

Inspection Report

Huy Nguyen

Property Address:
1514 Freedonia Dr
Houston TX 77055



HG Home Inspection/Hilsher Group LLC

Jacob Dorroh Texas Professional Home Inspector #25605
2020 N Loop W Ste 150
Houston, Tx. 77018
(281)782-7451

PROPERTY INSPECTION REPORT FORM

Huy Nguyen	5/14/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
1514 Freedonia Dr, Houston, TX 77055	
<i>Address of Inspected Property</i>	
Jacob Dorroh	Texas Professional Home Inspector #25605
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer and Seller

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 50 Years

Home Faces:

West

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Comments: set by agent wv
ATTENDING BUYER 12 PM
REQUESTED INSPECTOR JACOB D
SHEDS ARE NOT INCLUDED PER AGENT
Referral: Realtor

Report Identification: 1514 Freedonia Dr

Year Built: 1956

Square Footage: 2585

Rooms:

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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

I NI NP D



stick built



stick built



4in batt and blown in insulation



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A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) Exterior foundation inspection was limited due to improper grading high blocking visibility. This is a note for the client.
- (3) The foundation is showing signs of movement. I recommend consulting with a Structural Engineer or foundation professional.

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

I NI NP D



A. Item 1 (Picture) back left corner(excluding add on)



A. Item 2 (Picture) front left corner (excluding add on)



A. Item 3 (Picture) back wall



A. Item 4 (Picture) front wall

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A. Item 5 (Picture) zeroing point (front door hinge)



A. Item 6 (Picture) front right corner



A. Item 7 (Picture) right wall



A. Item 8 (Picture) back right corner

(4) The foundation is not visible, the home appears to be sinking. I recommend having a qualified Structural Engineer evaluate.

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

I	NI	NP	D
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B. Grading and Drainage

[Comments:](#)

(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.

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

I NI NP D



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)

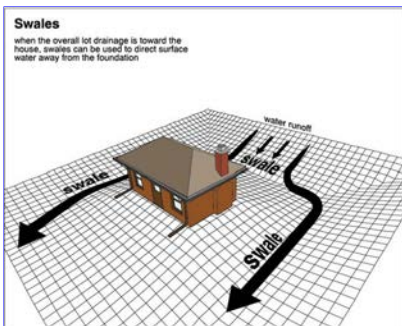
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 5 (Picture)

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



B. Item 6 (Picture)

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

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

I NI NP D



B. Item 7 (Picture)



B. Item 8 (Picture)



B. Item 9 (Picture)



B. Item 10 (Picture)

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

I NI NP D



B. Item 11 (Picture)



B. Item 12 (Picture)

(5) The home does not appear to have adequate drainage. This will cause erosion if not corrected. I recommend having a qualified person install needed gutters.

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

I NI NP D



B. Item 13 (Picture)



B. Item 14 (Picture)



B. Item 15 (Picture)



B. Item 16 (Picture)

(6) The landscape at the exterior of the home has standing water this may require a trench or drain if water continues to stand or puddle after rain. I recommend having a qualified person make landscape adjustments as needed.

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

I NI NP D



B. Item 17 (Picture)

(7) The landscape at the exterior may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period.



B. Item 18 (Picture)



B. Item 19 (Picture)

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

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

I NI NP D



B. Item 20 (Picture)

(9) Gutters are not properly secured to the home. Further deterioration or erosion can occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 21 (Picture)

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

I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Drone

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The flashing is showing signs of rusting and needs repair. I recommend having a qualified person make repairs as needed.

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

I NI NP D



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)

(3) The roof covering is damaged in areas. These areas may need replacement and or periodic maintenance. A qualified roofing contractor should inspect and repair as needed.

(4) Shingles appear to be lifted in areas of the roof. Damage could occur if not corrected. I recommend having a qualified roofing contractor further evaluate and make repairs as needed.

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

I NI NP D



C. Item 4 (Picture)

- (5) The roof covering is old or worn, and the life of covering has expired. The covering does need to be replaced. While it could last a few year or so, some areas may need patching with tar as leaks develop.
- (6) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)



C. Item 5 (Picture)

- (7) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

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

I NI NP D



C. Item 6 (Picture)



C. Item 7 (Picture)

(8) The plumbing and appliance venting at roof level does not have adequate weather coating (Paint) to prevent premature deterioration. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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

I	NI	NP	D
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C. Item 8 (Picture)



C. Item 9 (Picture)



C. Item 10 (Picture)

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

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

I NI NP D



C. Item 11 (Picture)

(10) The flashing is not clearly visible and I am unable to verify proper installation and condition. I recommend consulting with a roofing professional to evaluate and make any necessary repairs.

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

I NI NP D



C. Item 12 (Picture)



C. Item 13 (Picture)



C. Item 14 (Picture)

(11) Debris is present on roof surface in multiple areas. Having debris present can lead to shingle deterioration and possible moisture problems. I recommend having a qualified contractor remove, inspect and make repairs as needed.

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

I NI NP D



C. Item 15 (Picture)

(12) The roof shingles showing wear and granular loss. (Granules provide UV protection for shingles. Once the granules erode away the sun is able to deteriorate the asphalt and shortens the life of the roofing material.) I recommend consulting with a roofing professional.. A qualified person should repair or replace as needed.



C. Item 16 (Picture)



C. Item 17 (Picture)

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

I NI NP D



C. Item 18 (Picture)



C. Item 19 (Picture)

(13) The roof covering has been repaired at the "entire roof". I recommend consulting with a roofing professional.. A qualified contractor should inspect and repair as needed.



C. Item 20 (Picture)

(14) The metal drip edge deteriorated along rake/eave at the exterior areas. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

(15) The roofing surface has exposed nail heads that are showing signs of deterioration. Further deterioration will occur if not corrected. I recommend having a qualified person repair or replace as needed.

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

I NI NP D



C. Item 21 (Picture)

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Blown, Batt

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs

Comments:

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

(2) The pull down stairs are not properly insulated. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.

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

I NI NP D



D. Item 1 (Picture)

(3) The attic space has areas of thin insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

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

I NI NP D



D. Item 2 (Picture)



D. Item 3 (Picture)



D. Item 4 (Picture)



D. Item 5 (Picture)

(4) The attic space has areas of missing insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

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

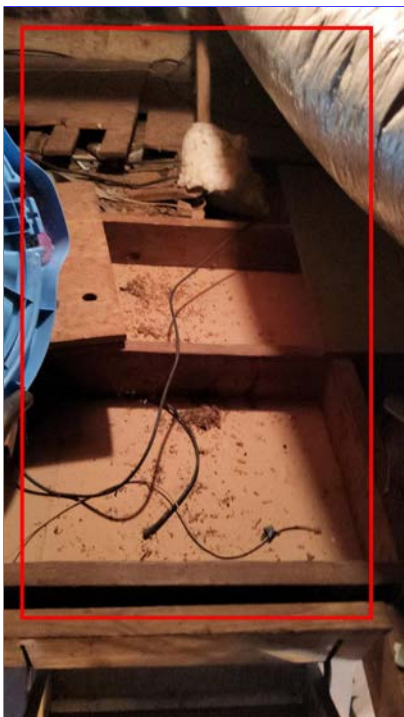
I NI NP D



D. Item 6 (Picture)



D. Item 7 (Picture)



D. Item 8 (Picture)

(5) The roof structure in the attic has water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active moisture at the time of the inspection. A qualified contractor should inspect and repair as needed.

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

I NI NP D



D. Item 9 (Picture)



D. Item 10 (Picture)



D. Item 11 (Picture)



D. Item 12 (Picture)

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

I	NI	NP	D
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D. Item 13 (Picture)

(6) Inadequate purlin brace sizing and spacing. This is not up to today's standards and should be corrected. Have a qualified contractor evaluate and remedy as needed.

