

# Inspection Report

**Ezeanyi Ngwe**

**Property Address:**  
19943 Carlisle Glen Dr  
Richmond TX 77407



**HG Home Inspection**

**Connor Love #26011  
2020 N Loop W Ste 150  
Houston, TX 77018  
281-782-7451**

# PROPERTY INSPECTION REPORT FORM

Ezeanyi Ngwe	6/27/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
19943 Carlisle Glen Dr, Richmond, TX 77407	
<i>Address of Inspected Property</i>	
Connor Love #26011	
<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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Seller only

**Type of building:**

Single Family (2 story)

**Style of Home:**

Traditional

**Approximate age of building:**

Under 5 Years

**Home Faces:**

North

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

Comments: SET BY AGENT - GB  
SELLER WILL BE THERE TO GIVE ACCESS  
Referral: Realtor  
Year Built: 2019  
Square Footage: 2424

Report Identification: 19943 Carlisle Glen Dr

Rooms:

Utilities On: None

People Present at Inspection: Inspector

**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



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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) The foundation is poured on grade with post tension cables and appears to be performing as designed.
- (3) The foundation has minor corner pop(s) that are considered cosmetic. Further deterioration may occur if not corrected. 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 1 (Picture) front right and rear left

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

I   NI   NP   D



A. Item 2 (Picture)

B. Grading and Drainage

Comments:

C. Roof Covering Materials

**Types of Roof Covering:** Architectural

**Viewed from:** Ground, Drone

**Roof Ventilation:** Soffit Vents, Passive

Comments:

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

(2) 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 1 (Picture) front

D. **Roof Structures and Attics**

**Method used to observe attic:** Walked

**Viewed from:** Attic

**Roof Structure:** Stick-built, 2 X 6 Rafters

**Attic Insulation:** Blown

**Approximate Average Depth of Insulation:** 12 inches

**Approximate Average Thickness of Vertical Insulation:** None

**Attic info:** Pull Down stairs

**Comments:**

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

E. **Walls (Interior and Exterior)**

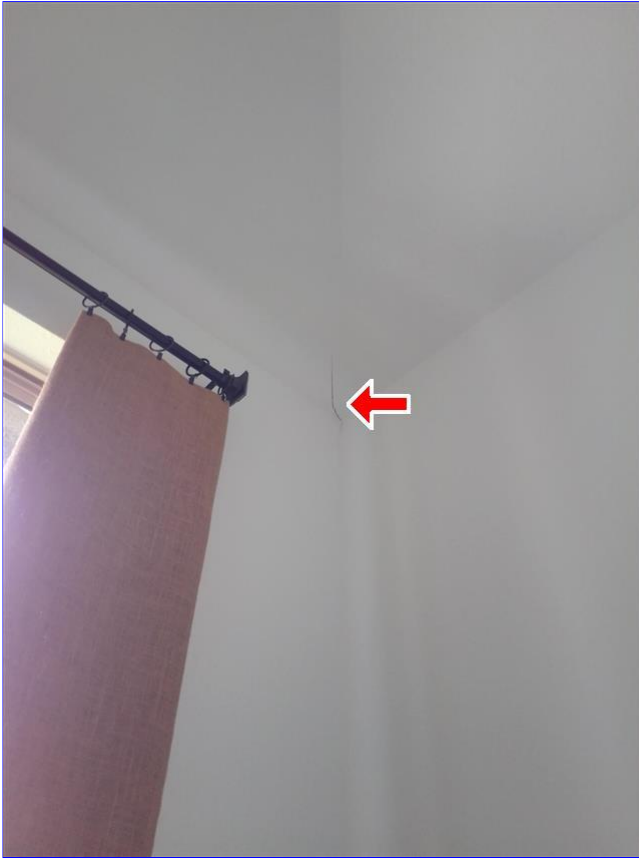
**Wall Structure:** Wood

**Comments:**

(1) The drywall on the wall is damaged in areas. This damage is considered cosmetic. 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 1 (Picture) study

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

I   NI   NP   D



E. Item 2 (Picture) master bedroom

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

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

I   NI   NP   D



E. Item 3 (Picture) air condenser wall

(3) Fixture not sealed to counter top. Correct as needed.

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

I   NI   NP   D



E. Item 4 (Picture)

F. Ceilings and Floors

**Floor Structure:** Slab

**Floor System Insulation:** NONE

**Ceiling Structure:** 6" or better

**Comments:**

(1) The Drywall on the ceiling has some "nail pops," (cosmetic). While this damage is cosmetic, it needs to be repaired. 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 1 (Picture) study

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

I   NI   NP   D



F. Item 2 (Picture) master bedroom

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

I   NI   NP   D



F. Item 3 (Picture) kitchen

(2) Shrinkage cracks can be seen in area(s) of concrete slabs. This is cosmetic.

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

I   NI   NP   D



F. Item 4 (Picture) garage slab

**G. Doors (Interior and Exterior)**

**Comments:**

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 1 (Picture) guest bedroom

H. Windows

[Comments:](#)

(1) Draw strings broke when pulled. I would have a qualified professional to correct.

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

I   NI   NP   D



H. Item 1 (Picture)

(2) I would recommend blacking out attic windows for energy efficiency.

