



MAHER'S WAY INSPECTIONS LLC

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GUIDING LIGHT MASTER REPORT 7-6.1

12411 Nectar Ct  
Houston, TX 77082



Inspector

**Maher Attieh**

InterNACHI certified professional inspector

8329195519

[attiehmaher@gmail.com](mailto:attiehmaher@gmail.com)



# PROPERTY INSPECTION REPORT FORM

Abdullah Soomro

*Name of Client*

12411 Nectar Ct, Houston, TX 77082

*Address of Inspected Property*

Maher Attieh

*Name of Inspector*

*Name of Sponsor (if applicable)*

03/14/2024 9:00 am

*Date of Inspection*

InterNACHI certified professional inspector

*TREC License #*

26029

*TREC License #*

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*Time In:* 9:00 A.M.

*Time Out:* 1:30 P.M.

*Temperature:* 60 - 70°F

*Occupancy:* Vacant

*Weather Conditions:* Cloudy

*Heading:* North

*In Attendance:* Buyer, Buyers Agent

*Inspections Provided by this Inspector:* Home Inspection

*Type of Building:* Single Family

*Additional Information:*

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

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

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

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

All areas of the home that are talked about in the report are oriented from the perspective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

## SCOPE OF INSPECTION

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

## GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

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

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

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

(F) designate conditions as safe;

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

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

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

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

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

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

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

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

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

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

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. **If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.**

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

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

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

#### Comment Key - Definitions

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

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

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

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

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

#### **Water Course:**

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

inspection.

**Hillside:**

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil, or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

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

**Not visual out of scope**

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

**Courtesy Photos**

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

**Roof covering**

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

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

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

Important:

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

**Flipped house:**

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

**Manufactured Housing:**

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the Northside of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacturer is required to provide instructions on on-site preparation, installation, and anchoring.

**Plumbing:**

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

**Mechanical Systems:**

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

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

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

**Bonding and Grounding:**

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded.

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

**Pest Control:**

Our observations regarding evidence of pests are not substituted for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Guiding Light Home Inspection Services is a licensed Pest Control Company with WDI Science. SPCS 0730963

**Lead-Based Paint:**

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

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

***Occupied home:***

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

*Inspection Method:* Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 03/14/2024.

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

*Structural Opinion:* This home appears to be in generally stable condition however this home has areas that are in need of further evaluation or repair as listed throughout this report

*Buyers Notice:*

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

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

**A. Foundations**

*Informational Note:*

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

*Foundation Statement:*

**Buyers Advisory Notice:**

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 03/14/2024.

*Type of Foundation(s):* Monolithic Post Tension Style Slab On Grade

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

*First Impression:*

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

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



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I   NI   NP   D

choice.

**B. Grading and Drainage**

*Informational Note:*

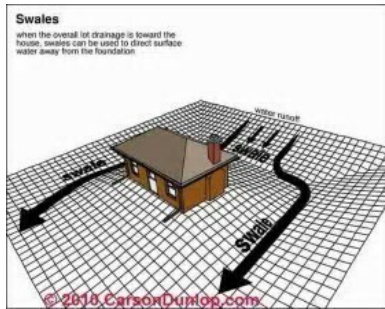
The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

*Drainage:*

The drainage around the structure appears to be redirected around the home We recommend that you monitor this area when it rains and make sure that the water is channeling away from this area as intended, if it is not there will be upgrades needed and you may consider adding a form of sub surface drainage in this area.

*Water Course Disclaimer:*

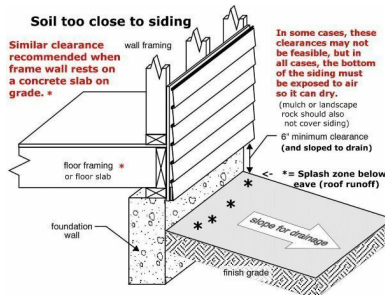
Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage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



**1: Grading- High Soil/Mulch Next To The Home**

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

The soil/mulch levels were high against isolated areas of the foundation grade beam. When soil or mulch levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4 of clearance between the soil/mulch and the first course of bricks, and other materials should have 6 of clearance between other materials and the soil/mulch. When siding is installed directly on the ground it is important to note that inspectors cannot see the foundation grade beam and there is more of a chance for water to enter the home in times of heavy rains. It is very important to check with the Owner to make sure there has not been flooding into the home and if there has, That proactive measures should be taken to make sure that the water issues have been repaired.



