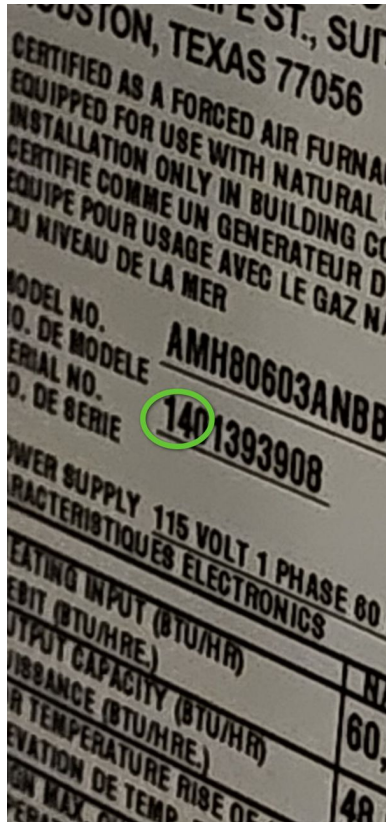
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NI=Not Inspected

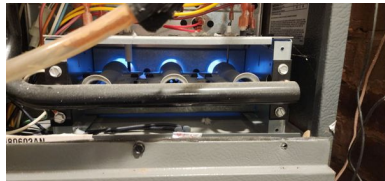
NP=Not Present

D=Deficient

I NI NP D



Type of System Upstairs: Gas-Fired Heat



Energy Source Unit Upstairs: Natural Gas

Return air temperature reading upstairs: 70

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Average Supply Air Temperature : 118°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of system downstairs(located in crawlspace): Electric forced air
Energy Source for downstairs: Electric
Brand of furnace downstairs: Rheem



Downstairs furnace year of manufacture: 2008
Return Air for downstairs: 69°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Supply Air for downstairs: 103°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of system downstairs master bedroom(located in laundry room closet): Natural Gas forced air

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Energy Source for downstairs master bedroom: Natural Gas
Brand of furnace downstairs master bedroom: Weather King*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Downstairs master bedroom furnace year of manufacture: 2006

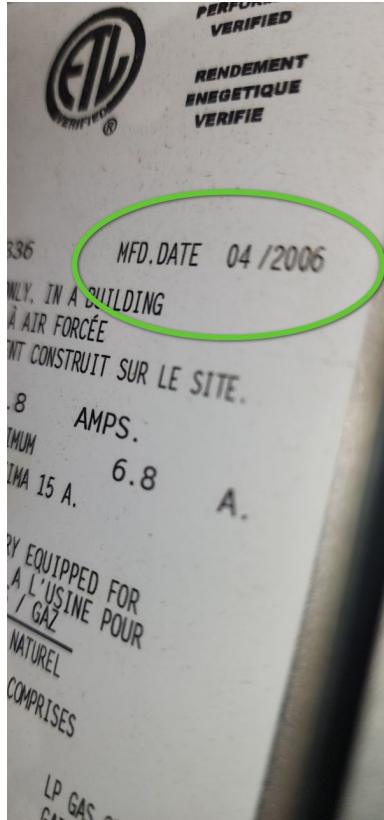
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Return Air for downstairs master bedroom: 68°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Supply Air for downstairs master bedroom: 112°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Functioning Properly :

The furnaces/heaters were tested under normal conditions and appeared to be functioning properly on the day of the inspection.

Notice for older units:

Additional Notice from the Inspector: It is the opinion of this Inspector, these units may be functioning as intended or in need of minor repairs, you should be aware that these are older units, and the future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

MASTER BEDROOM UNIT WAS 17YRS OLD AND CRAWLSPACE UNIT FOR DOWNSTAIRS WAS 15YRS OLD

Lifespan:

It is impossible to predict the remaining lifespan of an HVAC system. It is recommended that the system be checked/serviced bi-annually by a qualified hvac technician which could help prolong its useful lifespan.

B. Cooling Equipment

Informational Note:

The following deficiencies (if any) with the **cooling system** were observed on the day of the inspection of this structure and are noted below.

It is recommended that as yard work and maintenance are done around the home that you take a water hose and wash the coils of your condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Cleanout/Primary Condensate Line(s):

It is recommended that as a preventative maintenance that bleach or another form of cleaner be poured down the condensate drain line a few times a year to prevent algae buildup in the line that could cause a backup. It only takes approximately 1-2 cups each time.