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

I   NI   NP   D



H. Item 2 (Picture)

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

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

I   NI   NP   D



H. Item 3 (Picture)

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

I   NI   NP   D



H. Item 4 (Picture)

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:

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

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

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

I   NI   NP   D



J. Item 1 (Picture)

**K. Porches, Balconies, Decks and Carports**

[Comments:](#)

The weight load capabilities are not part of this inspection.

**L. Other**

[Comments:](#)

Areas of the home have caulking or grout missing or damaged. Deterioration could occur if not corrected. I recommend having a qualified contractor inspect and make repairs as needed.

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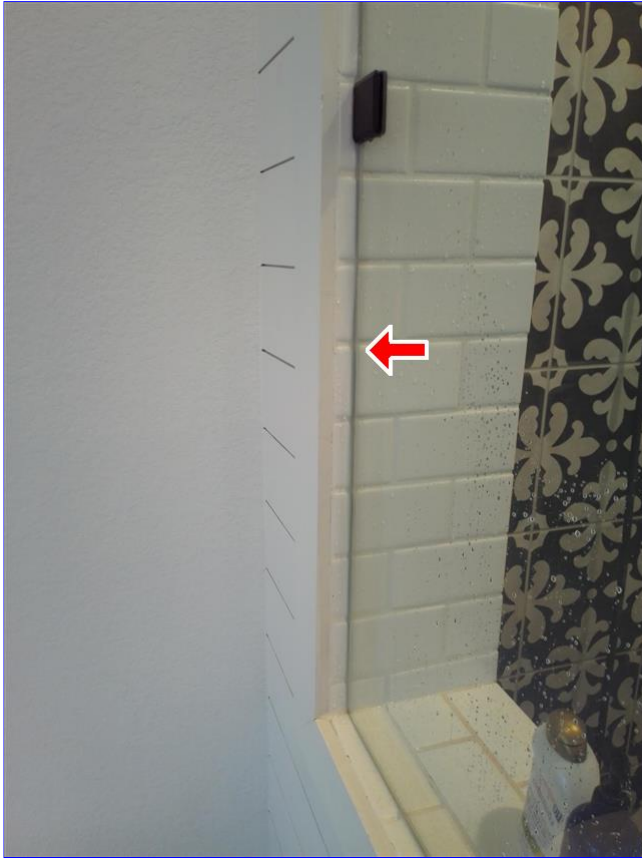
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L. Item 1 (Picture) master bath tub area

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

I   NI   NP   D



L. Item 2 (Picture) master shower

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

I   NI   NP   D



L. Item 3 (Picture) multiple base boards

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

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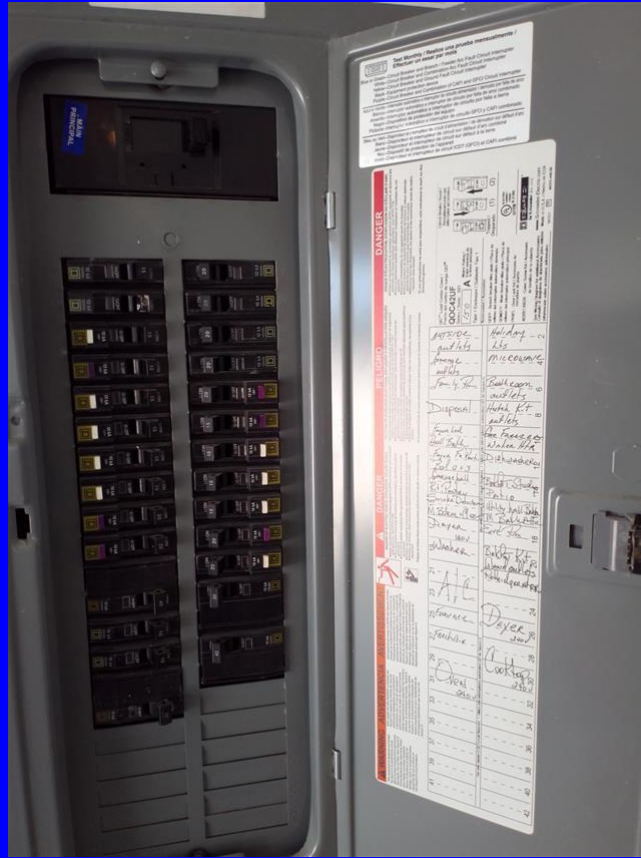
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## II. ELECTRICAL SYSTEMS

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.