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D=Deficient

I NI NP D

**2: Gutters - Downspouts Missing Elbows**

☉ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are down spouts that are missing elbows and/or sections of downspout material, these downspouts should be repaired and splash blocks should be added under them to help keep erosion to a minimum.



**C. Roof Covering Materials**

*Informational Note:*

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



*Roof life span:* Bottom Third



*Types of Roof Covering:* Composition, Asphalt

*Viewed From:* Ground

*Recommend Insurance:*

We recommend that prior to the end of any option periods or other time restraints included in the home buying process that you have your insurance company inspect the roof and make sure of the life expectancy and give their opinion on the insurability of the roof.

This is important so that you do not buy this home and then have the insurance company cancel your home owners policy because of the roofs condition. This roof appears to be working as it should, however it does have some age to it and having the roof looked at by your prospective insurance

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D=Deficient

I NI NP D

company will help keep you from having potential issues with the insurance company in the end and have all the questions answered that they may ask you prior to closing.

*Recommend a roofing company inspect roof:*

We recommend a roofing company inspect roof and give price quotes and advice on needed repairs prior to the end of option period or other time limitations in the real estate purchase process, due to areas noted below.

*Roof limitations:*

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

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

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

**1: Flashing Poorly Installed**

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more areas on the sidewall of the home where flashing is installed that appears to be incorrectly installed. There are areas where the flashing has been caulked and should be monitored for leaks in the future.



**2: Flashing-Sidewall Not Visible**

🔵 Maintenance Items/FYI/Minor Defects

Proper sidewall flashing was not present where a lower roof abutted a sidewall. The installation of proper sidewall flashing is recommended by a roofing contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### 3: Vents- Rusted Components On The Roof

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

There are components on the roof that are rusted. We recommend that these areas be cleaned, prepped, and painted to prevent further deterioration of affected components



### 4: Flashing bulging

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

There are areas of flashing that are bulging on the roof in the valleys. This is not a major concern at this time it is just a difficult installation when you are dealing with different angles coming together. If there appears to be a problem in the future we recommend that a qualified roofing professional be contacted for repairs.



**D. Roof Structure and Attic**

*Informational Note:*

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

*Viewed From:* Decked portion of the attic due to amount of insulation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate Depth Of Insulation: 4"-6"



Material: Truss, Wood

Type of Roof: Gable

Type of Roof Decking: Plywood and OSB

Type of Ventilation: Soffit Vents, Ridge Vents

**1: Rafter damage**

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended



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

*Informational Note:*

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

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

*Exterior Wall Covering Material:* Brick, Fiber Cement Siding

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Interior wall covering:* Drywall

*Home was Occupied/Staged:*

There are a lot of areas around the home that were blocked by furniture and belonging of the occupants or furnishings used for staging the home that were not able to be moved. There may be areas where there were items that are in need of repair that were not visible at the time of inspection.


### 1: Lintels Rusted

 Maintenance Items/FYI/Minor Defects

Lintels over doors and windows should be painted periodically to help keep them protected from moisture so that they don't expand as easily and crack brick in the future.



### 2: Damaged siding

 Maintenance Items/FYI/Minor Defects

Backyard

There are one or more areas of the home where the siding is damaged and should be repaired.