(7) The pull down stairs does not shut properly, has no insulation, no longer shuts tight when closed. This can cause some heat loss in winter and loss of cool air in summer if not corrected, Injury could result if not repaired. A qualified contractor should inspect and repair as needed.

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

I	NI	NP	D
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D. Item 14 (Picture) bedroom 4

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

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

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

I NI NP D



E. Item 1 (Picture)



E. Item 2 (Picture)



E. Item 3 (Picture)



E. Item 4 (Picture)

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

I NI NP D



E. Item 5 (Picture)



E. Item 6 (Picture)



E. Item 7 (Picture)



E. Item 8 (Picture)

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

I NI NP D



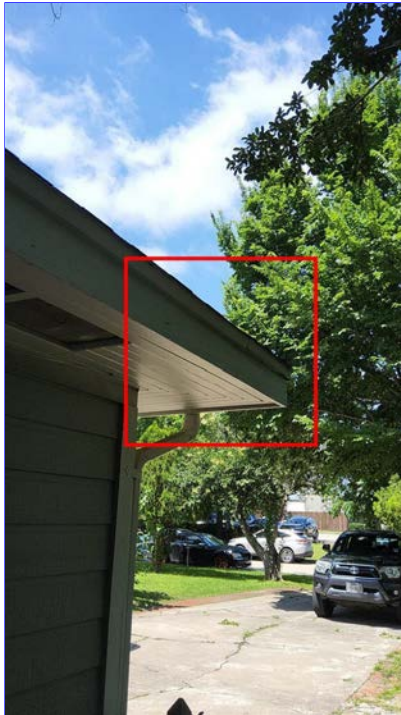
E. Item 9 (Picture)



E. Item 10 (Picture)



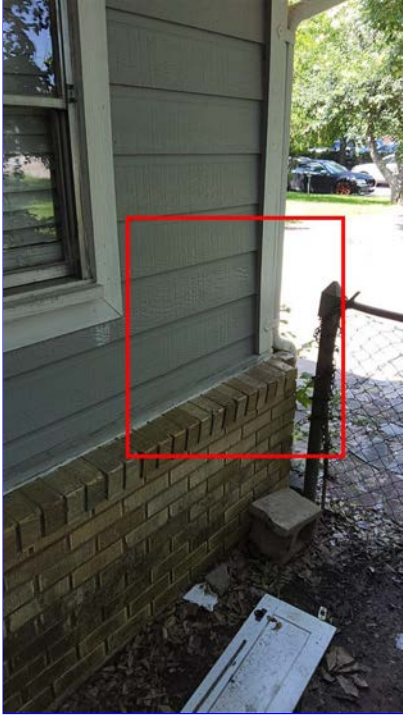
E. Item 11 (Picture)



E. Item 12 (Picture)

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

I NI NP D



E. Item 13 (Picture)



E. Item 14 (Picture)



E. Item 15 (Picture)

(2) The soffit panels at eave on the exterior damaged. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

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

I NI NP D



E. Item 16 (Picture)



E. Item 17 (Picture)

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



E. Item 18 (Picture)



E. Item 19 (Picture)

(4) Siding in contact with ground. Because the siding is in contact with ground it is possible for framing to

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

I NI NP D

be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



E. Item 20 (Picture)



E. Item 21 (Picture)

(5) The siding exterior has caulking that is weathered or missing and some lifted nails. Deterioration can eventually occur if not corrected. A qualified person should repair as needed.



E. Item 22 (Picture)



E. Item 23 (Picture)

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

I NI NP D

(6) Signs of fungi growth are present. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



E. Item 24 (Picture) bedroom 5



E. Item 25 (Picture) hall bathroom



E. Item 26 (Picture) utility room bath

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

I NI NP D

(7) The masonry siding had voids in the mortar in areas. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 27 (Picture)

(8) The Brick siding exterior missing weep holes. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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

I NI NP D



E. Item 28 (Picture)

(9) The Brick siding exterior damaged, deteriorated, loose. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



E. Item 29 (Picture)

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

I NI NP D

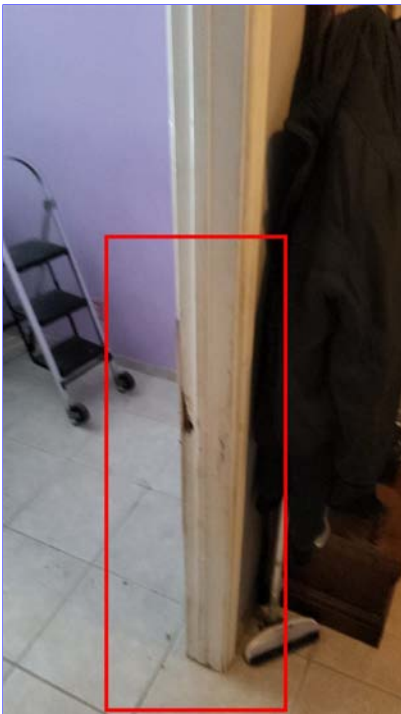
(10) Most if not all Interior trim is damaged or peeling paint in areas. This is a cosmetic issue. I recommend repair as desired.



E. Item 30 (Picture) living room



E. Item 31 (Picture)



E. Item 32 (Picture) bedroom 4

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

I NI NP D

(11) Drywall shows signs of repairs in areas. This is a cosmetic issue. I recommend having a qualified contractor inspect and repair as needed.



E. Item 33 (Picture)



E. Item 34 (Picture)



E. Item 35 (Picture)

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

I NI NP D

(12) The drywall on the wall is damaged, has several hairline cracks in areas. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



