



2-INSPECT
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STANDARD HOME INSPECTION

5326 Isidore Ln
Missouri City, TX 77459



Inspector
RASHID ANSARI
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PROPERTY INSPECTION REPORT FORM

Reena Hudson <i>Name of Client</i>	05/14/2024 1:30 pm <i>Date of Inspection</i>
5326 Isidore Ln, Missouri City, TX 77459 <i>Address of Inspected Property</i>	
RASHID ANSARI <i>Name of Inspector</i>	TREC#23479 MAC#1667 TDA#0856094 <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

Occupancy: Vacant

Temperature (approximate): 84 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Overcast

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

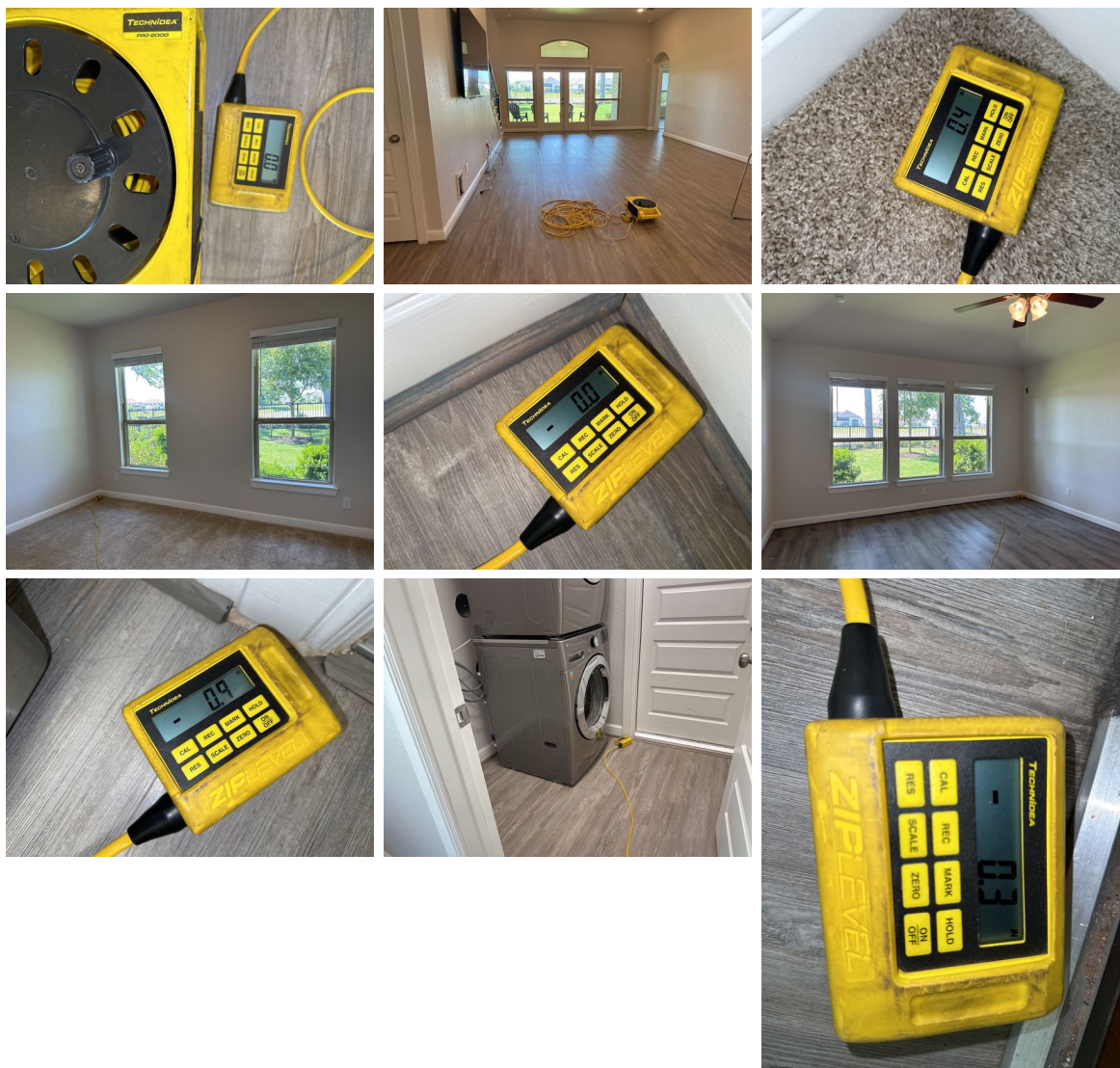
Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