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

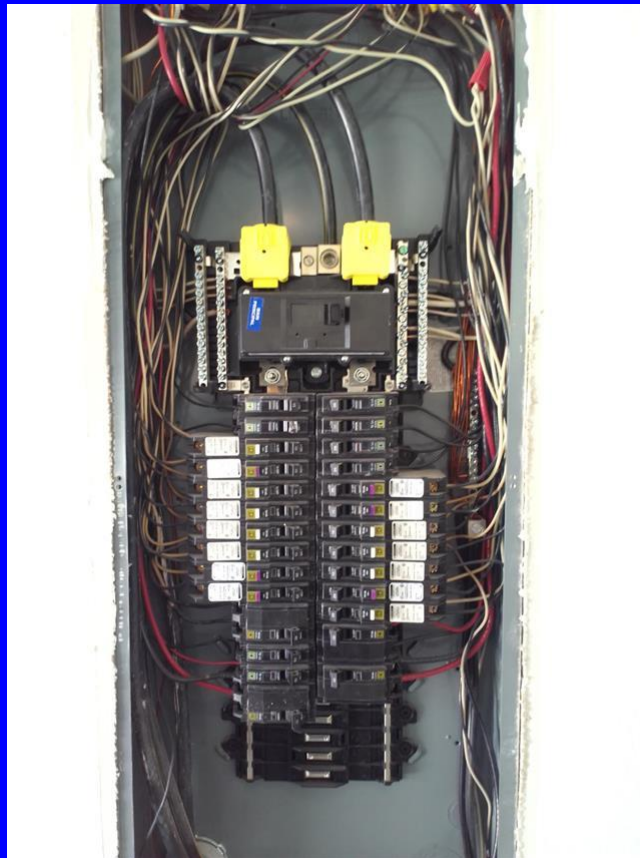
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breaker box dead front on

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

I   NI   NP   D



dead front off

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

I   NI   NP   D



electric meter

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground

**Panel Capacity:** 150 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Square D

**Comments:**

The main panel does not have a whole house surge protector. This is not today's standard. I recommend consulting a licensed electrician.

**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) in areas not working in the master bedroom. Further inspection is needed by a qualified licensed electrical contractor. I recommend repair as needed.

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

I   NI   NP   D



B. Item 1 (Picture) master bedroom

(3) 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 2 (Picture) garage

C. Other

Comments:

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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



thermostat located in hallway

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

I   NI   NP   D



central air handler

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

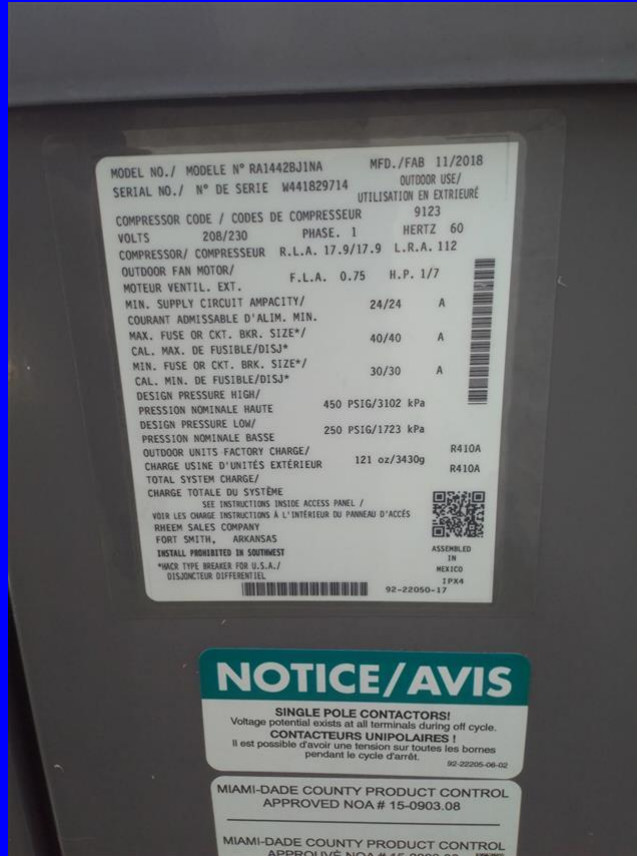
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air condenser

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

I   NI   NP   D



November 2018. 3 1/2 ton unit

**A. Heating Equipment**

**Type of Systems:** Air conditioner unit

**Energy Sources:** Gas

**Heat System Brand:** Ruud

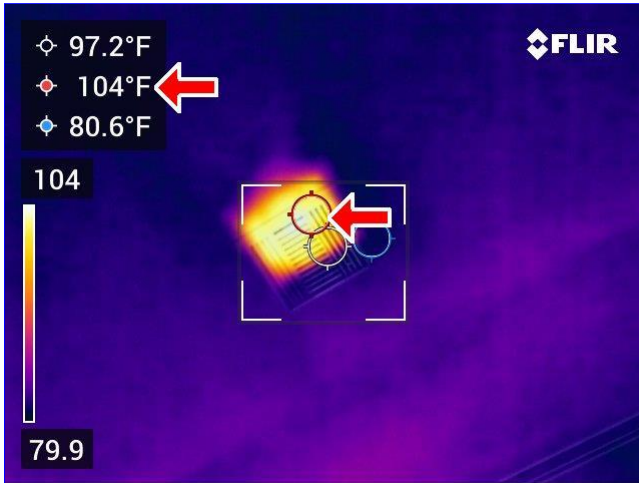
**Number of Heat Systems (excluding wood):** One

**Comments:**

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

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

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A. Item 1 (Picture)