### 3: Exterior wall repair noted

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Repairs were made to the brick on various areas of the home. These areas were patched and do not show signs of further movement, we recommend asking seller when repairs were made, so that you will know how long the repair has been there to judge how long it has been since movement has occurred.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

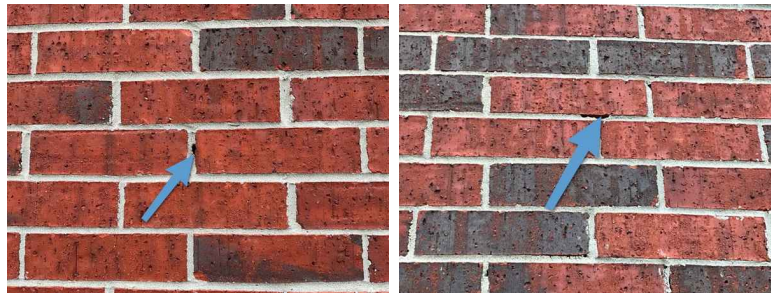
I NI NP D

**4: Mortar improvements needed**

*Maintenance Items/FYI/Minor Defects*

There are areas on the exterior brick of the home that are in need of mortar patching "re-pointing" to prevent moisture intrusion into the wall cavity.

These areas could ha sustained damage that can not be seen without destructive testing which is outside the scope of this visual inspection. Keep this in mind if and when remodeling work is performed and know that there may be hidden defects in the wall cavity that are not readily visible at this time.



**F. Ceilings and Floors**

*Informational Note:*

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

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

*Amateur Quality Construction Practices:*

**Buyers Note:** Amateur quality construction practices were noted on the interior throughout the home.

**1: Ceiling paint**

*Maintenance Items/FYI/Minor Defects*

Front porch

Ceiling paint peeling. We recommend repair,replace.This is mainly cosmetic.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**2: Ceiling is stained.**

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Front porch ceiling

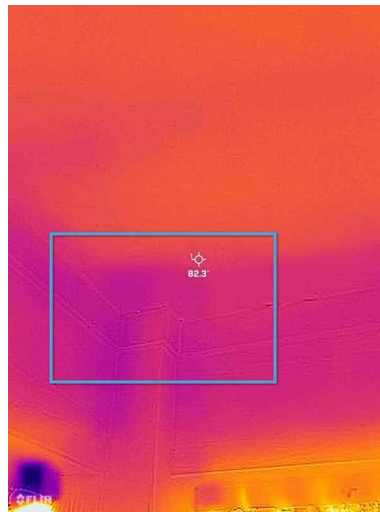
front porch ceiling water stain noted



**3: Evidence of Water Intrusion**

🔴In Need of Immediate Attention or Repair or Safety Concern

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.



**4: Flooring - Damaged**

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Game room

The home flooring had general moderate damage visible at the time of the inspection. Recommend evaluation by a qualified flooring contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

*Informational Note:*

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

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

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

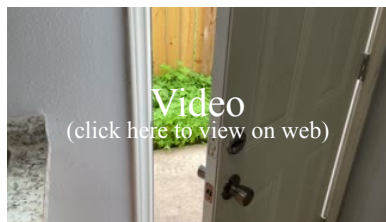
All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

**1: Door Doesn't Latch**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Backyard door

Door doesn't latch properly. This can be a sign of settlement or improper installation. We Recommend handyman [repair](#) latch or strike plate.



**2: Hardware - Door knob missing**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Living room bathroom

There are one or more door knobs missing through out this home.

I=Inspected

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NP=Not Present

D=Deficient

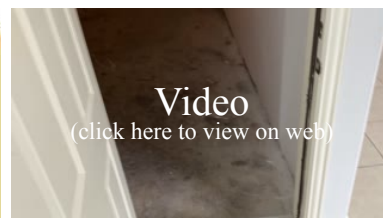
I NI NP D



**3: No garage/attic service door auto closing device**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The door between the garage/attic and the interior of the house (garage/attic service entry door) should be equipped with an [auto-closer](#) device to prevent automobile fumes from entering the house. This is a good upgrade However the installations requirements are dependent of authorities having jurisdiction. This device is not a commonly found in our area of the state.