Foundation Inspected with Digital Level :

The foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicate excessive movement of the foundation. At the time of the inspection the measured areas did not indicate any variation that, in the inspectors OPINION, indicated any need for invasive repairs to the foundation.



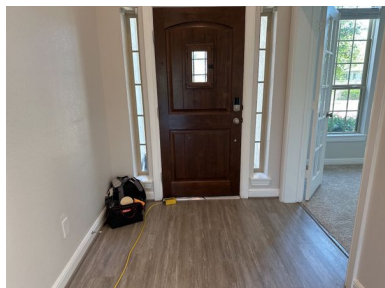
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Parts of the Slab Not Visible:

Parts of the slab facing were not visible due to high soil, heavy foliage, and/or debris against the house

1: Shrinkage cracks

Maintenance Item

Garage

Observed shrinkage cracks in the garage slab at the time of inspection. Shrinkage cracks are considered cosmetic. Remedy as needed.

Recommendation: Contact your builder.



For example: Garage



for example: rear patio

B. Grading and Drainage

1: Grading & Drainage: Inadequate Drainage or Standing Water

Recommendation

Multiple Locations

inadequate drainage or standing water was observed, which could indicate poor drainage and/or grading. Monitor and/or remedy as needed.

Note: Low spots, ruts, and/or damaged sod are all indicative of inadequate grading and drainage.

Recommendation: Contact a qualified landscaping contractor

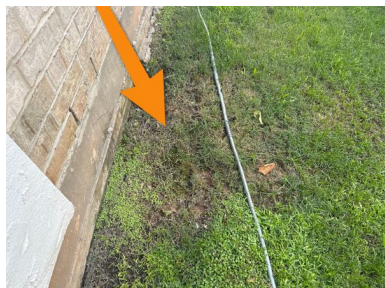
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for example: left



for example: rear

2: Gutters & Downspouts: Clogged

🔴 Recommendation

Recommend clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

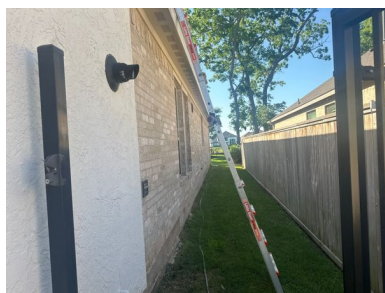
Recommendation: Contact a qualified grading contractor.



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles -
Please see addendum General photos for more pictures of the roof.

Viewed From: Roof Edge, Ladder, Binoculars, Drone



Roof Access was Limited: Unsafe to Access - -
Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did not employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof Fastening Not Verified:
The roof fastening method was not verified as determining this may have caused damage to the roofing material.