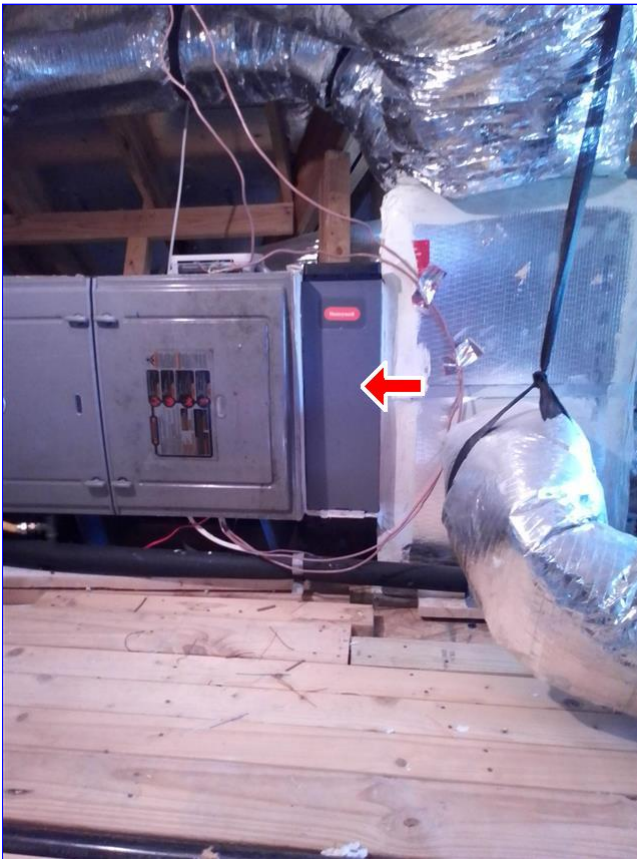
B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Ruud

**Comments:**

(1) The filter location is in the attic.



B. Item 1 (Picture)

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

I	NI	NP	D
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(2) The Filter is dirty and needs replacing.

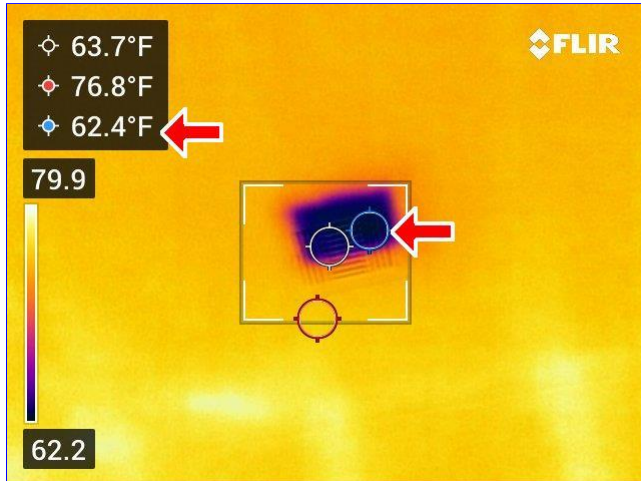


B. Item 2 (Picture)

(3) 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 62 degrees and the return air temperature was 74 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

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

I	NI	NP	D
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B. Item 3 (Picture)



B. Item 4 (Picture)

**C. Duct Systems, Chases, and Vents**

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** N/A

**Comments:**

I recommend changing all HVAC filters upon move in.

**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

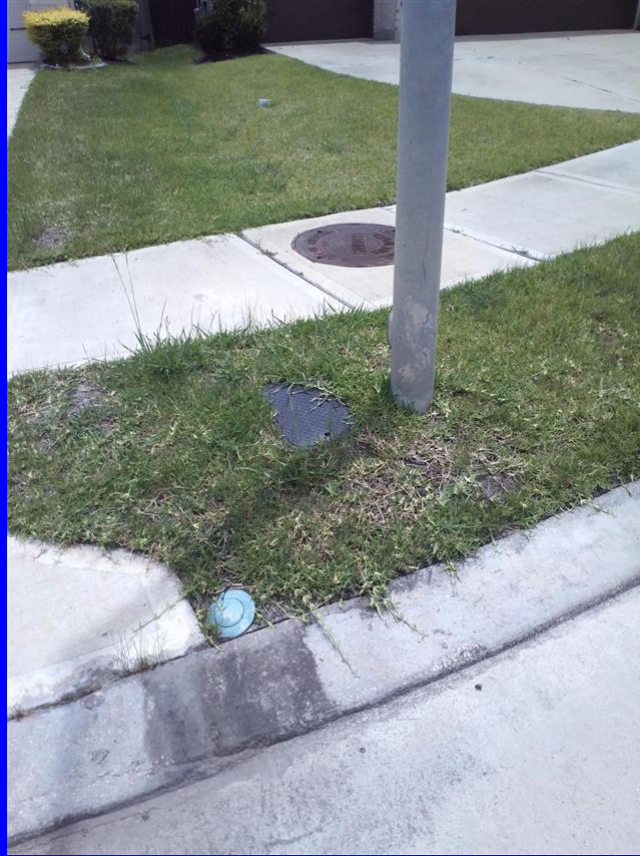
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#### IV. PLUMBING SYSTEM

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.