**4: Garage door weather stripping needs repair**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The weather stripping on the garage door is in need of repair.



**H. Windows**  
Windows: :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

*Informational Note:*

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

*Flashing Limitations:*

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

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

**1: Failed Seal**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Window on the first floor in the living room

Observed condensation and/or fogging between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



**2: Lintles**

🔵Maintenance Items/FYI/Minor Defects

First floor window in living room

We recommend that the lentils over windows and doors be painted. Lentils are the metal supports over the windows and doors to hold brickwork up. If the lentil is not painted it will corrode and can cause brick cracking as it swells.



**3: Missing Screen(s)**

🔵Maintenance Items/FYI/Minor Defects

One or more windows are missing a screen. Recommend replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**4: Trim around windows is damaged/missing**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

First floor window in the living room

There are areas of trim around one or more windows of this home that are in need of repair or is missing.



**I. Stairways (Interior and Exterior)**

*Informational Note:*

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

**J. Fireplaces and Chimneys**

*Informational Note:*

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

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

*Informational Note:*

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

**L. Other**

**M. Cabinets**

*Informational Note:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

**1: Hardware Missing/Loose**

 Maintenance Items/FYI/Minor Defects

Under kitchen faucet

The cabinet/drawer knobs/pulls are missing or loose in various locations throughout the house.



**N. Sidewalks and Driveways**

*Informational Note:*

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

**O. Fences**

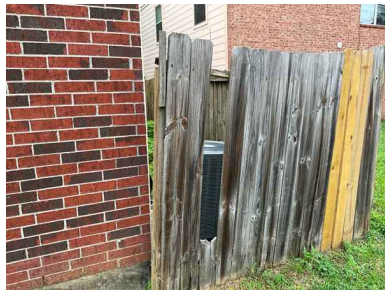
*Informational Note:*

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

**1: Loose section of fence**

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Section of the fence on the right rear backyard is loose and should be properly fastened.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**E. Smoke, Fire and Carbon Monoxide Detectors**

*Informational Note:*

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

we recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly.

*Smoke Alarms / Detectors: Smoke Alarms Information:*

**Smoke Alarms Information:**

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

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

*Carbon Monoxide Detectors:*

**Carbon Monoxide Alarm Required**

Attached garage and gas appliances present.

Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: [Info about CO](#)

*Smoke alarms are not tested:*

Smoke alarms are not tested during inspections when a house has a security system installed. This is due to the possibility of the fire department or other authorities having to come out and investigate testing the smoke alarms.

**1: Code for Smoke/CO/Fire Alarms**

**▲In Need of Immediate Attention or Repair or Safety Concern**

Garage

**R314.3 Location.**

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

**R314.5 Interconnection.**

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

**R315.1 Carbon monoxide alarms.**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Further evaluation recommended:*

We recommend that the Electrical system of this home be further evaluated by a licensed electrician.

Keep in mind that there may not be many repairs that an electrician will make unless there are upgrades made to allow for code compliance. This could be a costly repair depending on the amount of upgrades that are required by the electrical contractor in this area.

**A. Service Entrance and Panels**

*Informational Note:*

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

*Service Entrance:* Underground

*Main Service Panel Location:* North Exterior Wall



*Main Service Panel Manufacturer:* General Electric

*Main Service Panel Amperage:* 125 Amp



*Sub-Panel Location:* N/A

*Sub-Panel Manufacturer:* N/A

*Sub-Panel Amperage:* N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Service Entry Cables: Aluminum*

*Improper Panel labeling:*

The panel is improperly labeled. Panels are required to be permanently labeled so they you know what breaker controls which area of the home, for ease of maintenance and in the event of an emergency.



**1: Anti oxidant paste is needed on all aluminum wiring**

**▲In Need of Immediate Attention or Repair or Safety Concern**

Anti oxidant paste is needed for aluminum wiring in the electrical panels.