Type of System(s): Central Air Conditioner
Brand Exterior for upstairs : Amana

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exterior year of manufacture for upstairs: 2013

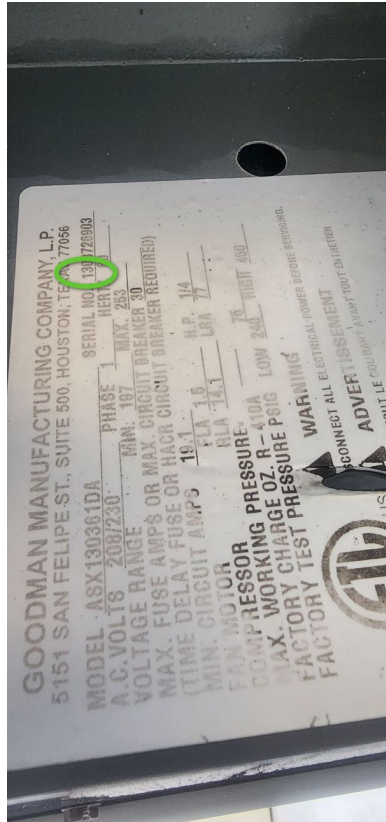
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate Condensing Unit BTU/Tonnage for upstairs: 3 TON

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Interior year of Manufacture for upstairs: 2014

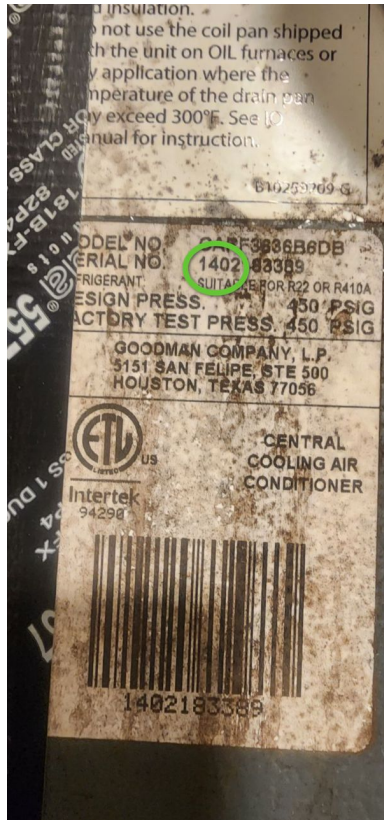
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Return air temperature reading: 49°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Average Temperature at Supply for upstairs: 50°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Temperature Differential for upstairs: 19° -
The temperature differential is found using a Seek brand thermal imager.

Brand Exterior for downstairs : American Standard

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Downstairs exterior unit tonnage: 5 Tons

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Downstairs exterior unit year of manufacture : 2022

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Downstairs units Freon: R410A

Downstairs floor interior units brand(crawlspace): Rheem

Downstairs interior unit year of manufacture : 2008

Return air temperature for downstairs: 68°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Supply Air Temperature for downstairs: 49°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Temperature Differential for the downstairs: 19°

Secondary drain pan overflow terminates : N/A

Brand Exterior for downstairs master bedroom: American Standard

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Downstairs master bedroom exterior unit tonnage: 2tons

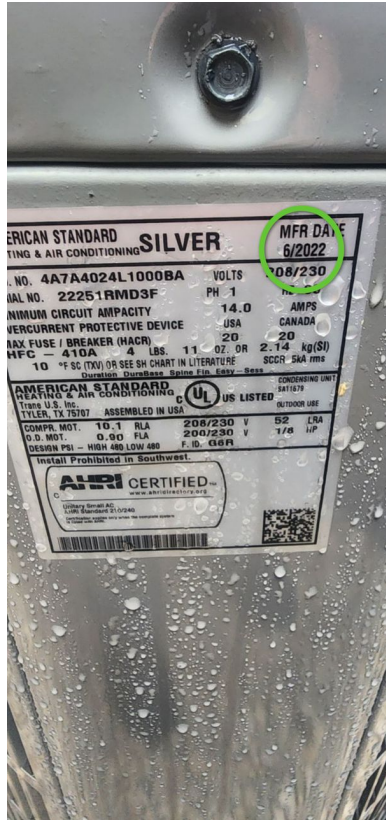
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Downstairs master bedroom units Freon: R410A

Downstairs master bedroom interior units brand: Weather king

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Downstairs master bedroom interior unit year of manufacture : 2021

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Return air temperature for downstairs master bedroom: 69°
Supply Air Temperature for downstairs master bedroom: 50°
Temperature Differential for the downstairs master bedroom: 19°
Secondary drain pan overflow terminates : N/A
Older Unit:

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Any HVAC Units that are more than ten years old are considered older equipment. We recommend that you have the HVAC system serviced regularly which is usually in the spring for the summer months and then again in the fall for the winter months. There are some companies that offer a service plan where you can pay a monthly fee and they will service the unit at recommended times and will put you at the top of the list if there is a problem throughout the year and perform repairs at a discounted rate.