E. Item 36 (Picture) bedroom 1



E. Item 37 (Picture) shared half bath



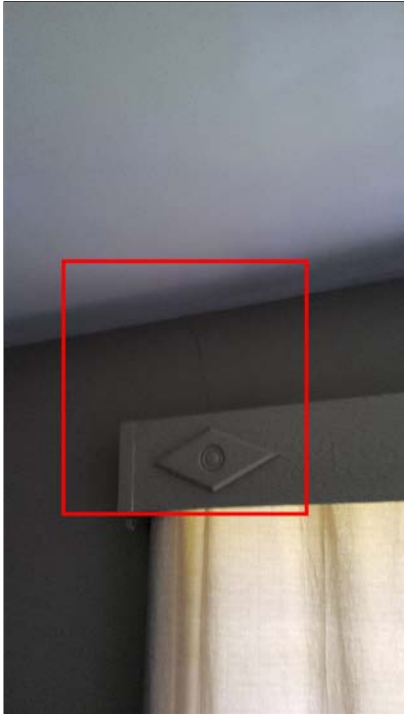
E. Item 38 (Picture) shared half bath



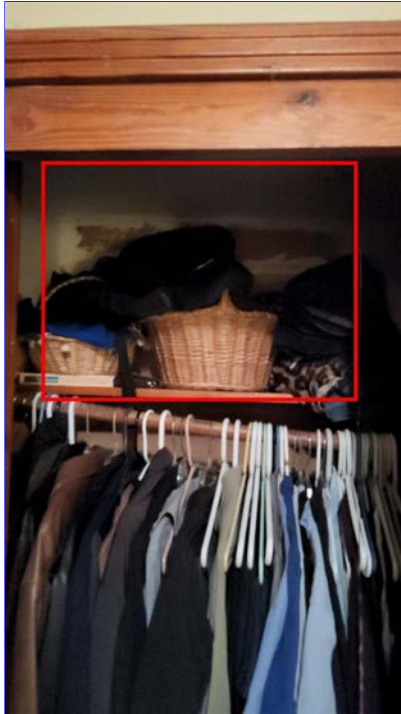
E. Item 39 (Picture) bedroom 2

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

I NI NP D



E. Item 40 (Picture) bedroom 2



E. Item 41 (Picture) bedroom 3



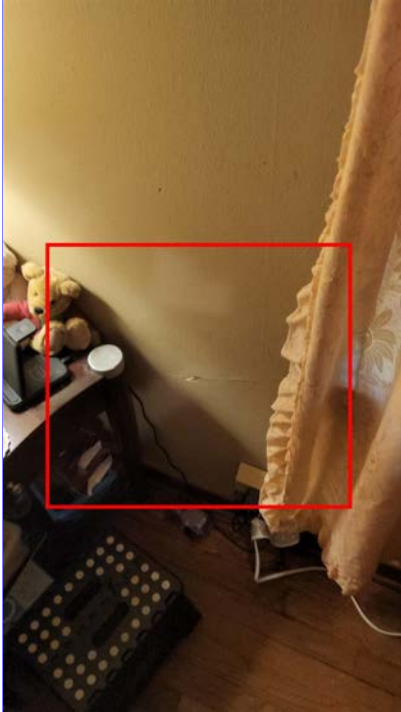
E. Item 42 (Picture) bedroom 3



E. Item 43 (Picture) bedroom 3

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

I NI NP D



E. Item 44 (Picture) bedroom 3



E. Item 45 (Picture) bedroom 3



E. Item 46 (Picture)

(13) The Tile surround at bathtub on the wall missing silicone caulking around control knob cover-plate and at the corners where the Tile rests at the tub in the hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.

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

I NI NP D



E. Item 47 (Picture)

(14) The paneling on the wall shows wet stains indicating moisture or intrusion did or still may occur in areas. The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.



E. Item 48 (Picture)

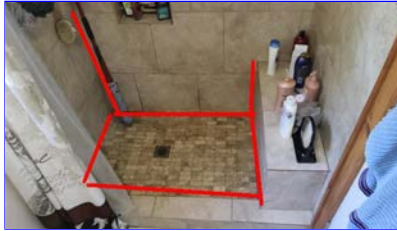
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(15) The Tile surround at shower on the wall missing silicone caulking around control knob cover-plate, missing silicone caulk at inside corners and at shower pan (floor) perimeter at the hall bath. This is a small repair issue for your information. A qualified contractor should inspect and repair as needed.



E. Item 49 (Picture)



E. Item 50 (Picture)

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 4" or better

Comments:

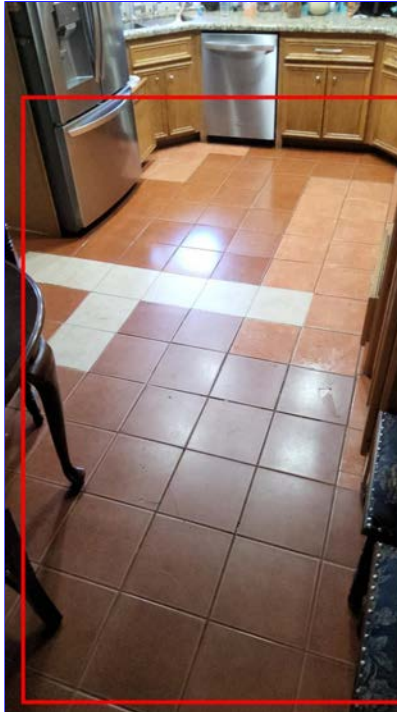
(1) The tile flooring is cracked/damaged. This damage is considered cosmetic. I recommend repair as desired.

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

I NI NP D



F. Item 1 (Picture) kitchen



F. Item 2 (Picture) kitchen



F. Item 3 (Picture) utility room

(2) The Wood panels and sheetrock on the ceiling reveals a water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.

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

I NI NP D



F. Item 4 (Picture) bedroom 1



F. Item 5 (Picture)



F. Item 6 (Picture)

(3) The Sheetrock on the ceiling has several hairline cracks (cosmetic) in areas. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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

I NI NP D



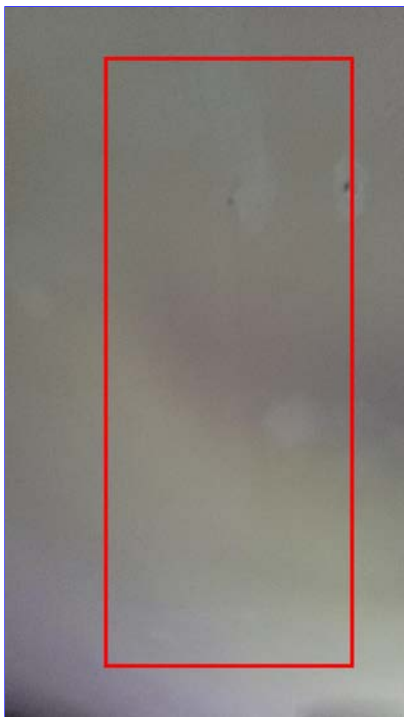
F. Item 7 (Picture) living room



F. Item 8 (Picture) living room



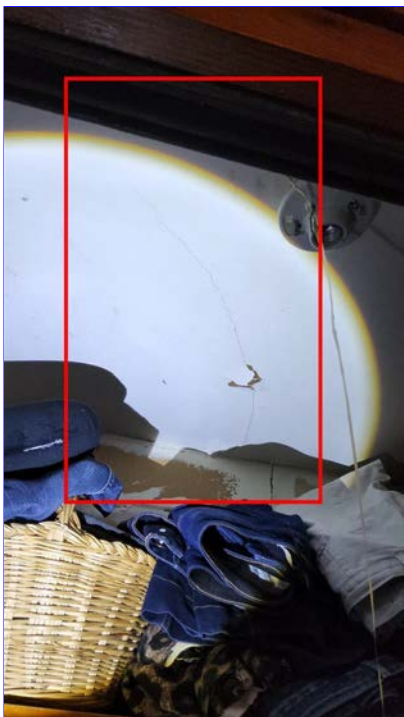
F. Item 9 (Picture) dinning room



F. Item 10 (Picture) bedroom 1

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

I NI NP D



F. Item 11 (Picture) bedroom 3 closet



F. Item 12 (Picture)

(4) The Sheetrock on the ceiling shows repair signs in areas. This is a cosmetic issue for your information. A qualified contractor should inspect and repair as needed.

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

I NI NP D



F. Item 13 (Picture) living room



F. Item 14 (Picture) bedroom 1



F. Item 15 (Picture) bedroom 2



F. Item 16 (Picture) hall way

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

I NI NP D



F. Item 17 (Picture) den



F. Item 18 (Picture) closet



F. Item 19 (Picture) utility room

(5) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists in areas. The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.

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

I	NI	NP	D
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F. Item 20 (Picture) entry way



F. Item 21 (Picture)

(6) Most if not all wood style flooring is damaged in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.

(7) I recommend silicone caulking along floor at tubs and toilets.



F. Item 22 (Picture)

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

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

(1) Exterior door is damaged and deteriorated and is in need of replacement. Have a qualified contractor evaluate and remedy as needed.

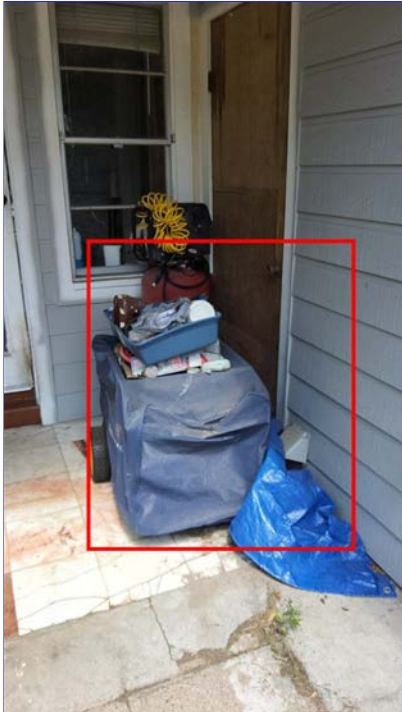


G. Item 1 (Picture)

(2) Not all door were accessible due to stored items and furnished house. This is a note for the client.