**2: Debris in panel**

**⚠Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

There is debris in the panel that is in need of removal.



**3: Screws missing**

**▲In Need of Immediate Attention or Repair or Safety Concern**

One or more of the cabinet cover plate screws are missing and need to be replaced. When screws are replaced they screws need to be blunt tip the screws and not sharp wood screws or self tapping screws for reasons of safety. Sharp tips cruise can puncture the electrical line and cause potential shock hazards.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**4: The main electrical panel is loose**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The main electrical panel on the exterior of the home is loose and should be properly secured.



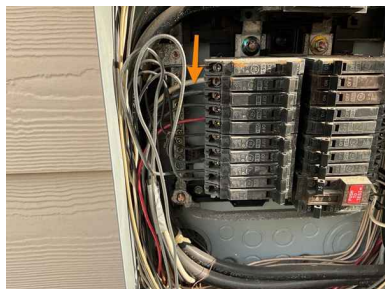
**5: White wires need reidentification**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

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

[NEC 200.7](#)

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Informational Note:*

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



*Type of Wiring:* Romex, Copper

**1: GFCI Open ground**

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more GFCI receptacles that are not wired properly. These receptacles do not appear to have a ground wire properly attached to the receptacle. We recommend that these receptacles be repaired by a licensed electrical contractor.

These receptacles will theoretically work without a ground but upgrades would be a good idea for the future.



**C. Other**

**D. Doorbell**

*Informational Note:*

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

*Door bell operated properly at the time of inspection:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Temperature Differential:

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

The differential temperature between the supply and return vents appeared to be acceptable (14°F - 23°F) at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

**A. Heating Equipment**

#### Informational Note:

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

#### Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand : Carrier



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate Year Built: 2007

Type of System: Gas-Fired Heat

Energy Source Unit : Natural Gas

Older unit:

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

**1: The heat exchanger/evaporator coil housing is rusted**

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The heat exchanger/evaporator coil housing at the furnace is rusted and should be further evaluated by a licensed HVAC technician.



**B. Cooling Equipment**

Informational Note:

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

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

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Brand: Trane



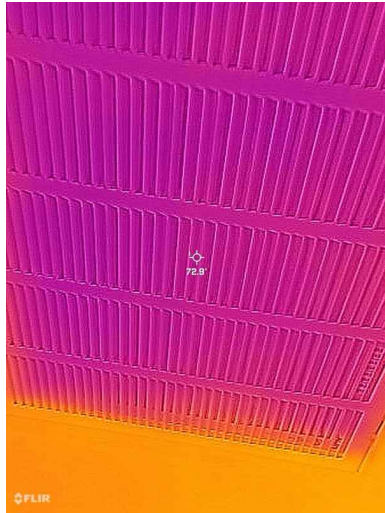
Approximate Year Built: 2017

Type of System: Central Air Conditioner

Approximate Condensing Unit BTU/Tonnage: 3 TON

Type of Freon: Not present

Average Temperature at Return: 73°



Average Temperature at Supply: 54°

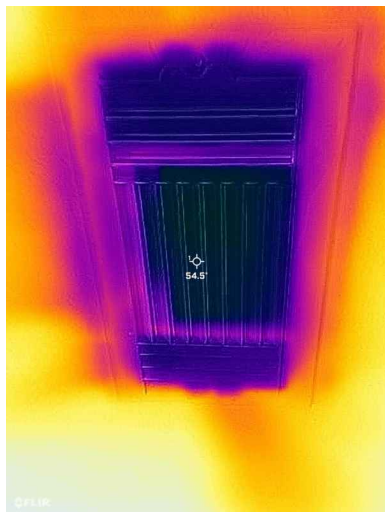
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I NI NP D

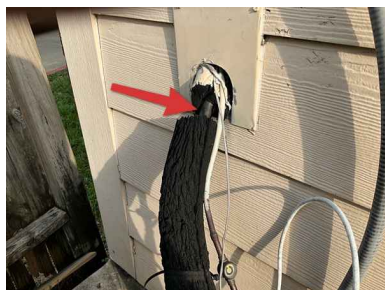


*Temperature Differential:* Recommend having the HVAC system cleaned and serviced prior to closing, 18°

### 1: Insulation Missing or Damaged

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

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. We recommend that the insulation be repaired or replaced.