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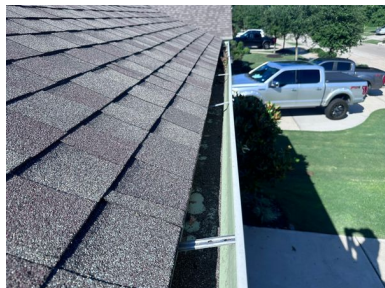
I NI NP D

1: Granule Loss Localized

🔴 Recommendation

Localized granule loss on the shingle surface was observed. Among other things, this can be a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



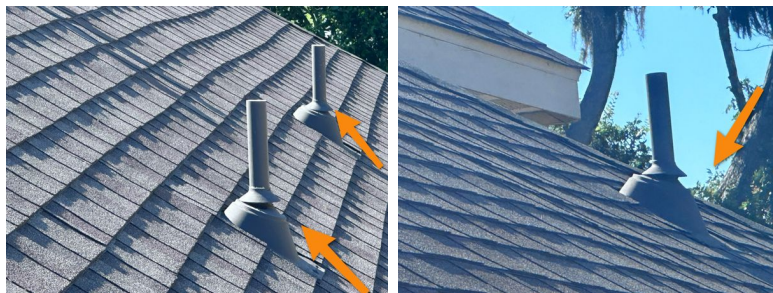
2: Seal Boots

🔴 Recommendation

Multiple locations

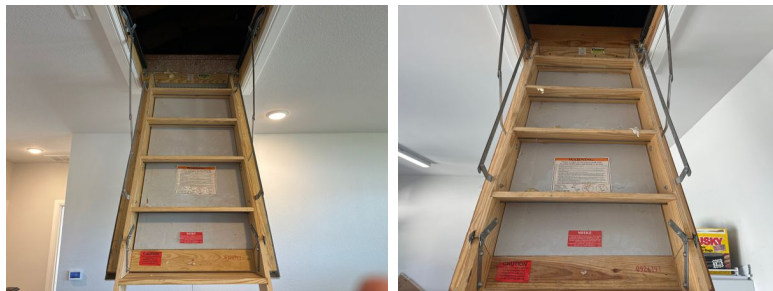
Observed unsealed plumbing boots or roof jacks at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



D. Roof Structures and Attics

Attic Access Method : Pull Down Ladder(s), Walk-in-closet Access



Viewed From: Decked Area of Attic

Type of Insulation Material: Fiberglass

Approximate Average Depth of Insulation: 6 to 12 inches Attic Floor

Type of Attic/Roof Ventilation : Soffit Vent, Ridge Vent, Passive Vent, Power Ventilator

Only Accessible Areas were Observed :

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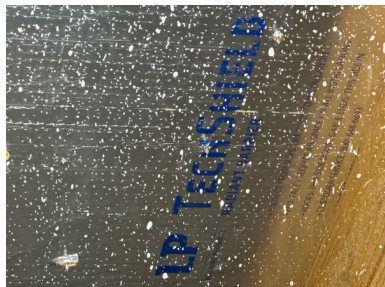
D=Deficient

I NI NP D

Note: Only accessible areas of the attic were inspected. Inspected does not crawl/walk over areas that made be unsafe or not easily accessible.

Radiant Barrier or Techshield Present :

Note: A radiant barrier was installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.



Power Fan: No Access to Thermostat :

The attic power vent fan thermostat was not accessible to test the fans.

E. Walls (Interior and Exterior)

Fresh Paint:

Fresh paint and new finishes can hide defects from the inspector.

Stucco/EIFS Present:

Stucco/EIFS present: Regular Maintenance Advised:

Note: Stucco and EIFS cladding systems rely on being properly sealed at exterior surfaces. They are susceptible to the entrapment of moisture inside the system when seams and seals fail, and around openings (windows, doors, plumbing, etc.). Because of the low vapor permeability of the finish, any water or moisture trapped behind the EIFS cannot dry out quickly. This product should be periodically inspected and maintained.

Note: 2Inspect does not offer **Building Envelope Moisture Inspection** at this time. Please call office for referral(s).

1: Exterior: Seal

🔴 **Recommendation**

Right

Trim Boards, - were not properly sealed. Remedy as needed. -

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



for example: Right

2: Exterior: Foliage Too Close

🔴 Recommendation

Multiple Locations

Foliage that is too close to siding materials can cause moisture buildup and deterioration. Remedy as needed.

Recommendation: Contact a qualified professional.