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

I NI NP D



G. Item 2 (Picture)



G. Item 3 (Picture)



G. Item 4 (Picture)

(3) The main entry door reveals daylight at threshold when latched, does not shut tight, and damaged at weather-stripping. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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

I NI NP D



G. Item 5 (Picture)



G. Item 6 (Picture)

(4) The Entry door has damaged knob hardware in areas. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. Item 7 (Picture) bedroom 1 closet



G. Item 8 (Picture)

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

I NI NP D

(5) The Entry door rubs at top when closing, does not shut properly in areas. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



G. Item 9 (Picture) bedroom 1

(6) The Entry door is damaged in areas. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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

I NI NP D



G. Item 10 (Picture) bedroom 2



G. Item 11 (Picture) private bath



G. Item 12 (Picture) bedroom 3

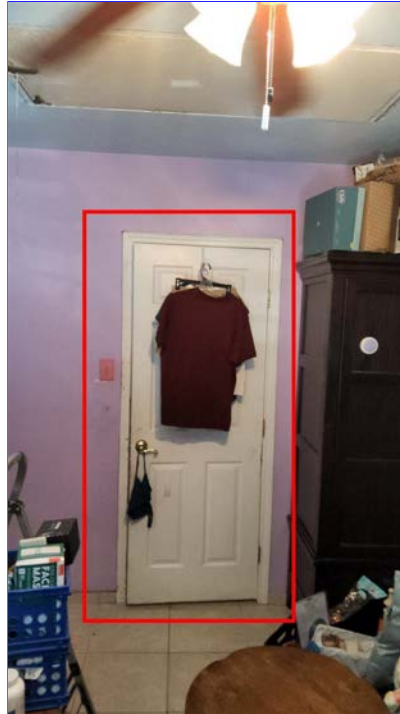
(7) The interior door does not shut and latch properly. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 13 (Picture) bedroom 2 closet



G. Item 14 (Picture) bedroom 4

(8) There are door stops missing in the home. This is not considered to be today's standard I recommend having a qualified person make repairs as needed.

(9) The entry door rear of home is missing dead bolt reveals daylight at threshold when latched, shows areas of peeling paint, torn or damaged, damaged at weather-stripping. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

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

I NI NP D



G. Item 15 (Picture)

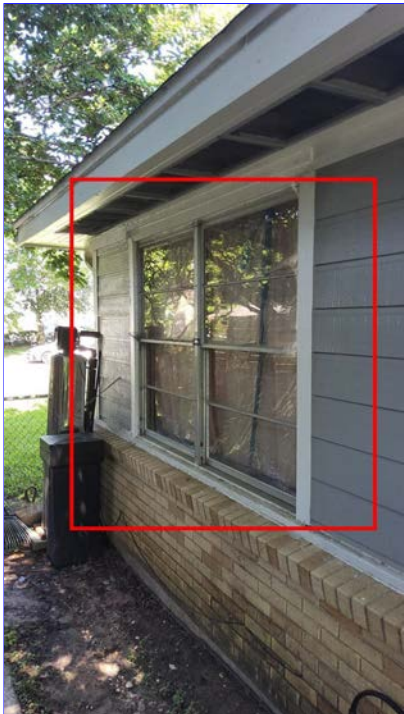
H. Windows

Comments:

(1) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.

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

I NI NP D



H. Item 1 (Picture)



H. Item 2 (Picture)



H. Item 3 (Picture)



H. Item 4 (Picture)

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

I NI NP D



H. Item 5 (Picture)

(2) There is a cracked glass pane in window. I recommend having a qualified person make repairs as needed.



H. Item 6 (Picture)

(3) Most if not all windows appear to be original and a showing signs of deterioration and bad weather

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

I	NI	NP	D
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seals. This needs further evaluation of a qualified specialist. Evaluate and remedy as needed.

(4) Multiple windows are having issues closing properly and are not creating a positive seal allowing moisture and insect intrusion. This is an issue the needs correcting. Have a qualified contractor evaluate and remedy as needed.

(5) Not all windows were accessible for function testing at the time of inspection due to furnished house and stored items. This is a note for the client.

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

I NI NP D



H. Item 7 (Picture)



H. Item 8 (Picture)



H. Item 9 (Picture)



H. Item 10 (Picture)

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

I NI NP D



H. Item 11 (Picture)

(6) Most if not all of The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

(7) Some windows stuck or painted shut, is not considered a functional window Private bath. Deterioration may occur if not corrected. A qualified contractor should inspect and repair as needed.

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

I NI NP D



H. Item 12 (Picture) bedroom 1 bathroom

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Number of Woodstoves: None

Comments:

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

K. Porches, Balconies, Decks and Carports

Comments:

(1) The weight load capabilities are not part of this inspection.

(2) The concrete floor, tile floor, brick floor on the patio at the exterior areas has loose tile and mortar (small area) has cracked in some areas (which are cosmetic), beginning to deteriorate. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

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

I NI NP D



K. Item 1 (Picture)

L. Other

[Comments:](#)

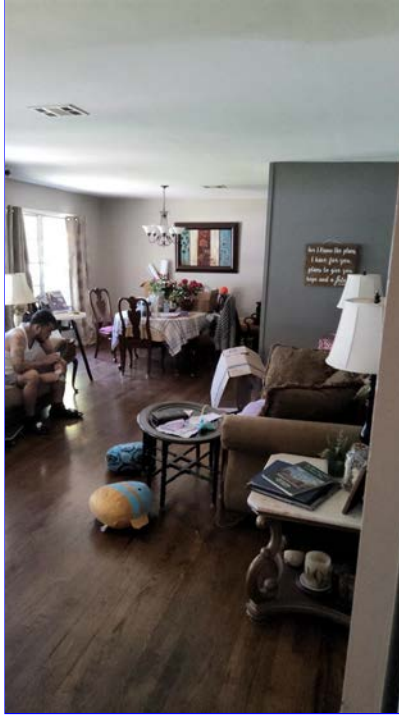
(1) Areas of the home have limited access due to furniture or occupants belongings. This is for your information.

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

I NI NP D



L. Item 1 (Picture)



L. Item 2 (Picture)



L. Item 3 (Picture)



L. Item 4 (Picture)

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

I NI NP D



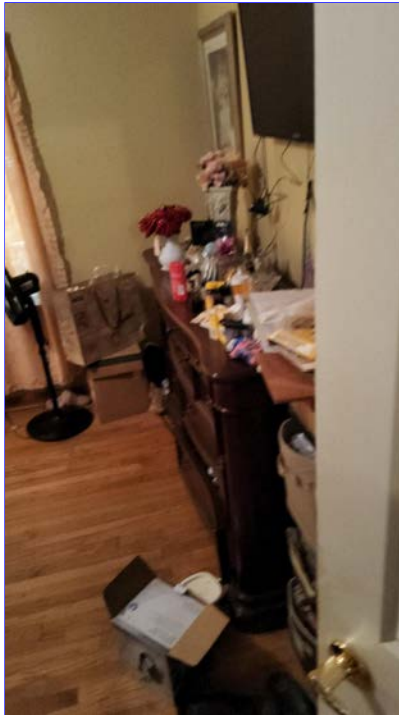
L. Item 5 (Picture)