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public water meter

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

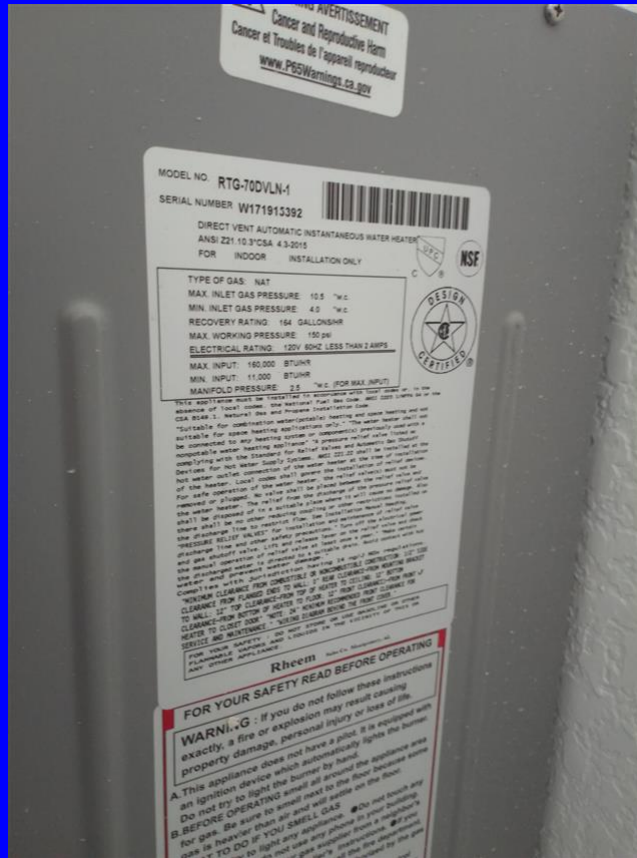
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tankless water heater

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

I NI NP D



tankless water heater info

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

I   NI   NP   D



gas meter

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

I   NI   NP   D



main water shut off

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

I   NI   NP   D



water pressure 60 PSI

**A. Plumbing Supply Distribution Systems and Fixtures**

**Location of water meter:** Street

**Location of main water supply valve:** Left Side

**Static water pressure reading:** 60 pounds/square inch

**Water Source:** Public

**Plumbing Water Supply (into home):** Pex

**Plumbing Water Distribution (inside home):** PEX

**Water Filters:** None

**Type of gas distribution piping material:** Black pipe

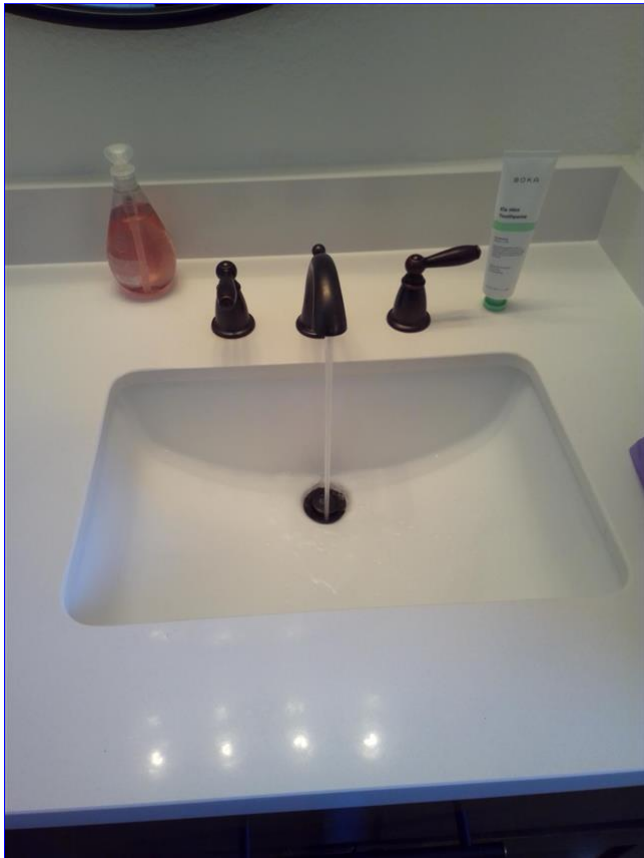
**Comments:**

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

(2) Fixture has weaker or restricted flow in areas. I recommend having a qualified plumber further evaluate and make any necessary repairs.

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

I   NI   NP   D



A. Item 1 (Picture) master bath

B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

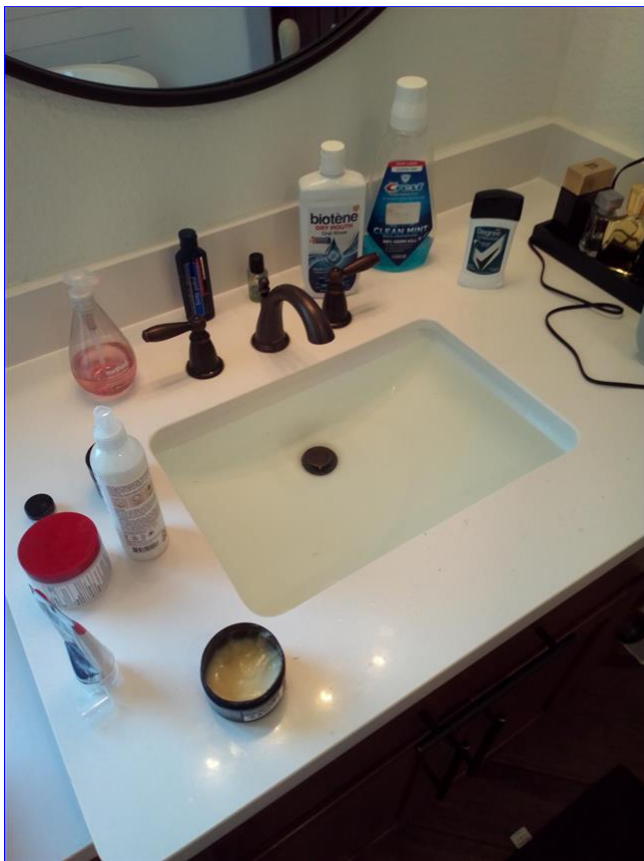
**Comments:**

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

(2) The plumbing waste line drains slowly at the Master 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 1 (Picture)