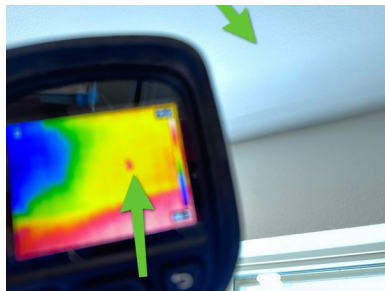
For example: left

F. Ceilings and Floors

Previous Repairs :

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.

Common bathroom



1: Flooring: Tiles Crack/Chip/Loose

🔴 Recommendation

Powder Room 2nd Floor

Floor tiles were cracked or chipped or loose or damaged grout. Remedy as needed.

Recommendation: Contact a qualified tile contractor

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For example: powder room upstairs

G. Doors (Interior and Exterior)

1: Door: Hardware

👉 Recommendation

Multiple Locations

Door Stops Missing/Damaged, Door Lock Missing or Loose -

One or more door(s) has loose or missing or damaged hardware. Remedy as needed.

Recommendation: Contact a qualified professional.



2: Door: Weatherstripping Missing/Damage/Ineffective

👉 Recommendation

Multiple location

Door is missing a functional weatherstripping. This can result in significant energy loss and moisture intrusion. The visible day light is an indicative of the weather stripping being ineffective. Remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.



For example: rear



For example: rear



For example: front

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I	NI	NP	D
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H. Windows

1: Difficult Operation

🔴 Recommendation

Office

Windows were not operating properly. Evaluate and remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



For example: office

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Unable to Determine Means of Attachment of Patio to Structure:

Proper installation methods of the patio roof and its integrity are not covered under the scope of this inspection.

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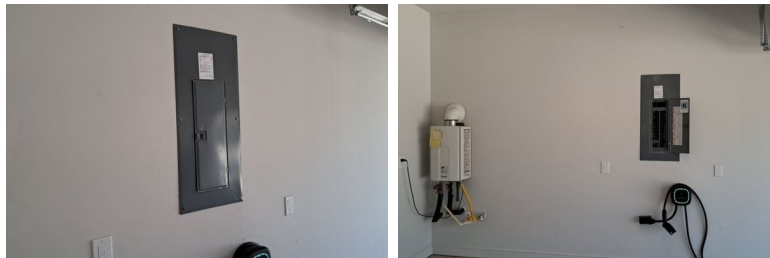
II. ELECTRICAL SYSTEMS

General Photos:

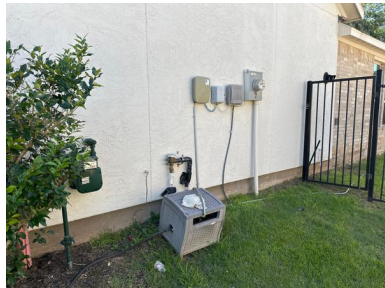


A. Service Entrance and Panels

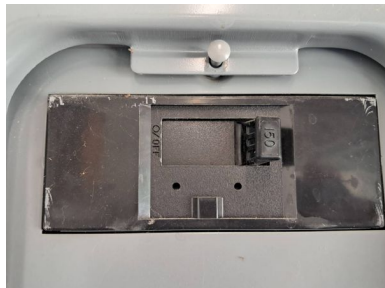
Main Disconnect/Service Box, Type and Location: Breakers - Garage



Service Entrance Cable Location: Underground (Cable Material Type Not Visible)



Service Size: 150 Amps



Panel Brand:
SquareD

Grounding Rod Not Visible:

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I	NI	NP	D
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The grounding rod was not visible to inspector.

1: Screw(s) Missing/Improper

➔Recommendation

Screws that mnt the cover to the electrical panel were missing/improper. Remedy as needed.

Note: Blunt tip screws designed for this application are recommended to prevent puncturing electrical wiring insulation.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Freezer in garage - GFCI Not Tested:

Refrigerator/freezer is in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.



