



INSIGHT PROPERTY INSPECTIONS

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RESIDENTIAL INSPECTION

18927 Sandia Pines Dr
Humble, TX 77346

Inspector

Richard Chandler

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PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	10/30/2025 1:00 pm
18927 Sandia Pines Dr, Humble, TX 77346	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
Richard Chandler	6803
<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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time In: 1:30 P.M.

Temperature: 70 - 80°F

Weather Conditions: Clear, Sunny

Occupancy: Vacant

In Attendance: No other parties present at the time of the inspection

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 a non-technically exhaustive, 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 and/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 North side of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacture is required to provide instructions 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 where 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, 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, 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 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 is not a substitute for 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.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Inspection Method: Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 10/30/2025.

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

Comments:

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 the day of inspection.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

First Impression:

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

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

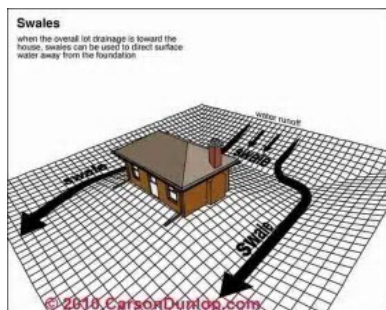
B. Grading and Drainage

Comments:

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.

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: Foliage- Roots Are Close To The Foundation

⊖ Deficiency

There are areas where roots are close to the foundation, these areas should be monitored over time to make sure that damage does not occur to the foundation.

Recommendation: Recommend monitoring.



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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Roof Covering Materials

Comments:

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.

Types of Roof Covering: Composition


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: Debris

 Deficiency

Debris was noted on the roof surface of this home. We recommend that all debris be removed from the roof covering surface periodically.

Leaves and pine needles in this area of the country can allow water to accumulate in valleys and next to side walls of the home (if present) due to debris damming up water flow on the roof. The debris on the roof and against the side walls of the home can cause damage, by allowing water to seep under the roof covering and wick into the siding, causing leaks and damage in various areas where accumulation is present.

In most cases with a single story home or homes with out dormers or sidewalls in contact with the roof structure, twigs and other debris can damage the roof covering more than people realize and it is strongly recommended that the roof covering be cleaned now and periodically in the future.

Recommendation: Contact a handyman or DIY project



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NP=Not Present

D=Deficient

I NI NP D

2: The roof covering life has expired

☹️ Deficiency

At the time of the inspection, asphalt shingles covering the roof exhibited damage and severe general deterioration and appeared to be at or near the end of their long-term service life.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Comments:

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

Viewed From: Attic

Type of Ventilation: Soffit Vents, Ridge Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Improper exhaust flue clearance

Deficiency

The water heater and furnace exhaust flues had improper clearance to combustibles visible where the flue penetrated the roof deck. This condition is a potential fire hazard and should be corrected. The Inspector recommends a separation of at least 1 inch between combustible material and the exhaust flue.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

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, Wood siding, Fiber Cement Siding

Interior wall covering: Drywall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Damaged siding

🔴 Deficiency

There several areas of the home where the exterior siding and trim is damaged and should be repaired.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Ceiling tape visible

Deficiency

Loose and damaged drywall tape was visible at the garage ceiling. This is a cosmetic issue and should be repaired.

Recommendation: Contact a qualified professional.



2: The ceiling in the garage needs to have seams taped

Deficiency

The ceiling in the garage is in need of the seams on the drywall being taped.

Recommendation: Contact a qualified drywall contractor.

G. Doors (Interior and Exterior)

Comments:

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

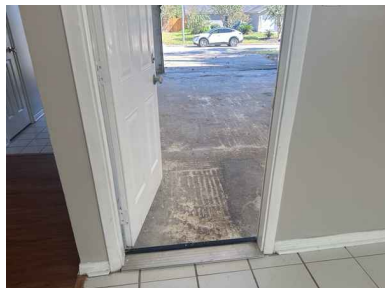
I NI NP D

1: The garage door should be self-closing

🚩 Deficiency

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

Recommendation: Contact a qualified professional.



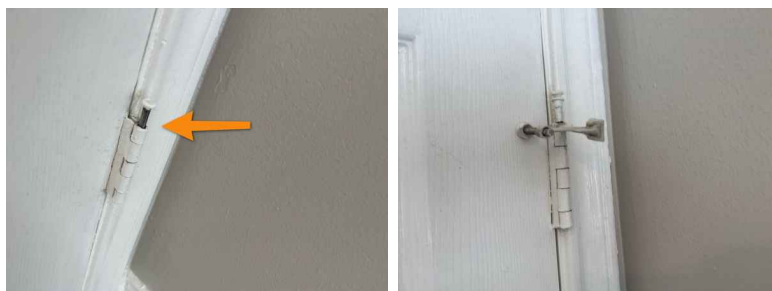
2: Hardware - Hinges Loose

🚩 Deficiency

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation: Recommended DIY Project



H. Windows

Comments:

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

Windows: :

The windows were inspected by operating 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.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

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

1: Handrail loose

🟡Deficiency

The hand rail on the stairwell is in need of tightening.