C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)

**Capacity (Water Heater):** Tankless

**Water Heater Manufacturer:** Rinnai (Tankless)

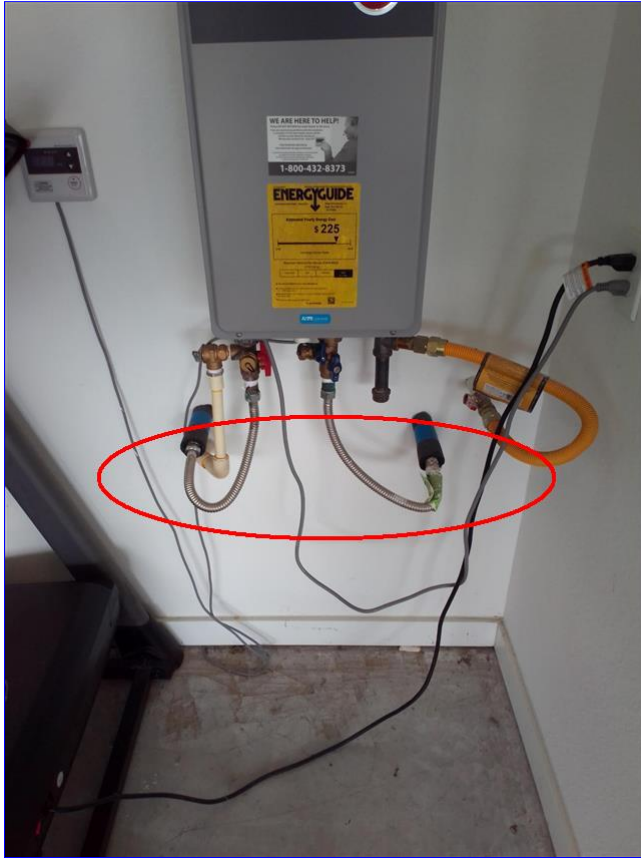
**Water Heater Location:** Garage

**Comments:**

(1) The water heater is installed without the recommended emergency overflow drain pan. This is not considered to be today's standard. I recommend having a drain pan installed by a qualified person.

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

I   NI   NP   D



C. Item 1 (Picture)

(2) Cap cover is missing to condensate drain line. Correct as needed

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

I   NI   NP   D



C. Item 2 (Picture)

**D. Hydro-Massage Therapy Equipment**

[Comments:](#)

**E. Gas Distribution Systems and Gas Appliances**

**Location of gas meter:** Left Side of Home

[Comments:](#)

**F. Other**

[Comments:](#)

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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