1: Receptacles: GFCI Protection Missing/Inadequate

➔Recommendation

Garage, Laundry Room -

GFCI Protection was missing or inadequate. Current building standards require for ground fault protection in the following areas:

- * at all the countertop receptacles in the kitchen
- * in bathrooms
- * in garages

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I	NI	NP	D
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* all exterior receptacles

* laundry room(s)

* wet bars

GFCI Protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



2: Light: Inoperable

🔴 Recommendation

Multiple locations

One or more lights were not operating. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

C. Other

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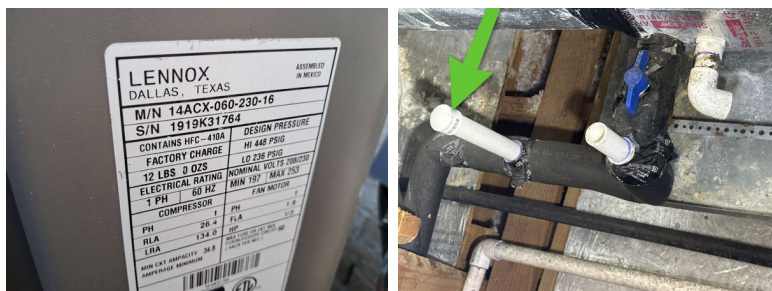
NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



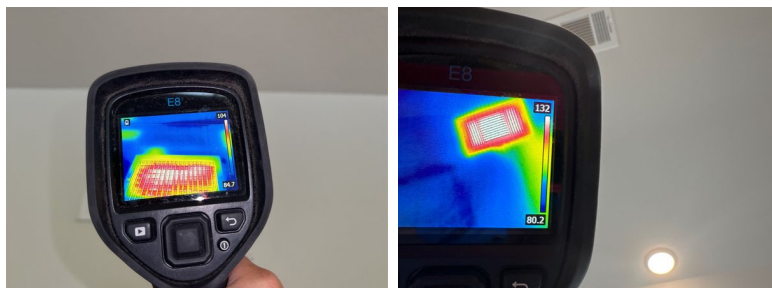
A. Heating Equipment

Type of Systems: Forced Air- Gas Fired

Energy Sources: Natural Gas

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



B. Cooling Equipment

Type of Systems: Central Air Conditioner

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Temperature difference (delta): 16

No Access to Internal Coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condenser: Insulation Missing/Damaged on Refrigerant Lines

🔴 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation: Contact a qualified heating and cooling contractor

I=Inspected

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I	NI	NP	D
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2: Condenser: Heavy Foliage

 Maintenance Item

Heavy foliage should be removed from around condensing unit. Remedy as needed.

Recommendation: Contact a handyman or DIY project



3: Condensation System: Rusted Pan

 Recommendation

The emergency overflow pan was rusted. Evaluate and remedy as needed.

Recommendation: Contact a qualified heating and cooling contractor



C. Duct Systems, Chases, and Vents

Media Filter:

Media filter is located in the HVAC cabinet. This filter should be replaced every 6-12 months.

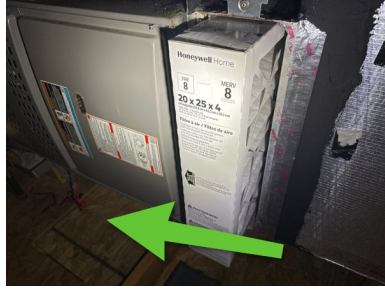
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I	NI	NP	D
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D. Other

I=Inspected

NI=Not Inspected

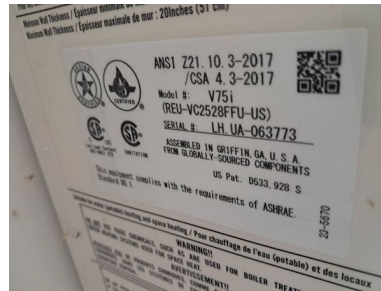
NP=Not Present

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IV. PLUMBING SYSTEMS

General photos of Water Heating Equipment:



A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Curb



Location of Main Water Supply Valve : Exterior



Static Water Pressure Reading: 55-60 - h



Type of Supply Piping Material: Pex

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NP=Not Present

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I NI NP D

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe at the drain lines.

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, toilet seals, etc.) to dry out when a property is vacant for an extended period of time. These dried-out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

Water Treatment Equipment :

Water treatment equipment is not covered under the scope of this inspection. Recommend asking the seller for maintenance records and/or contact the installer or manufacturer of the equipment for maintenance schedule.

1: Hose Bibb (Exterior Faucet): Backflow Prevention Missing

 Maintenance Item

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



for example: Right

2: Fixture: Drain Stops

 Maintenance Item

Multiple locations

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



For example: powder room upstairs



For example: rear bathroom downstairs

3: Shower: Door Seal Missing/Damaged

 Recommendation

The shower door seal (also known as gasket or floor sweep) was missing or damaged. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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I NI NP D



For example: master bathroom

4: Shower enclosure leak

🔴 Recommendation

Observed shower enclosure leaking at the time of inspection. Remedy as needed.

Recommendation: Contact a qualified professional.



For example: master bathroom



For example: master bathroom

☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC



1: Drain Piping: Slow Drain

🔴 Recommendation

Common bathroom

Slow drainage was observed at time of inspection. Remedy as needed.

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D=Deficient

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



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 999 Tankless

Location: Garage



1: Annual Maintenance Flush

 Maintenance Item

Water heaters should typically be flush annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturers manual for maintenance schedule specific to this device and make any service appointments as needed. Recommend contacting a plumbing contractor to flush the water heater if it is not done already.

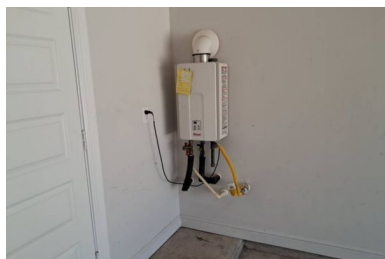
Recommendation: Contact a qualified plumbing contractor.

2: Tank: Drain Pan

 Recommendation

The drain pan was missing. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



3: TPR Valve: Replacement

 Maintenance Item

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I NI NP D

Note: The manufacturer recommends replacement of the pressure relief valve every 3 years to ensure proper emergency function. The inspector did not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified plumbing contractor.



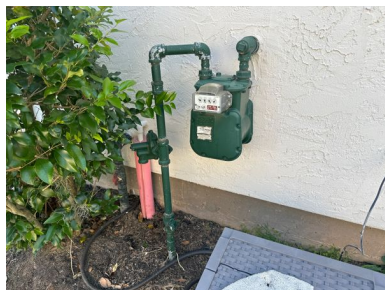
D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Exterior

Type of Gas Distribution Piping Material: Black Iron



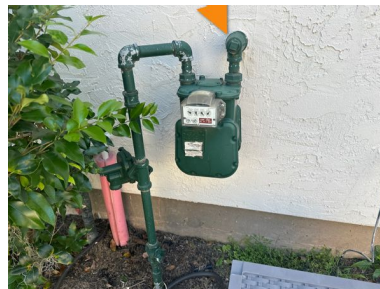
1: Gas Piping: Rusted Service Line

👉 **Recommendation**

Left

The gas service running from the meter into the home was rusted. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



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I	NI	NP	D
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V. APPLIANCES

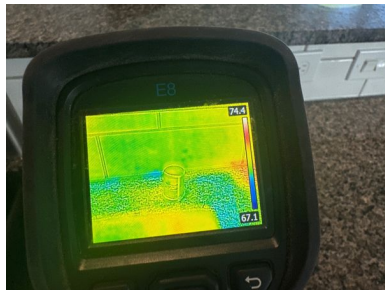
A. Dishwashers

1: Air Gap Leak

🔴 Recommendation

Water leak out of the air gap device near the sink which indicates a possible restriction or clog in the drain line. Remedy as needed.