L. Item 6 (Picture)



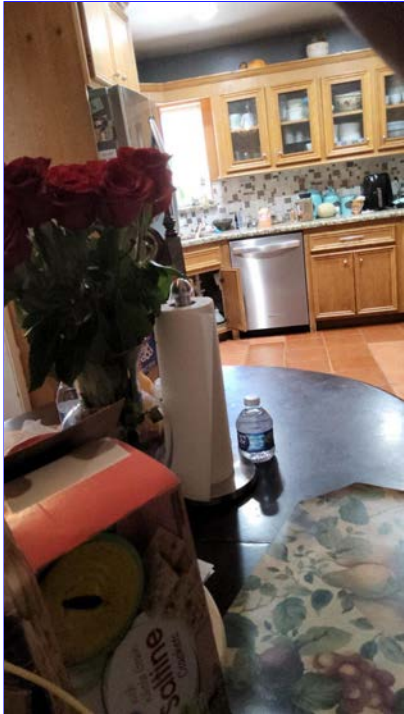
L. Item 7 (Picture)



L. Item 8 (Picture)

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

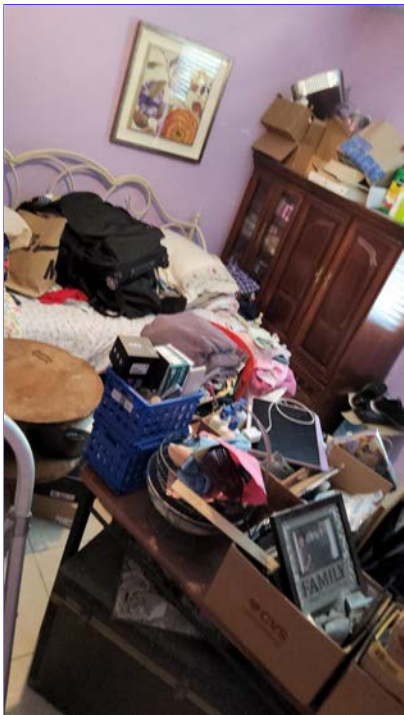
I NI NP D



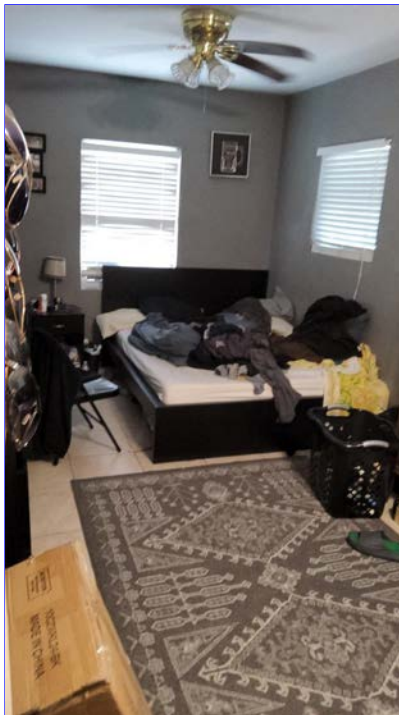
L. Item 9 (Picture)



L. Item 10 (Picture)



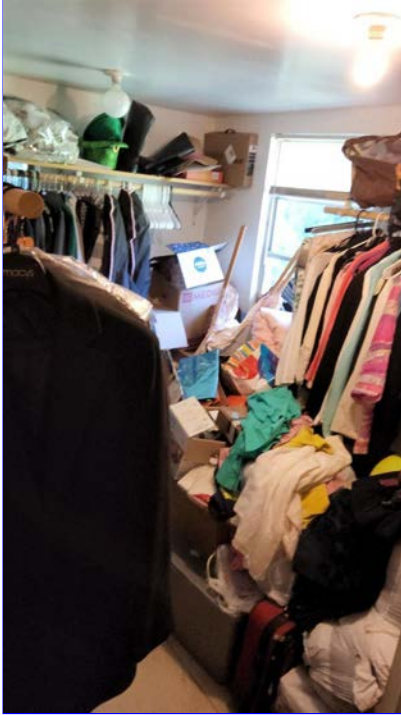
L. Item 11 (Picture)



L. Item 12 (Picture)

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

I NI NP D



L. Item 13 (Picture)



L. Item 14 (Picture)

(2) The concrete drive at the exterior areas deteriorated in areas, uneven, and can be a tripping hazard has dropped or settled causing a steep or uneven step. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



L. Item 15 (Picture)

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

I NI NP D

(3) Due to the numerous deficiencies found on this property, further investigation by licensed professionals is recommended and will potentially uncover additional issues.

(4) Evidence of previous water leak under sink. The stain appears old. I recommend having a qualified person repair as needed.



L. Item 16 (Picture) kitchen

(5) Cabinets are damaged in areas. I recommend repairs as needed.

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

I NI NP D



L. Item 17 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



150amp main service panel and sub panel backyard



electrical meter backyard

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service, Copper

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

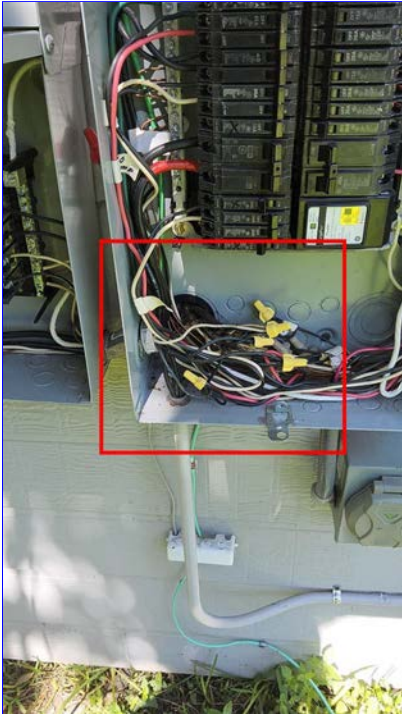
Electric Panel Manufacturer: General Electric, Siemens

Comments:

(1) The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.

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

I NI NP D



A. Item 1 (Picture)

(2) The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.

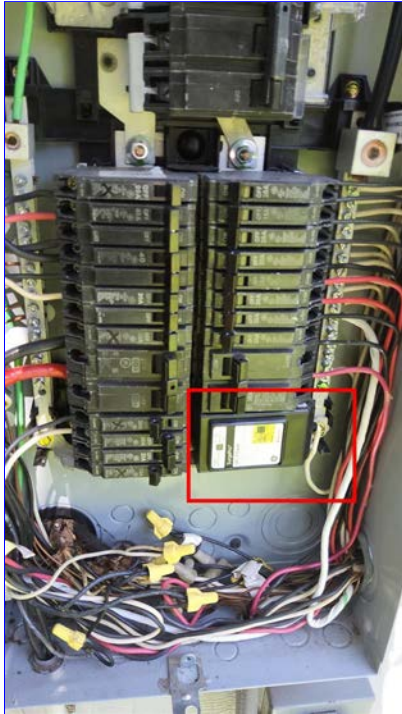


A. Item 2 (Picture)

(3) Surge protector does not appear to be installed in proper location. I recommend having a qualified electrician make repairs as needed.

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

I NI NP D



A. Item 3 (Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

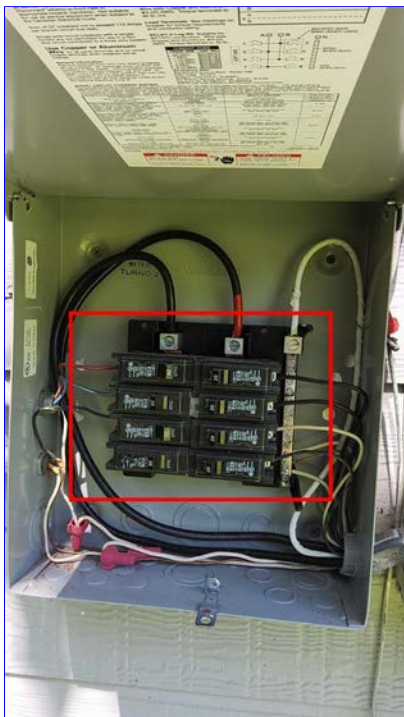
Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. Carbon monoxide detection is recommended in all homes, especially if equipped with gas fired appliances. Some detectors may not be available for inspection due to limiting circumstances (ex. wired with alarm company).
- (2) Several 20 amp circuit breaker in sub panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

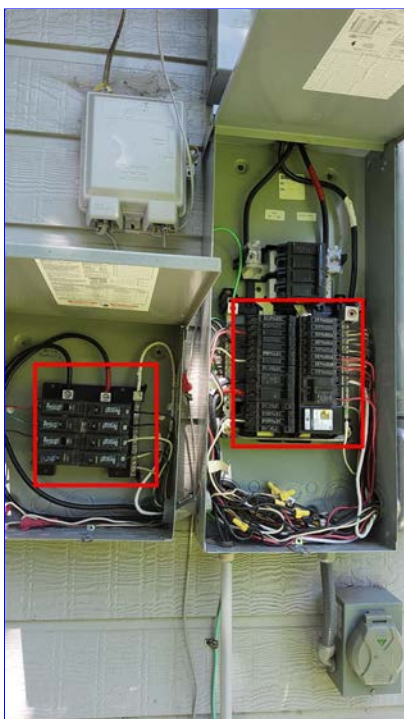
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 1 (Picture)

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



B. Item 2 (Picture)

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

I NI NP D

(4) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.



B. Item 3 (Picture)



B. Item 4 (Picture) utility room



B. Item 5 (Picture) utility room

(5) The exterior outlet at the rear of home not grounded. Further inspection is needed by a qualified

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

I NI NP D

licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 6 (Picture)

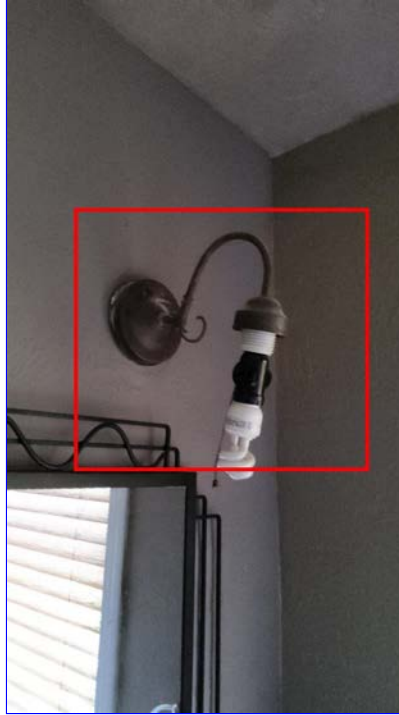
(6) The light fixture does not work, is damaged, is old and rusted at the in areas. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 7 (Picture)



B. Item 8 (Picture)

(7) The wall switch purpose is unknown (could not identify) at the in areas. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 9 (Picture) front entrance



B. Item 10 (Picture) hall way

(8) Not all outlets were accessible during the inspection due to furnished house and stored items. This is a

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

I	NI	NP	D
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note for the client.

(9) The light fixture is damaged, is missing glass at the in areas. This is for your information. I recommend repair as needed.



B. Item 11 (Picture)



B. Item 12 (Picture)

(10) The light fixture is loose at the in areas. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I NI NP D



B. Item 13 (Picture)

(11) The light fixture does not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

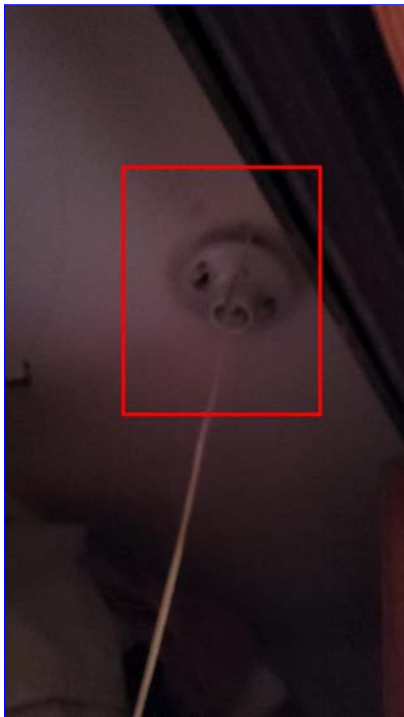
I NI NP D



B. Item 14 (Picture) bedroom 1 closet



B. Item 15 (Picture) hall bathroom



B. Item 16 (Picture) bedroom 3 closet



B. Item 17 (Picture) den

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

I NI NP D



B. Item 18 (Picture) bedroom 5



B. Item 19 (Picture)

(12) The house does not appear to have an adequate amount of electrical outlets throughout. Modern standards require an outlet every 6ft. This is not considered up to today's standards. There are areas such as bathrooms missing outlets. Have a qualified electrician evaluate and remedy as needed.

(13) HVAC system is missing service outlet. This is not up to today's standards. Have a qualified electrician evaluate and remedy as needed.

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

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

I NI NP D



B. Item 20 (Picture)

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



B. Item 21 (Picture)

(16) Light fixture(s) is missing cover in the attic space. Recommend repair or replace as needed.

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

I	NI	NP	D
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B. Item 22 (Picture)

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



B. Item 23 (Picture)

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

I NI NP D

(18) I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.



B. Item 24 (Picture)

(19) At least one "three-prong" outlet is not grounded in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

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

I	NI	NP	D
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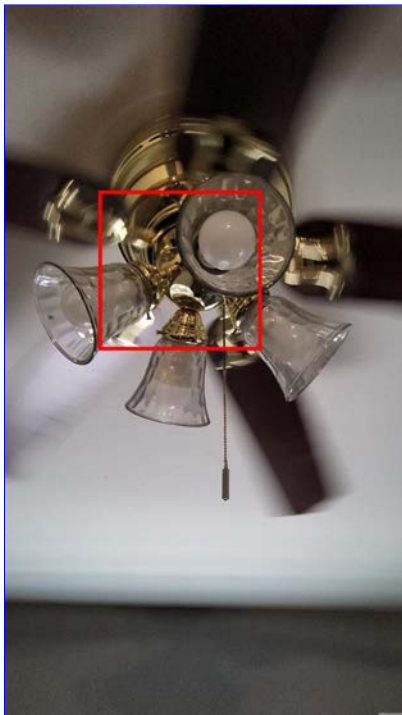


B. Item 25 (Picture) kitchen



B. Item 26 (Picture) bedroom 5

(20) The light fixture is missing pull chain and is stuck at the in areas. This is for your information. I recommend repair as needed.



B. Item 27 (Picture)

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

I NI NP D

(21) At least one "three-prong" outlet is loose in wall in most if not all rooms. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Item 28 (Picture)

C. Other

[Comments:](#)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

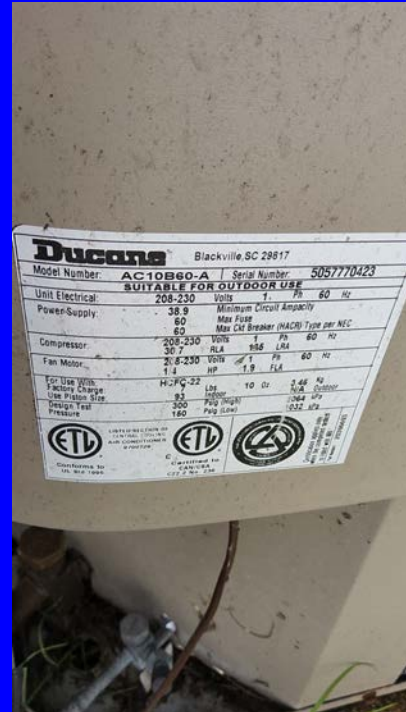
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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