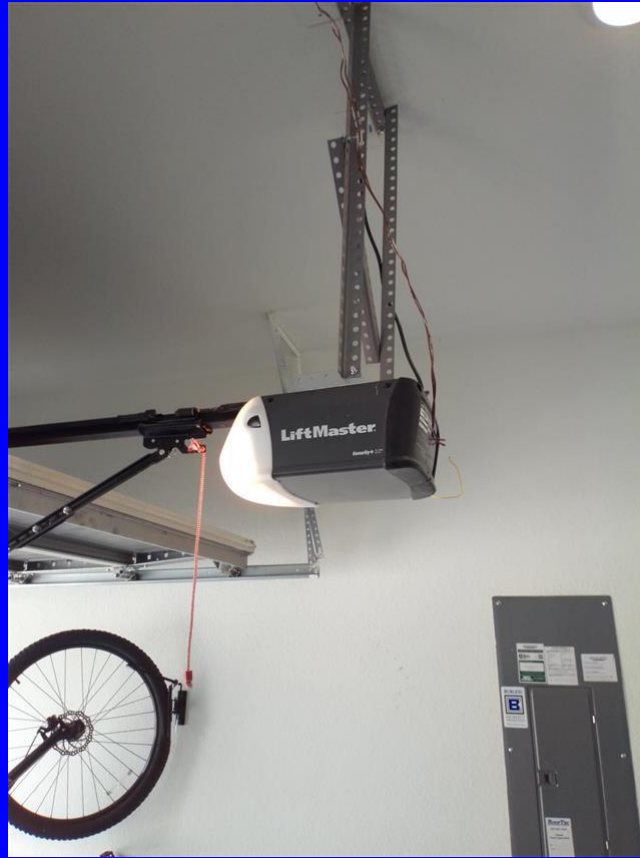
I   NI   NP   D

## 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



garage door opener right

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

I   NI   NP   D



garage door opener left

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

I   NI   NP   D



microwave

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

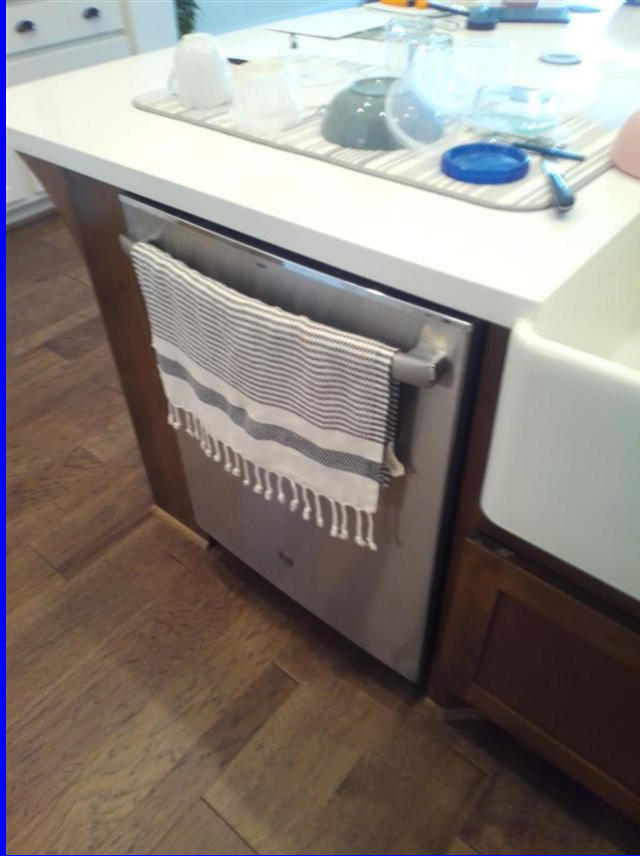
I   NI   NP   D



double oven

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

I   NI   NP   D



dishwasher

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

I   NI   NP   D



stove top

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

I   NI   NP   D



exhaust hood

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

I   NI   NP   D



disposal

**A. Dishwashers**

**Dishwasher Brand:** General Electric

**Comments:**

Tested and working properly at the time of inspection.

**B. Food Waste Disposers**

**Disposer Brand:** Badger

**Comments:**

Tested and working properly at the time of inspection.

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Unknown Brand

**Comments:**

Tested and working properly at the time of inspection.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** General Electric

**Comments:**

(1) Center burner knob does not work correctly. I would have a qualified professional to further evaluate.

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

I   NI   NP   D



D. Item 1 (Picture)

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

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

I   NI   NP   D



D. Item 2 (Picture)

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

I   NI   NP   D



D. Item 3 (Picture)

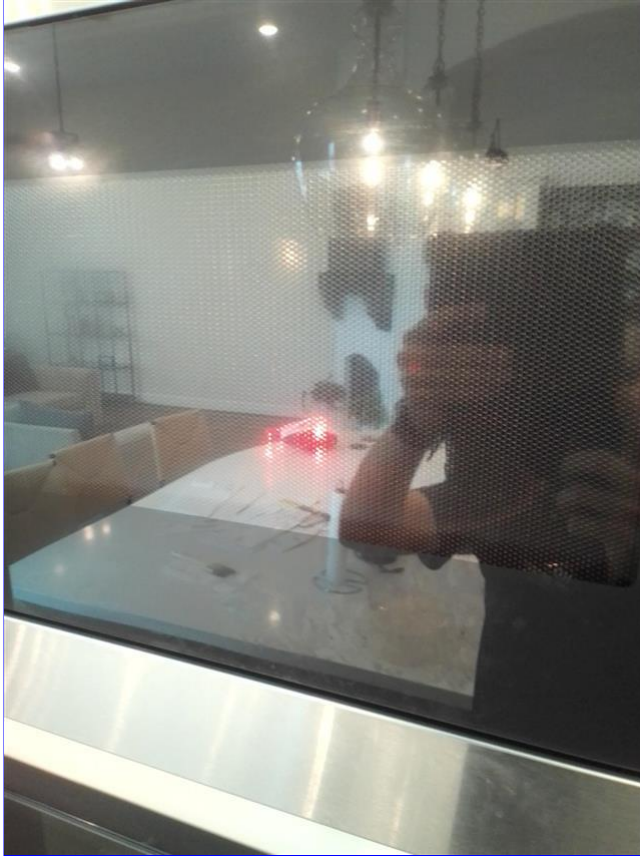
E. Microwave Ovens

[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:**

Tested and working properly at the time of inspection.

**G. Garage Door Operator(s)**

**Comments:**

- (1) The garage door will reverse when met with resistance.
- (2) The sensors are in place for garage door(s) and will reverse the door.