Cleaning:

It is recommended that exterior units in the salt environment be sprayed off periodically with a water hose to help prolong their useful life.

Lifespan :

It is impossible to predict the remaining lifespan of an air conditioning unit. On average exterior units last approximately 7-12yrs however this can vary if the unit is in close proximity to the beach. It is recommended that the system be checked annually by a qualified hvac technician which could help prolong its useful lifespan.

Older Units:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Any HVAC Units that are more than ten years old are considered older equipment. We recommend that you have the HVAC system serviced regularly which is usually in the spring for the summer months and then again in the fall for the winter months. There are some companies that offer a service plan where you can pay a monthly fee and they will service the unit at recommended times and will put you at the top of the list if there is a problem throughout the year and perform repairs at a discounted rate.

DOWNSTAIRS CRAWLSPACE INTERIOR UNIT IS 15YRS OLD.

UPSTAIRS UNITS EXTERIOR IS 10YRS OLD

1: Sump pump drain line needs cleaned

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The sump pump drain line appears to be in need of cleaning as it has fungal growth or algae buildup.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

Informational Note:

The following deficiencies (if any) with the **duct, chases, and ventilation system** were observed on the day of the inspection of this structure and are noted below.

Duct disclaimer:

In the Texas hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

Filter location: Wall mounted



Filter Size: 25x25x1, 24 x 24 x 1, 16 x 20 x 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Filter Replacement :

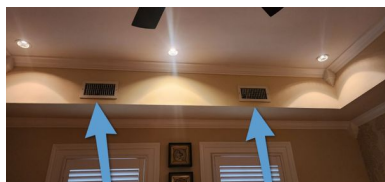
It is recommended that the air filters be replaced regularly to prevent debris buildup which hinders the air flow through the system. This can cause issues with the efficiency of the unit along with the possibility of freezing the could due to a lack of air flow.

1: Rusted/dirty vents.

 Maintenance Items/FYI/Minor Defects

Various areas of the home that have dirty, rusted or organic bio-growth on register covers. We recommend that these be cleaned, painted, or replaced.

Recommendation: Contact a handyman or DIY project



Master Bedroom

2: Loose Vent

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were one or more of the hvac vents that were loose at the ceiling connection, recommend that they be secured as air can leak out causing fungal growth.

Recommendation: Contact a qualified general contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor West Bedroom

D. Other

I=Inspected

NI=Not Inspected

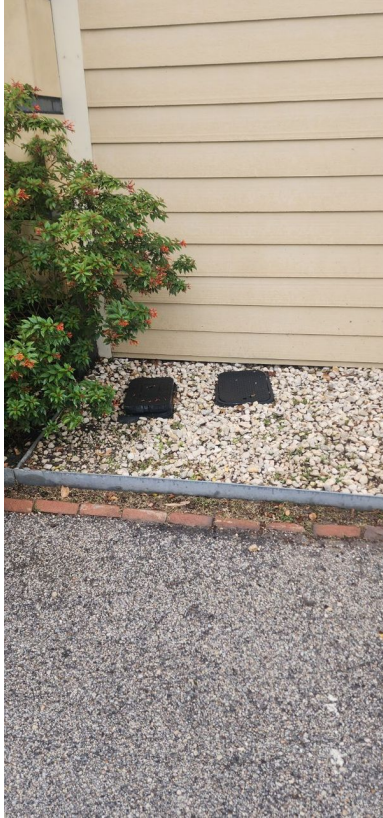
NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

Location of Water Meter: Alley by garage apt



Location of Water Supply Valve(s): Underneath the south deck near crawlspace entrance

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Static Water Pressure Reading: 55 to 60 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Plumbing Supply, Distribution Systems, and Fixtures

Informational Note:

The following deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Water flow:

The functional flow was tested by running water in two or more fixtures simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