I NI NP D



HVAC system backyard



HVAC system data plate



arrival temp



gas furnace in attic

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

I NI NP D



furnace data plate



departure temp

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

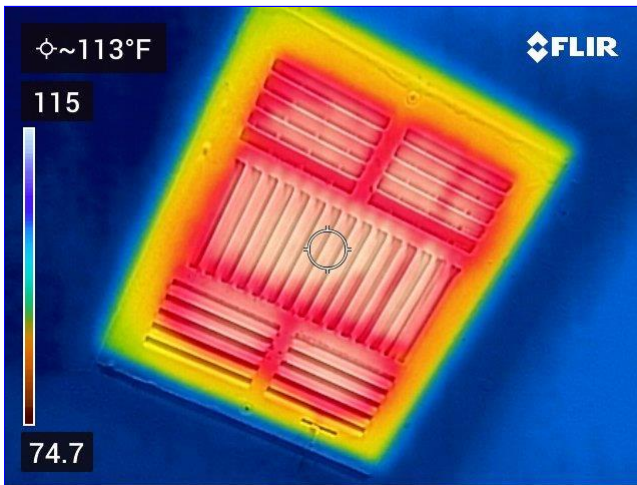
Heat System Brand: Unknown

Serial #: ducane

Number of Heat Systems (excluding wood): One

Comments:

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



A. Item 1 (Picture)

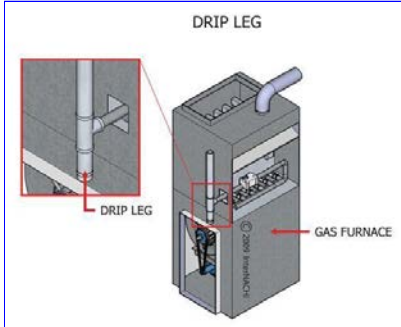
- (3) The heat exchangers on a gas furnace can not be completely examined with out removal of front cover.

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

I NI NP D

I recommend having heating system serviced by HVAC professional before use and annually.

(4) The gas furnace is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



A. Item 2 (Picture) dripleg

(5) The furnace is very old and housing is rusted but did work at time of inspection. I am unable to determine life remaining.



A. Item 3 (Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Unknown

Serial #: ducane

Comments:

(1) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

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

I NI NP D



B. Item 1 (Picture)

(2) The condenser is missing foam sleeve in area(s). A replacement is needed. A licensed HVAC contractor should service or repair unit.



B. Item 2 (Picture)

(3) The HVAC system appears to be an R22 unit (unless it's been Retro fitted and not marked). R22

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

I NI NP D

refrigerant ceased production in 2020. This will make refrigerant availability limited and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant. Click [here](#) for more information



B. Item 3 (Picture)

(4) Secondary drain at exterior of home is dripping water. This could indicate the primary drain line is clogged and may need servicing. Deterioration will occur if not corrected. I recommend having a qualified HVAC technician inspect and make repairs as needed.

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

I NI NP D



B. Item 4 (Picture)

(5) The emergency overflow drain pan for the HVAC system is showing signs of deterioration and signs of failure leaks in attic. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 5 (Picture)

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

I	NI	NP	D
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(6) Unit is located in the attic space, however the secondary drain pan does not have a pan switch. I recommend having a qualified HVAC contractor make repairs as needed.



B. Item 6 (Picture)

(7) Signs of fungi growth is present on ductwork or furnace in the attic space. This could indicate that furnace may not sealed properly. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend having the unit serviced and properly cleaned.

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

I NI NP D

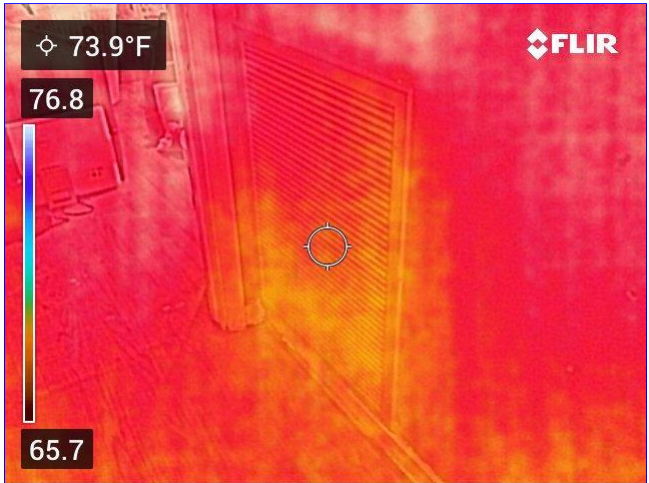


B. Item 7 (Picture)

(8) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 73 degrees and the return air temperature was 52 degrees. This indicates the range in temperature drop is normal.

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

I	NI	NP	D
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B. Item 8 (Picture)



B. Item 9 (Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

- (1) I recommend changing all HVAC filters upon move in.
- (2) Supply register is dirty/damaged. I recommend having a qualified HVAC contractor further evaluate and make any necessary repairs.

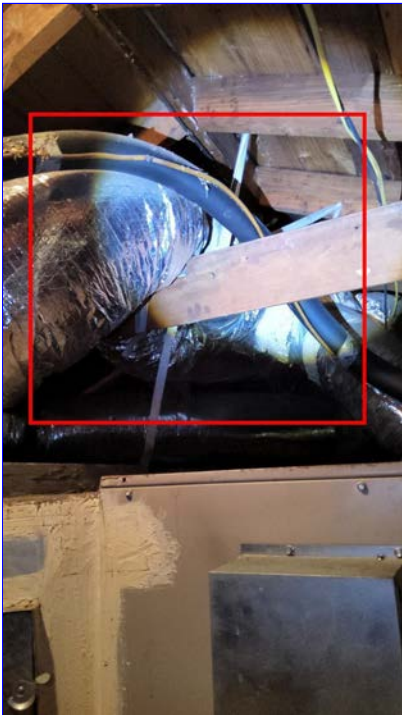
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I NI NP D

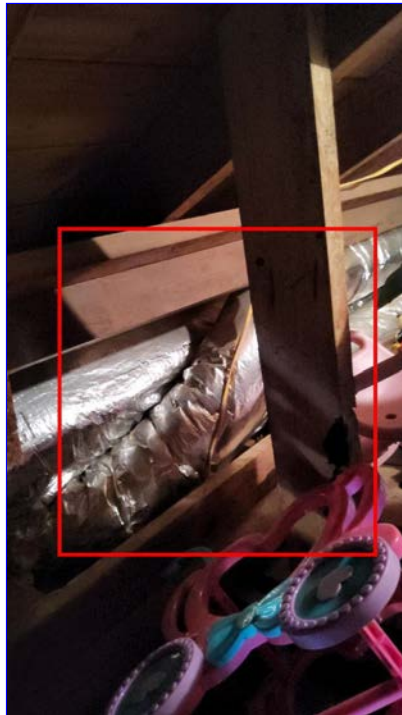


C. Item 1 (Picture)

(3) Duct piping appears to be in contact with one another in the attic space. Condensation could occur if not corrected. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed.



C. Item 2 (Picture)



C. Item 3 (Picture)

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

I	NI	NP	D
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D. Other

[Comments:](#)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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

I NI NP D



water meter front right by street



water main shut off out front



62psi water pressure



water conditioner back right (not inspected)

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

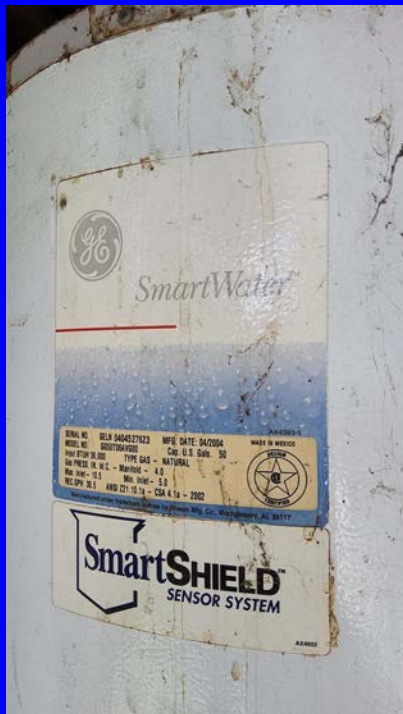
I NI NP D



plumbing main clean out back right



50gal gas water heater in utility room



water heater data plate



gas meter back left

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front

Location of main water supply valve: Front

Static water pressure reading: 62 pounds/square inch

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

I NI NP D

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Galvanized, CPVC

Water Filters: Whole house conditioner, (We do not inspect filtration systems)

Type of gas distribution piping material: Galvanized

Comments:

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

(2) Supply line is not properly insulated in areas. I recommend having a qualified plumber inspect and repair as needed.

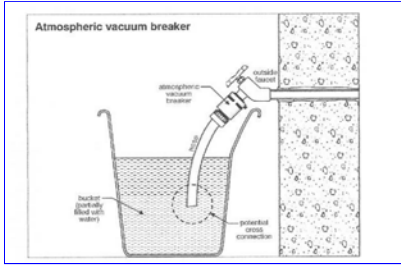


A. Item 1 (Picture)

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

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

I NI NP D



A. Item 2 (Picture)



A. Item 3 (Picture)

- (4) Galvanized piping is present at time of inspection process. Galvanized piping is an older style of piping. I recommend having a qualified plumber further evaluate and make any necessary repairs.
- (5) The faucet leaks leaks around mount at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



A. Item 4 (Picture)

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

I NI NP D

B. Drains, Waste, and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: PVC, Cast iron

Comments:

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

(2) Plumbing clean out has missing or damaged cover. This can effect drainage and should be corrected in order to determine if drainage is performing properly.



B. Item 1 (Picture)

(3) There is cast iron drain pipes that appear to still be in use. These pipes are nearing the end of their lives and are not considered to be up to today's standards. As the pipes age, they rust and cause slow drains and can cause drains to clog. This needs further evaluation by a qualified licensed plumber.

(4) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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

I NI NP D



B. Item 2 (Picture)

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

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

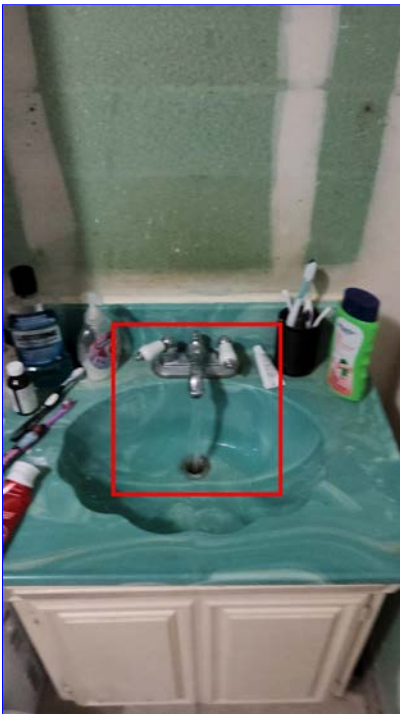
I NI NP D



B. Item 3 (Picture) private half bath



B. Item 4 (Picture) hall bath



B. Item 5 (Picture) utility room

(6) The plumbing waste line drains slowly and may eventually clog at the Hall Bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

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

I NI NP D



B. Item 6 (Picture)

(7) Tub drain is damaged or missing and no longer operates. A drain plug is being used instead at hall bath.

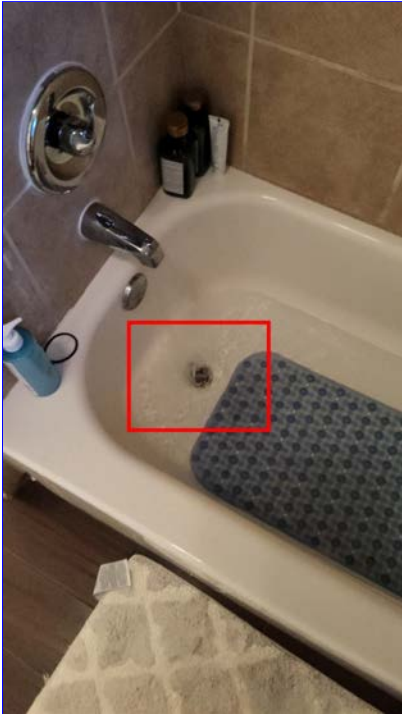


B. Item 7 (Picture)

(8) Tub drain is slow or clogged at hall bath.

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

I NI NP D



B. Item 8 (Picture)

(9) Washing machine drain size is not adequate for today's standards. Recommend size is 2in. Have a qualified plumber evaluate and remedy as needed.



B. Item 9 (Picture)

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

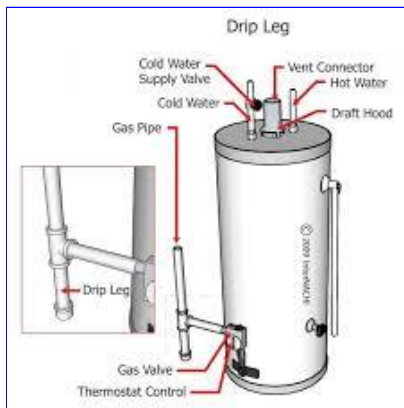
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C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 50 Gallon (2-3 people)
Water Heater Manufacturer: Bradford-White
Water Heater Location: Utility Room

Comments:

(1) The water heater is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified plumber make repairs as needed.



C. Item 1 (Picture)



C. Item 2 (Picture)

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

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

I NI NP D



C. Item 3 (Picture)

(3) The emergency over flow drain pan for the unit is deteriorated. I recommend replacement.



C. Item 4 (Picture)

(4) The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A more

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

I NI NP D

thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



C. Item 5 (Picture)

(5) Secondary drain pan drain not connected. This needs corrected. Have a qualified contractor evaluate and repair as needed.



C. Item 6 (Picture)

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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Side of Home

Comments:

(1) Gas lines are using older style brass valves that are known for breaking and fail. I recommend have a plumber evaluate and remedy as needed.



E. Item 1 (Picture)

(2) There are multiple unused gas lines that are not capped. This should be corrected. Have a qualified plumber further evaluate and make repairs as needed.

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

I NI NP D



E. Item 2 (Picture)

F. Other

[Comments:](#)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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

I NI NP D



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

I NI NP D



A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

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

(2) The food disposer has an obstruction inside. I recommend repair as needed.

(3) The food disposer wiring is missing a wire connector (anti-strain device). I recommend repair as needed.

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

I NI NP D



B. Item 1 (Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Nutone

Comments:

- (1) Tested and working properly at the time of inspection.
- (2) The light bulb for fan did not work when tested. I recommend repair or replace as needed.

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

I NI NP D



C. Item 1 (Picture)

(3) The range hood fan has crust or grime build-up, is missing grease catch. I recommend repair or replace as needed.



C. Item 2 (Picture)

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

I	NI	NP	D
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D. Ranges, Cooktops and Ovens

Range/Oven: Wolf

Comments:

Tested and working properly at the time of inspection.



D. Item 1 (Picture)

E. Microwave Ovens

Built in Microwave: LG

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



E. Item 1 (Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

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

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

I NI NP D



H. Item 1 (Picture)

I. Other

[Comments:](#)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

VI. OPTIONAL SYSTEMS

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

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

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

[Comments:](#)

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

(2) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

C. Outbuildings

[Comments:](#)

D. Private Water Wells (A coliform analysis is recommended)

[Comments:](#)

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal System

[Comments:](#)

F. Outdoor Cooking Equipment

[Comments:](#)

G. Other

[Comments:](#)

H. Other Built-in Appliances

[Comments:](#)

Noted optional systems of the home that were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.