### 2: Uneven air distribution

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

The register in the master bedroom is reading 77 which is quite a bit hotter than the other rooms in the home. We recommend an HVAC technician look at the system and ductwork and give advice on the system distribution and how you can balance the air so that it is cooler in the master so that you do not get uncomfortable.

### 3: Unit Not Level

[Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended](#)

The condensing unit(s) were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.

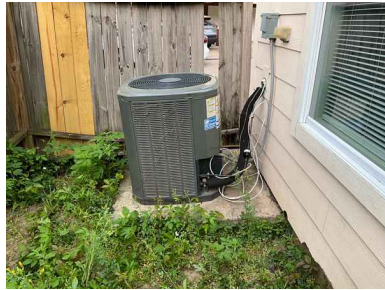
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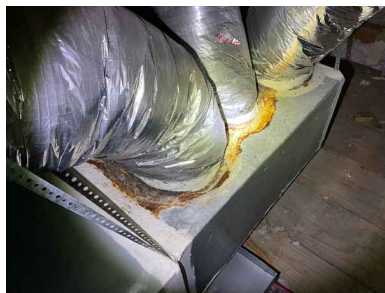
I NI NP D



4: Plenum rusted

⚠ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The Plenum was noted to be rusted at the time of inspection. Recommend having a licensed and qualified HVAC technician evaluate and repair or replace as necessary.



C. Duct Systems, Chases, and Vents

Informational Note:

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



Duct disclaimer:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Filter location:* Ceiling Mounted

*Filter Size:* 20 x 25 x 1



**1: Improper Venting**

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

One or more areas had improper or substandard venting, which can lead to inefficient heating/cooling. Both pictures under this comment serve the hall bathroom



D. Other



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

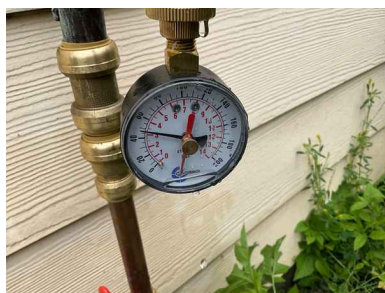
*Location of Water Meter:* Within 30' of the curb



*Location of Water Supply Valve(s):* Meter, Left side of the home



*Static Water Pressure Reading:* 40-45 PSI



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

*Informational Note:*

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

*Water flow:*

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

Second floor bathroom on the left side

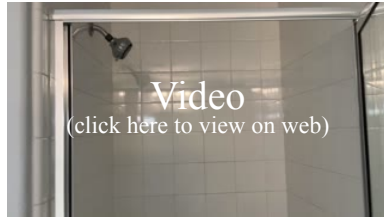
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Supply/Distribution Piping Material:* PVC, CPVC

*Plumbing Limitations:*

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

**B. Drains, Wastes, and Vents**

*Informational Note:*

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

*Functional Flow:*

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible we have no knowledge of the material that is underground. **We recommend that you consider having the drain line scoped by a licensed plumber to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines** that were not made evident when running water in the home at the time of inspection.

*Type of Drain Piping Material:* CPVC, PVC

*Location of Main Clean-out:* Left Side Of Home



**1: Trap is rusted**

**🚩Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

Kitchen faucet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**C. Water Heating Equipment**

*Informational Note:*

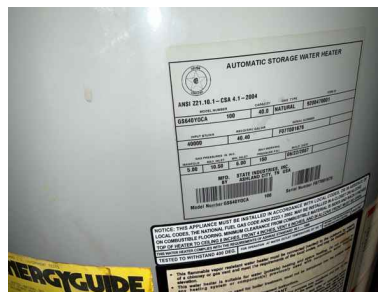
The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