Recommendation: Contact a qualified professional.



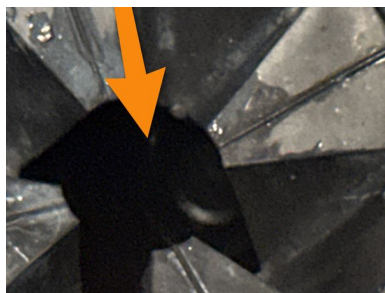
B. Food Waste Disposers

1: Rusted/Corroded Components

🔴 Recommendation

Interior components of the disposal were rusted or corroded. Evaluated and remedy as needed.

Recommendation: Contact a qualified professional.



C. Range Hood and Exhaust Systems

Exhaust Hood Type: Vented

1: Filter Missing/Dirty

🔴 Recommendation

Observed missing or dirty exhaust filter. Remedy as needed.

Recommendation: Contact a qualified professional.

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2: Exhaust Light Out

🔴Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

D. Ranges, Cooktops, and Ovens

Range/Oven Energy Source: Electric

1: Cooktop Control Knob Graphics

🔴Recommendation

The control knob graphics were worn off or were missing. Remedy as needed.

Recommendation: Contact a qualified professional.

2: Oven Light Inoperable

🔴Recommendation

Oven light did not come on when tested. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Vent Cover Dirty

🔴Recommendation

Multiple locations

Cleaning of the exhaust vent cover is needed to ensure unrestricted airflow.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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For example: master bathroom

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems

1: Cleaning Vent Recommended

🚫 Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Specific Limitations::

Note: TREC Limitations: The inspector is not required to inspect:

1. for effective coverage of the irrigation system;
2. the automatic function of the controller;
3. the effectiveness of the sensors; such as rain, moisture, wind, flow or freeze sensors;
4. sizing and effectiveness of backflow prevention device.

Drip Lines:

Drip lines are covered and are tested visually and audibly. Some drip lines were not able to be confirmed for proper operation.

1: Insulation Damaged/Missing

👉 Recommendation

Observed damaged or missing insulation on sprinkler vacuum breaker at time of inspection. Remedy as needed.

Recommendation: Contact a qualified professional.



2: Head Damaged/Missing

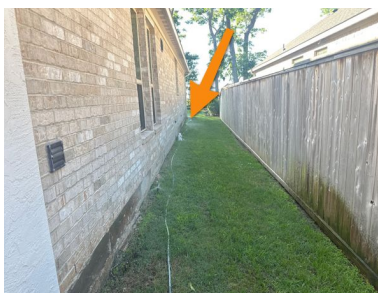
👉 Recommendation

Observed damaged or missing sprinkler head at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



for example: Left



for example: Left

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

MISCELLANEOUS

Items Beyond the Inspection Scope::

Refrigerators Are Not Inspected.

Expansion tanks and recirculating pumps are not inspected. Water filtration or softening systems are not inspected. Instant hot water dispensers are not inspected.

Icemakers are not inspected.

Solar panels and systems are not inspected.

Ponds, streams, or other water areas are not inspected.

Whole house fans are not inspected or tested.

Whole house vacuum systems are not tested or inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, and satellite systems that could be present are beyond the scope of this home inspection and were not inspected.

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Our comments are meant to educate and provide our client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool for the negotiation of a purchase and sale agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the property's conditions.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest, or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client.

The above list of exclusions is not all-inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected. State/city/county codes, special training, or certification may also be required.

Pest (Insects, Rodents, Birds)

Items not finished

1: Items not finished

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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 Maintenance Item

Multiple locations

Some of the items were not finished at the time of inspection.

Recommendation: Contact a qualified professional.



For example: powder room upstairs