Supply/Distribution Piping Material: CPVC, PVC

Plumbing Limitations:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

1: No anti-siphon

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

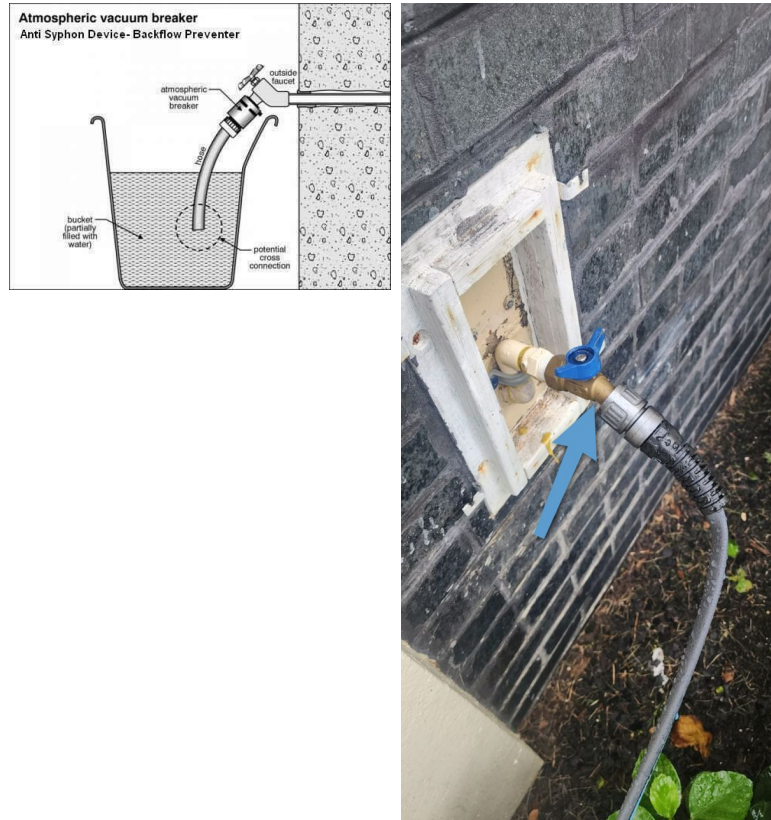
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Maintenance Items/FYI/Minor Defects

All exterior hose bibs

Water hose bib's (spigots) on the exterior of the home should have anti-siphon/ back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters.

Recommendation: Contact a handyman or DIY project



Front porch

2: Plumbing supply lines need insulation.

Maintenance Items/FYI/Minor Defects

Hose bibs and other exterior lines

The exterior water supply lines are recommended to be insulated to prevent freezing in the winter months.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front porch

3: Shower enclosure needs sealed

[🔧 Maintenance Items/FYI/Minor Defects](#)

There were one or more areas of the shower enclosure that need to be sealed to prevent water intrusion.

Recommendation: Contact a handyman or DIY project

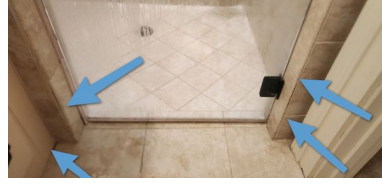
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bathroom shower left corner

4: No cold water at shower

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The second floor shower did not have a cool/cold water setting and only flowed hot water.

Recommendation: Contact a qualified plumbing contractor.

B. Drains, Wastes, and Vents

Informational Note:

The following deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible as we have no knowledge of the material that is underground.

Type of Drain Piping Material: PVC

Location of Main Clean-out: Southeast corner of main home

Visible :

The inspector can only give an opinion on what is visible on the day of the inspection. The drain lines that run underneath or are inside of the walls are not able to be viewed. The inspector is not required to do a sewer scope. If there are any drain lines in question it is recommended that a sewer scope be performed. The

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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inspector will run water through the lines for an extended period of time to try and determine the flow of the lines along with trying to determine if there are any leaks visible.

1: Toilet loose at floor

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more toilets throughout the home that are loose at the floor connection. Recommended they be properly secured by qualified plumbers to prevent leaks or sewer gas from escaping..

Recommendation: Contact a qualified professional.



Master Bathroom

2: Growth/previous leak on drain connection

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There were one or more areas of drain line connections that had fungal growth/previous leaks and are recommended to be further evaluated for possible repairs.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1st Floor half bathroom

3: Drain waste vent missing call under sink

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The drain waste vent underneath the laundry room sink was missing a cap. Recommend that it be added to prevent sewer gases from being released.

Recommendation: Contact a qualified plumbing contractor.