*Annual Maintenance Flush:*

**It is recommended to have the water heating unit cleaned and serviced by a licensed & qualified plumber. The observations made to support the rendering of this opinion are listed but may not be limited to the following:**

*Location:* Attic

*Brand:* State



*Approximate Year Built:* 2007

*Energy Source:* Gas

*Gallon Capacity:* 40 Gallons

*Expansion Tank Applied:* N/A

*Recommend Flood Stop Valve:*

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

*Note: Older/Aged Equipment:*

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

*The water heater was unable to be tested:*

The water heater was unable to be tested for functionality due to the gas being shut off at the time of inspection.

**1: Water heaters can be dangerous if temperature is set too high!**

**▲In Need of Immediate Attention or Repair or Safety Concern**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Buyers Advisory Notice:**

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised.

**DANGER:**

Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Maximum water temperature for this group should not be more than 104F.

**Hot Water Scald Potential:**

Water temperatures over 120 F (~49 C) can cause severe burns or scalding potentially resulting in death. Hot water can cause first degree burns with exposure for as little as: (SEE PHOTO BELOW).

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008C

**2: Reconfigure TPRV Drain Line**

**▲**In Need of Immediate Attention or Repair or Safety Concern

**WARNING: FAILURE TO COMPLY WITH THESE INSTRUCTIONS REGARDING THIS VALVE CAN RESULT IN SEVERE PERSONAL INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE**

Excessive length - more than 30 feet (9.14m), use of more than four elbows or bends in discharge piping, or a reduction of discharge line size will cause a restriction and reduce the discharge capacity of the valve. No shut-off valve shall be installed between the relief valve and tank, or in the discharge line.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Manufacturer Label on TPR Valve

**WARNING:** To avoid water damage and/or scalding due to valve operation, a discharge line must be connected to valve outlet and run to a safe place of disposal. The discharge line shall be installed to allow complete drainage of both the valve and the discharge line. No reducing coupling or other restriction shall be installed in the discharge line. The discharge line must pitch downward from the valve and terminate with a 6" (152mm) air gap from an approved location or building drain. The discharge line must terminate through plain (unthreaded) pipe. Discharge line material must conform to local plumbing code or ASME requirements. Excessive length - more than 30 feet (9.14m), use of more than four elbows or bends in discharge piping, or reduction of discharge line size will cause a restriction and reduce the discharge capacity of the valve. No shut-off valve shall be installed between the relief valve and tank, or in the discharge line.

To ensure proper operation, this valve **must** be installed by a qualified service technician or licensed plumbing contractor in accordance with these instructions and local plumbing codes and standards.

**WARNING:**  
FAILURE TO COMPLY WITH THESE INSTRUCTIONS REGARDING THIS VALVE CAN RESULT IN SERIOUS PERSONAL INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

Manufacturer Label



**3: Pan is rusted/damaged.**

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The water heater pan is rusted/damaged and should be repaired or replaced.



**4: The water heater is rusted.**

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The water heater has rust at the bottom, we recommend the water heater be replaced in the near future.



**5: The water heater was unable to be inspected.**

🔴In Need of Immediate Attention or Repair or Safety Concern

I=Inspected

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D=Deficient

I	NI	NP	D
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The water heater was unable to be inspected due to large furnishings being in the way. We are not permitted to move belonging in a home to access appliances due to liability. If the shelving is moved by the owner we will come back and check the condition of the water heater when it is accessible.

**6: TPRV Drain Line Needs Reconfiguring**

**▲In Need of Immediate Attention or Repair or Safety Concern**

The TPRV drain line needs to be reconfigured. 90° fittings are not allowed at the TPR valve. The TPR drain line must get as close as possible to the pan, prior to an offset. In this configuration, there is a possibility of the TPR drain line failing if the TPR valve trips.