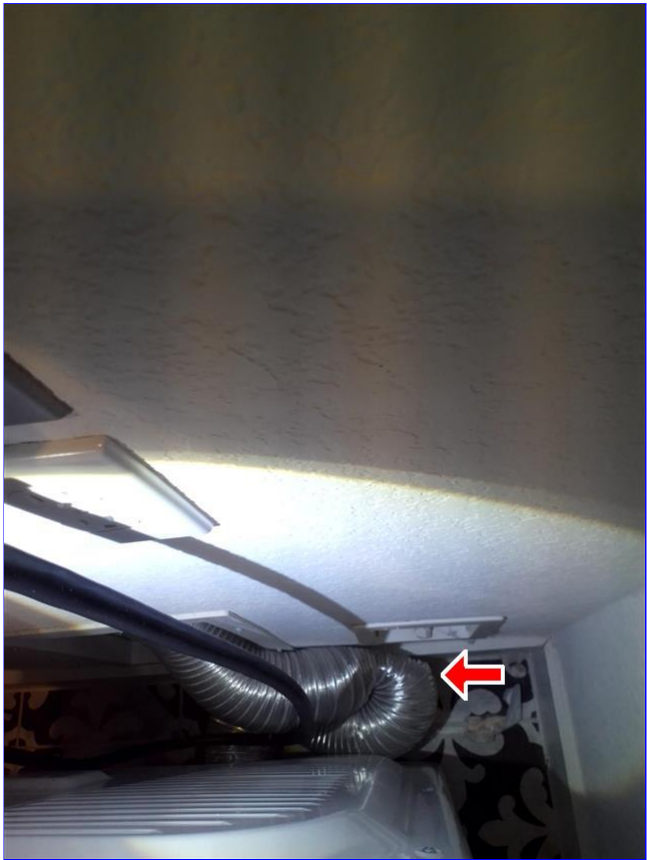
**H. Dryer Exhaust Systems**

**Comments:**

The dryer vent piping is kinked. Damaged piping can cause an obstruction of lint that has a possibility to create a fire hazard. I recommend repair as needed.

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.

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

I   NI   NP   D



irrigation controls 7 zones

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

I   NI   NP   D



back flow preventer

**A. Landscape Irrigation (Sprinkler) Systems**

**Comments:**

(1) Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement.

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

I   NI   NP   D



A. Item 1 (Picture) zone 1

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

I   NI   NP   D



A. Item 2 (Picture) zone 3

(2) Some Sprinkler heads are not in working order at the time of inspection. 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 3 (Picture) zone 2

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

I   NI   NP   D



A. Item 4 (Picture) zone 2

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

I   NI   NP   D



A. Item 5 (Picture) zone 2

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

I   NI   NP   D



A. Item 6 (Picture) zone 4

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

I   NI   NP   D



A. Item 7 (Picture) zone 4

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

I   NI   NP   D



A. Item 8 (Picture) zone 3

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

I   NI   NP   D



A. Item 9 (Picture) zone 5

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

I   NI   NP   D



A. Item 10 (Picture) zone 5

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

I   NI   NP   D



A. Item 11 (Picture) zone six

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

I   NI   NP   D



A. Item 12 (Picture) zone six

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

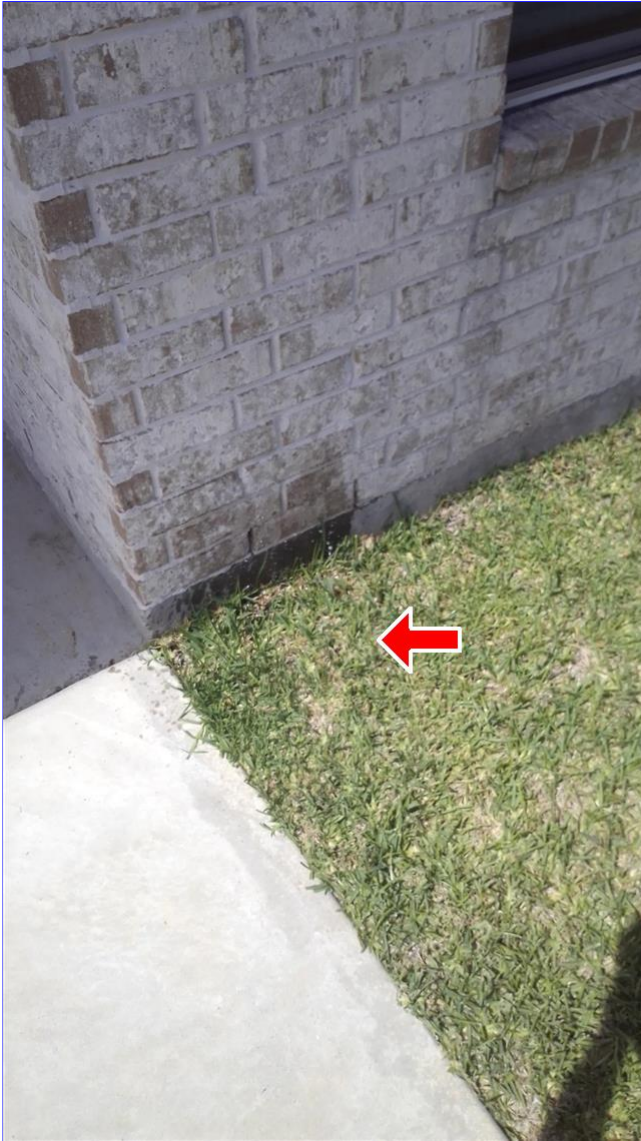
I   NI   NP   D



A. Item 13 (Picture) zone six

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

I   NI   NP   D



A. Item 14 (Picture) zone six

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

I   NI   NP   D



A. Item 15 (Picture) zone six

**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:](#)

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

I	NI	NP	D
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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:](#)

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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.