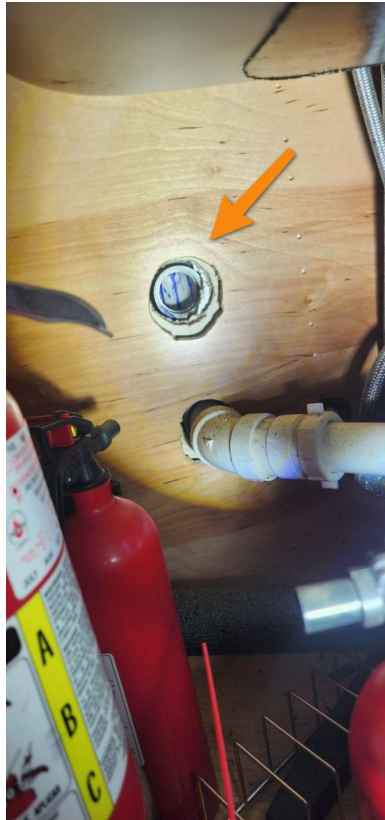
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Informational Note:

The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

Annual Maintenance on a Tankless Water Heater:

<https://youtu.be/woKVYtf2Ihg>

Location: Crawlspace

Brand: Rheem

I=Inspected

NI=Not Inspected

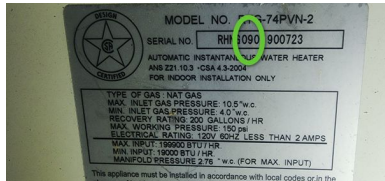
NP=Not Present

D=Deficient

I NI NP D



Approximate Year Built: 2009



Energy Source: Gas

Gallon Capacity: Recovery rate of 200 gallons per hour, Tankless

Expansion Tank Applied: N/A

Recommend Flood Stop Valve:

It is recommended that you consider installing a [flood stop](#) valve on water heaters that are installed in an attic or an area where they are not easily seen so that if there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

Temperature Pressure Relief Valve(s) Plumbed: Yes

Cold Water Supply Shut Offs: Yes

Discharge locations: Crawlspace

Temperature controls:

The panel to control the temperature is located in the laundry room next to the washing machine

D. Hydro-Massage Therapy Equipment

Informational Note:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The following deficiencies (if any) with the **hydro-massage therapy equipment** were observed on the day of the inspection of this structure and are noted below.

E. Gas Distribution System and Gas Appliances

Informational Note:

The following deficiencies (if any) with the **gas supply system** were observed on the day of the inspection of this structure and are noted below.

Location of Gas Meter: Southwest corner



Type of Gas Distribution Piping: Galvanized

Gas shut off to home: At meter

Bonded: No

1: No bonding wires found on gas system

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The gas supply system does not appear to be properly bonded to the electrical system.

To ensure a proper bond, all wiring, clamps, and piping must be bare metal. The pipe the bond clamp is connected to should have di-electric grease to ensure a proper bond and to prevent rusting.

It is recommended to have this system checked for proper bonding by a licensed and qualified electrician and repaired as recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G2411.1 (310.1) Pipe and tubing other than CSST. Each above-ground portion of a gas piping system other than corrugated stainless steel tubing (CSST) that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping other than CSST shall be considered to be bonded where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine [life expectancy](#) of any system or component. [Rule 535.227(b)(3)(C) (i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

A. Dishwashers

Informational Note:

The following deficiencies (if any) with the **dishwasher** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Whirlpool



Dishwasher Operational:

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Secured to cabinet: Yes

High loop, trap or air gap: No

1: High loop/air gap missing

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

DISHWASHER HIGH LOOP MISSING

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation: Contact a handyman or DIY project



B. Food Waste Disposers

Informational Note:

The following deficiencies (if any) with the **food waste disposer** were observed on the day of the inspection of this structure and are noted below.

Manufacturer : InSinkerator

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Manufacturer in second disposal off of kitchen : InSinkerator

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Food Waste Disposer Operational:

The food waste disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

C. Range Hood and Exhaust Systems

Informational Note:

The following deficiencies (if any) with the **range hood and exhaust system** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Not Determined

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Exhaust Hood Type: Vented Range Hood

Range Hood Operational:

The exterior style vented hood range appeared to be functioning properly on the day of the inspection.

D. Ranges, Cooktops, and Ovens

Informational Note:

The following deficiencies (if any) with the **ranges, cooktops, and ovens** were observed on the day of the inspection of this structure and are noted below.