Recommendation: Contact a qualified professional.

J. Fireplaces and Chimneys

1: No damper clamp

🟡Deficiency

There is not a damper clamp installed on the chimney flue. We recommend that as a safety upgrade that a damper clamp be installed on the damper to keep it open a little so that if the gas were to accidentally be turned on it could have somewhere to go.

Recommendation: Contact a handyman or DIY project



K. Porches, Balconies, Decks, and Carports

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Deck floor

☹️ Deficiency

Damaged and loose boards were observed at the rear of the house. Repair is needed to prevent injuries.

Recommendation: Contact a qualified professional.



L. Other

Comments:

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

M. Cabinets

Comments:

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

1: Cabinet doors do not shut properly

☹️ Deficiency

Cabinet doors do not shut properly at various cabinets in the kitchen.

Recommendation: Contact a qualified professional.

N. Sidewalks and Driveways

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

B. Service Entrance and Panels

Comments:

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.

Main Service Panel Box Location: Right Side of the House



Main Service Panel Amperage: 100 Amp

1: No AFCI Breakers installed

⊖ Deficiency

This home did / did not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an as-built condition, and was not required when this home was built. Some items reported as Deficient may be considered upgrades to the property.

For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

Recommendation: Contact a qualified electrical contractor.



AFCI

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Screws missing

Deficiency

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 can puncture the electrical line and cause potential shock hazards.

Recommendation: Contact a qualified professional.



3: Surge Protection

Deficiency

There is no surge protection device installed at the panel box. Under the current National Electrical Code, all electrical systems should have surge protection. This is an "as built" condition (this was not required at the time of construction of this home). It is recommended to add a surge protection device to the panel box.

Recommendation: Contact a qualified professional.

C. Branch Circuits, Connected Devices, and Fixtures

Comments:

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: Fixtures not illuminating

Deficiency

There are fixtures in this home that are not illuminating. We recommend that the fixtures have the bulbs replaced first. There may be a need for the fixtures to be replaced if bulbs do not repair the fixture. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.


Recommendation: Contact a handyman or DIY project



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

I	NI	NP	D
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2: GFCI protected outlets were not observed in some required areas

 Deficiency

Ground-Fault Circuit Interrupter (GFCI) protection was not present at some locations where it is currently required for safety. Current electrical standards require GFCI protection in all wet or damp areas, including kitchens, bathrooms, laundry areas, garages, unfinished basements, and exterior outlets. In addition, 240-volt dryer receptacles located in laundry areas are now required to be GFCI-protected. The absence of GFCI protection increases the risk of electrical shock. Recommend evaluation and installation of GFCI protection by a qualified electrician for improved safety.

Recommendation: Contact a qualified electrical contractor.

D. Other

Comments:

E. Doorbell

Comment:

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:

F. Smoke, Fire and Carbon Monoxide Detectors

Comments:

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 / Detectors: Smoke Alarms Information

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing 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 - 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Missing bedroom smoke detectors

☹️ Deficiency

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.epsc.gov/CPSCPUB/PUBS/464.pdf , www.carbonmonoxidekills.com , www.nfpa.org/index.asp , and www.usfa.dhs.gov/downloads/pyfff/inhome.html

Recommendation: Contact a qualified professional.

2: Batteries are in need of replacement

☹️ Deficiency

There are batteries in need of replacement in the smoke detectors.

Recommendation: Contact a qualified electrical contractor.

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.

B. Heating Equipment

Comments:

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

C. Cooling Equipment

Comments:

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.

Brand: Evcon, Goodman



Approximate Year Built: 2020, 2014
Type of System: Central Air Conditioner
Approximate Condensing Unit Tonnage: 2 TON, 3.5 TON
Cooling equipment - Number of Units: 2
Type of Freon: R-410A, R-22

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Rust/water in pan

☹️Deficiency

Rust/water were noted in the auxiliary condensate pan(s) under the evaporator coil. This is a sign there has been an accumulation of moisture in the pan which is indicative of issues with the coils. We recommend that the HVAC equipment be serviced prior to closing.

Recommendation: Contact a qualified HVAC professional.

2: Foam suction line

☹️Deficiency

The foam sleeve on suction line is missing in area(s) at outside units. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

Recommendation: Contact a qualified professional.