**7: Water heater needs repair**

**⊖Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

The water heater appears to have been changed over to propane for some reason but I doubt that the office was replaced so that the water heater works properly. This should be repaired. We recommend that this water heater be further evaluated by a plumber.

**8: Water heater not heating**

**⊖Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

The water heater was not heating at the time of inspection and will need to be repaired or replaced by a licensed plumber.

**9: Loose vent stack**

**⊖Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**



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D=Deficient

I NI NP D

**D. Hydro-Massage Therapy Equipment**

*Informational Note:*

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

**E. Gas Distribution System and Gas Appliances**

*Informational Note:*

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

*Location of Gas Meter:* West Side

*Type of Gas Distribution Piping:* Polybutylene

**1: Improper bonding wires on gas system**

**▲In Need of Immediate Attention or Repair or Safety Concern**

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

### *Mechanical Systems Notice:*

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

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

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

**A. Dishwashers**

### *Informational Note:*

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

*Manufacturer:* Frigidaire



### *Dishwasher Operational:*

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

### **1: High loop missing**

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

#### DISHWASHER HIGH LOOP MISSING

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





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Food Waste Disposers**

*Informational Note:*

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

*Manufacturer:* Badger



*Food Waste Disposer Operational:*

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



**C. Range Hood and Exhaust Systems**

*Informational Note:*

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

*Manufacturer:* General Electric

*Exhaust Hood Type:* Vented Microwave Vent Hood

*Range Hood Operational:*

**D. Ranges, Cooktops, and Ovens**

*Informational Note:*

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

*Range, Cook Top or Oven Manufacturer:* Frigidaire

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Range/Cook Top/Oven Energy Source: Electric  
Gas Shut Off: N/A - Electric Range

**E. Microwave Ovens**

*Informational Note:*

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

*Manufacturer:* General Electric



*Microwave Operable:*

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Informational Note:*

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

**G. Garage Door Operators**

*Informational Note:*

*Manufacturer:* Linear

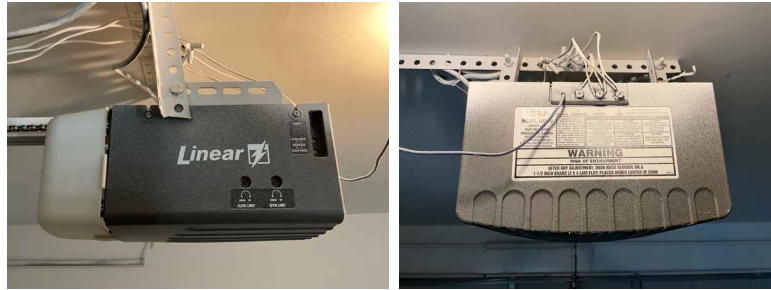
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Garage Door Operator(s) was/were operating:*

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

**1: RESISTANCE TEST FAILED**

**▲In Need of Immediate Attention or Repair or Safety Concern**

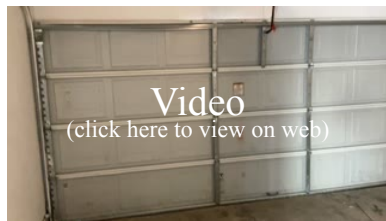
The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing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

**2: Loud Noises**

**🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

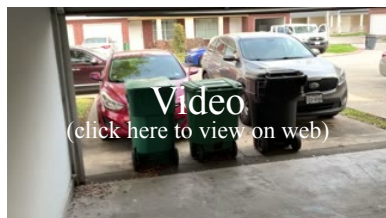
[Here are some troubleshooting tips](#) before calling a garage contractor.



**3: Adjustment needed**

**🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

What an operation the garage door had some mechanical issues. It is recommended to have a garage door technician evaluate and repair as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Dryer Exhaust Systems**

*Informational Note:*

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

*Dryer Vent Location:* Roof

*Dryer Vent should be cleaned annually:*

The dryer vent should be **cleaned** at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

**I. Optional Appliances**

*Manufacturer:* None

**J. Other**

*Manufacturer:* None