Range, Cook Top or Oven Manufacturer: Kitchen Aid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Range/Cook Top/Oven Energy Source: Natural Gas, Electric
Gas Shut Off: Behind Range
Range, Cooktop, Stove Manufacturer Downstairs: KitchenAid*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Oven temperature :

The oven was set to heat to 350° and reached the desired temperature set in a timely manner along with being within the limits. The gas stovetop burners were also functioning properly on the day of the inspection



I=Inspected

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NP=Not Present

D=Deficient

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Upper Oven



Lower oven

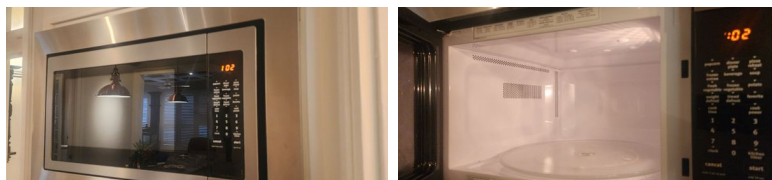
ANTI-TIP Device: N/A

E. Microwave Ovens

Informational Note:

The following deficiencies (if any) with the **microwave oven** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Whirlpool



Microwave Operable:

The microwave was tested by running on "Cook" mode for a minutes time and heating up a cup of water. The appliance appeared to be functioning properly at the time of inspection. No reportable conditions were present unless otherwise noted in this report.

F. Mechanical Exhaust Vents and Bathroom Heaters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Informational Note:

The following deficiencies (if any) with the **mechanical exhaust vents and bathroom heaters** were observed on the day of the inspection of this structure and are noted below.

1: Code for Bathroom Ventilation

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

International Residential Code for One & Two-Family Dwellings

MECHANICAL VENTILATION

M1501.1 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

M1507.1 General. Where toilet rooms and bathrooms are mechanically ventilated, the ventilation equipment shall be installed in accordance with this section.

M1506.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

Recommendation: Contact a qualified professional.



2nd Floor not functioning

G. Garage Door Operators

Informational Note:

The following issues (if any) were observed with the garage door on the day of the inspection.

Manufacturer: LiftMaster

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage Door Operator(s) was/were operating:

The garage door operator(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

1: RESITANCE TEST FAILED

▲In Need of Immediate Attention or Repair or Saftey Concern

Both

The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing door; photoelectric eyes and the ability to auto reverse when met with resistance. This is typically an adjustment of the "Force Close" setting on the rear of the opener (if present). Recommend repairs as needed by a garage door company.

Recommendation: Contact a qualified garage door contractor.

2: Locks need to be disabled

▲In Need of Immediate Attention or Repair or Saftey Concern

Both doors

The garage door lock(s) is/are still in service, we strongly recommend that the locks on the garage door be disabled.

Disabling the locks on the garage door will assure that the garage door does not get locked from the inside and someone accidentally hits the garage door opener and damages the components of the garage door, or worse causing injury to anyone near the door while it is opening. The locks could also trap a person inside the

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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garage if the door to the house is locked and they are too small or not familiar with how to unlock the garage door.

You must disable the garage door lock mechanism when a garage door opener is installed on the door so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated!

You may not want to do anything permanent. A bolt through the latch bar so it cannot engage in the track is fine. You may have to drill a hole through the latch to accomplish this. You may also use a small padlock instead of a bolt.

Since local building codes are so finicky, I wouldn't doubt that some areas might even require a "permanent" disabling of the locking mechanism.

see page three of this [PDF Link](#)

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Informational Note:

The following deficiencies (if any) with the **dryer exhaust system** were observed on the day of the inspection of this structure and are noted below.

Dryer Vent Location: Southwest corner underneath the back porch

Dryer Vent should be cleaned annually:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The dryer vent should be [cleaned](#) at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

I. Refrigerator

Informational Note:

The following deficiencies (if any) with the **Refrigerator** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: KitchenAid



Refrigerator and Freezer Temperatures:

The refrigerator cooling and freezer temperature settings appeared to both be functioning as intended on the day of the inspection.

Manufacturer Laundry room: Frigedaire

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water and Ice Dispenser:

The water and Ice dispenser were both functioning properly on the day of the inspection.

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J. Washer and Dryer

Informational Note:

The following deficiencies (if any) with the **washer and dryer**, were observed on the day of the inspection of this structure and are noted below.

Brand: LG

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Functionality :

The washer and dryer were both run on short cycles on the day of the inspection and appeared to function properly.

L. Wine Cooler

Information:

The following if any deficiencies were observed with the **wine cooler** on the day of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Wine Cooler:

The wine cooler appeared to be functioning properly on the day of the inspection