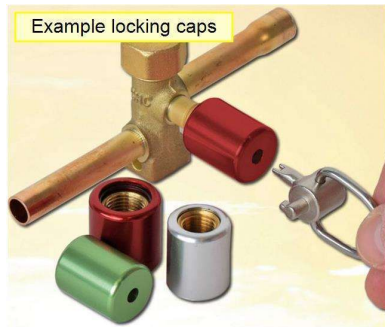


3: Tamper resistant caps were not found installed

☹️Deficiency

Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps to prevent un-intentional release of refrigerant.

Recommendation: Contact a qualified professional.



I=Inspected

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D=Deficient

I NI NP D

4: Cooling system not working properly

Deficiency

The downstairs air conditioner did operate but failed to produce cold air. I recommend a licensed HVAC inspect and repair as needed.

Recommendation: Contact a qualified professional.

D. Duct Systems, Chases, and Vents

Comments:

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 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.

1: Dirty AC registers

Deficiency

The AC supply registers were observed to have accumulated dirt and debris, which may indicate a need for cleaning or maintenance of the HVAC system.

Recommendation: Contact a qualified professional.



E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

Static Water Pressure Reading: 65 to 70 psi

B. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

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.

Material - Distribution: Copper

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.

Plumbing Limitations:

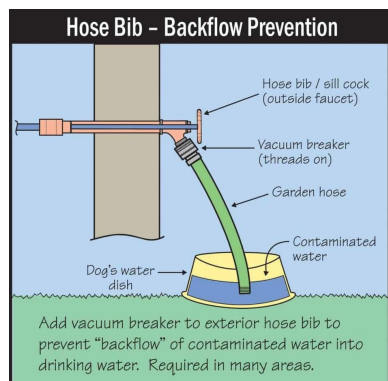
During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may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

1: No anti siphon

 Deficiency

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

Recommendation: Contact a handyman or DIY project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Plumbing supply lines need insulation.

Deficiency

The water supply lines in the attic should be insulated to prevent freezing in the winter months.

Recommendation: Contact a qualified plumbing contractor.

3: Toilet running constantly

Deficiency

There are one or more toilets in this home that are running constantly and need to have adjustments made to the components in the tank.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor Bathroom

4: Master Bathroom Bathtub Faucet

Deficiency

The hot water at the master bathtub faucet does not reach the same temperature as other fixtures in the home. This condition may indicate a mixing valve issue, partial blockage, or temperature balancing problem. Recommend further evaluation and adjustment or repair by a licensed plumber

Recommendation: Contact a qualified professional.

C. Drains, Wastes, and Vents

Comments:

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.

D. Water Heating Equipment

Comments:

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

Approximate Year Built: 2003

Power Source: Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Capacity: 40 Gallons



Expansion tank applied: No

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

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. Hot water scald potential if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns or scalding resulting in death. Hot water can cause first degree burns with exposure for as little as:

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

WO08C

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

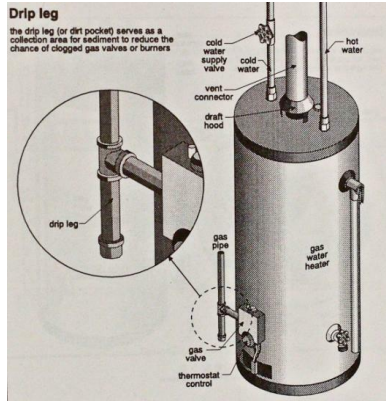
I NI NP D

1: Drip leg

☹ Deficiency

The water heater gas line should be equipped with a drip leg or sediment trap. A sediment trap which is sometimes called a drip leg (although technically different) is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves

Recommendation: Contact a qualified professional.



2: Popping

☹ Deficiency

The Water heaters is making a popping sound. A noisy water heater usually means mineral deposits are present on the bottom of the heater inside the tank or on the heating elements of an electric water heater. The heat creates gas bubbles which try to get through the mineral deposits. This action creates a loud boiling sound. This should be further evaluated by a plumber

Recommendation: Contact a qualified professional.

E. Hydro-Massage Therapy Equipment

Comments:

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.

F. Gas Distribution System and Gas Appliances

Comments:

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.

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

Comments:

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

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: The dishwasher did not complete normal cycle

 Deficiency

The dishwasher did not complete normal cycle. I recommend repair as necessary.

Recommendation: Contact a qualified professional.

B. Food Waste Disposers

Comments:

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.

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

Comments:

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.

D. Ranges, Cooktops, and Ovens

Comments:

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: One or more of the gas burners were no lighting on the cooktop.

Deficiency

One or more of the gas burners were not lighting on the gas cook top. We recommend that the burners be cleaned or otherwise repaired so that they can be useful.

Recommendation: Contact a qualified appliance repair professional.

E. Microwave Ovens

Comment:

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

Comments:

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

Comments:

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

Comments:

H. Dryer Exhaust Systems

Comments:

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 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

J. Other

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems