NOBLE PROPERTY INSPECTIONS
(832) 551-1397
noble@noble-pi.com
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PROPERTY INSPECTION REPORT

51 Orchid Ct
Lake Jackson, TX 77566

Inspector
Jake Bullock
Professional Home Inspector (#26806)
(832) 551-1397
noble@noble-pi.com

Agent
Vicki Torrance - Hensley
713-408-1567
vickithinesley@gmail.com

PROPERTY INSPECTION REPORT FORM

Rachel Minter	12/15/2025 2:00 pm
Name of Client	*Date of Inspection*
51 Orchid Ct, Lake Jackson, TX 77566	
Address of Inspected Property	
Jake Bullock	Professional Home Inspector (#26806)
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*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).

RESPONSIBILTY 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

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

I	NI	NP	D

INFORMATION

Date of inspection: 12/15/2025 -

Defect Cost Report: Want to know what the problems documented in this report will cost? .... we offer our Defect Cost Report on all of our inspections. This report provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Home Binder: HomeBinder is a digital platform or app to help manage and track everything about your property, whether it be regular maintenance, storing inspection documents or even notifying you of a product recall. As part of your inspection, *you get HomeBinder for free*. Your HomeBinder digital profile will be pre-loaded with all of your home's info and is free forever. Keep an eye out for the welcome email!

HomeBinder Assistant: is also free with your inspection report. You'll get a dedicated assistant to shop, compare, and set up your utilities, internet, security and other services in your new home with the best deals in your area.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

How to Use This Report:

Your inspection is divided into four (4) basic categories of inspection:

1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
4. *Deficient (D)* - Inspector will check this 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 State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

Type of building: Single Family Attached

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

I	NI	NP	D

Style: Traditional
In attendance: Buyer
Weather conditions: Clear
Outdoor temperature: 30°F to 60°F
Occupancy & furnishings: Semi-Furnished

Inspection address: 51 Orchid Ct, Lake Jackson, TX 77566
Inspection company: Noble Property Inspections
Client's name: Rachel Minter
Agent's name: Vicki Torrance - Hensley
Inspector's name: Jake Bullock
Year built: 1989
Square feet: 2614

☒ ☐ ☐ ☒ **Rodent & Pest Control**

1: Signs of fire-ants present

Recommendation

There is evidence of active fire-ant mounds around the property. Recommend a pest control specialist to further evaluate and provide recommendations. Pest control services my be warranted.

Recommendation: Contact a qualified pest control specialist.

Garage Right Front

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Foundation type(s): Slab on Grade

Parts of the foundation are not visible:

Some areas of the foundation are not visible due to overgrowth and the natural ground being built-up too high. In these areas, the inspector is not able to evaluate the foundation from the exterior and is limited to walking the interior for visible foundation problems.

Left Front

Front Left

Front Right

Performance - Engineer's foundation evaluation pending:

The Engineer's Foundation Evaluation (to be delivered at a later date) will determine the performance of the foundation by utilizing the visual deficiencies gathered in this report coupled with analytical methods for calculating elevation, deflection, and tilt. Instead of making a statement of performance here, the inspector will rely on the results of the Engineer to ultimately determine the foundation's performance.

1: Slab - foundation cracks - corners

⊖Recommendation

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend patching the corner cracks to prevent moisture/pest intrusion. Also recommend monitoring to confirm the cracking does not worsen.

Recommendation: Recommend monitoring.

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

I	NI	NP	D


Back Left


Back Right


Right Back

2: Elevation plot deficiencies

Recommendation

The elevation plot resulted in the possibility of foundation issues. It is recommended that an engineering foundation evaluation be performed to ensure elevation, deflection, tilt is computed and analyzed to the Foundation Performance Association (FPA) standards. Inspector is not an Engineer, so engineering level of performance and repair recommendations are limited; recommend contacting Noble for discussion with an Engineer.

An elevation plot determines the relative elevations of the structure comparative to a base elevation of 0.0 at a chosen and documented location.

Foundation performance, according to industry Engineering standards, is typically judged based on the following general criteria:

1. The elevation deflections measured as the bending of a straight line do not approach the generally accepted criteria for foundation performance and repair of 1.00/360 (1-inch of bend in 30-feet).
2. The elevations measured as tilting of a level line across the foundation to not approach the generally accepted criteria for foundation performance (not repair) of 1.00% (2.4-inches of difference across 20-feet).
3. The elevations measured as a slope of floors do not approach 2.00% (1.2-inches of difference across 5-feet).

If an Engineering Foundation Evaluation was not ordered (and this report is not stamped by a PE) then this criteria, although generally accepted for the purpose of engineering reporting, cannot be calculated by the inspector. Calculations are not performed unless an Engineer has been hired. As such, the inspector uses a 2-inch difference in elevation from the lowest measurement to the highest (across areas of flat floor) as an indication of possible foundation issues. Elevation plot deficiencies are also reported if the inspector feels that the structure has the feeling of unevenness. This includes a general feeling of sloping and unevenness in the flooring.

Again, the elevation plot did result in the possibility of foundation issues with this structure; elevation differences throughout the structure are considered above normal levels (+2.0 inches). Differences of this magnitude should be further investigated. Recommend involving an Engineer (if not engaging with one at our

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

I	NI	NP	D

company already) to perform elevation, deflection, and tilt calculations to Foundation Performance Association (FPA) standards.

Recommendation: Contact a foundation contractor.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Gutter missing splashblock

Recommendation

Some or all of the gutter downspouts are missing splashblocks. Splashblocks help to disperse the water away from the foundation and prevent erosion of soils. Recommend installation.

Recommendation: Recommended DIY Project

Back Right

2: Low clearance to grade

Recommendation

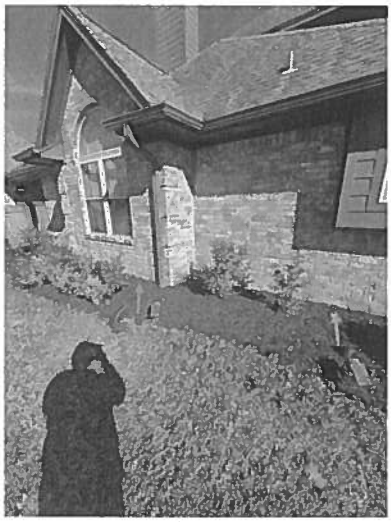
The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend regrading the build-up of material to expose the foundation and create a greater clearance.

Additionally the soil and vegetation should not be in contact with the siding or any wood.

Recommendation: Contact a qualified landscaping contractor

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

I	NI	NP	D

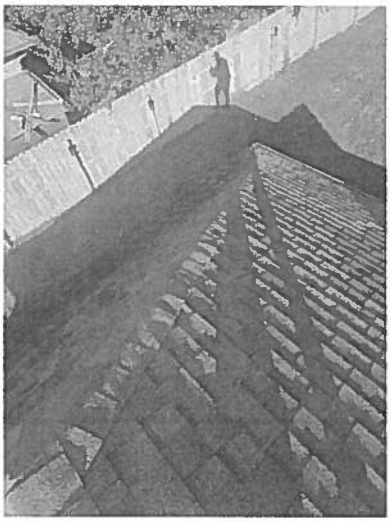

Left Front

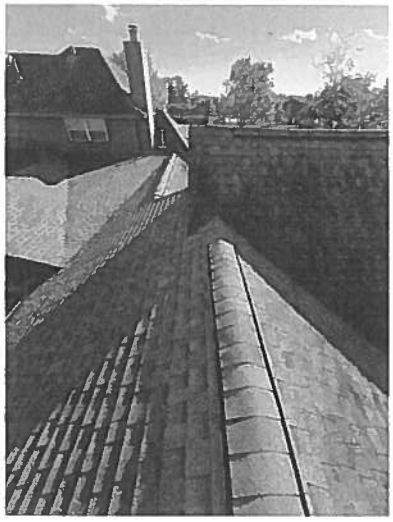

Front Left


Front Right

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Roof covering material (w/ photos): Asphalt / Composition Shingles





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

I	NI	NP	D

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

I	NI	NP	D

Inspected roof from: Roof

Roof overall condition: Needs Work, Fair -
This roof inspection reflects the condition of the roof at the time of the inspection and is based on a visual, non-invasive assessment from accessible areas.

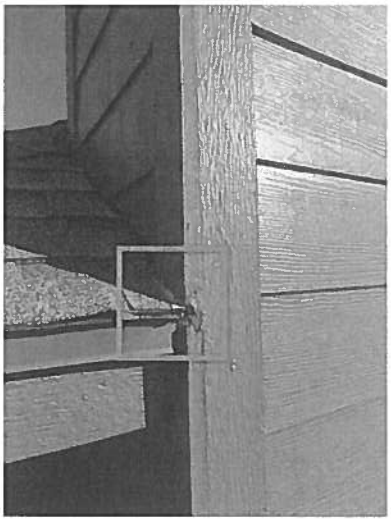
It is important to note that roof conditions can change rapidly due to exposure to weather elements such as heavy rain, high winds, hail, snow, and general wear and tear over time. Because of this, it is strongly recommended that homeowners have their roofs inspected by a qualified professional frequently, and especially after severe weather events.

This inspection should not be considered a warranty or guarantee of future roof performance. Conditions may change after the date of inspection, and ongoing maintenance and evaluation are essential to ensure the continued integrity of the roofing system.

1: Wood rot
Maintenance Item

There is evidence of non-structural rotting wood.

Recommendation: Contact a qualified general contractor.


Chimney Left Back

2: Re-caulking needed
Maintenance Item
Areas of the roof need re-caulking to prevent water intrusion. Recommend hiring a contractor to re-caulk with approved roofing caulk and/or silicon sealant as necessary.

Recommendation: Contact a qualified roofing professional.


Chimney Back


Chimney Left

3: Delamination - shingle
Recommendation
The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt on the shingle and can be a normal aging process of any roof. It is not always a sign of roofing shingle failure unless it is progressive and the severity does not match the age of the roof. Recommend monitoring the delamination for future issues.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D


Top Front Right


Chimney Right

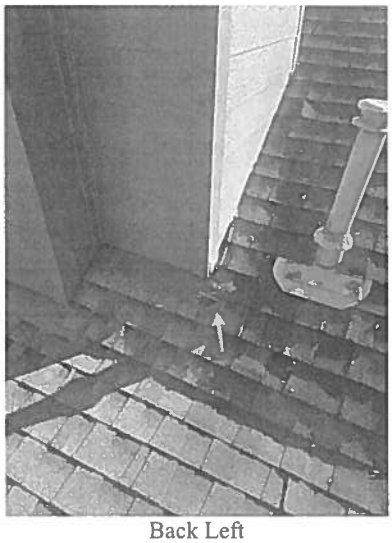
4: Discoloration

Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Recommendation: Contact a qualified roofing professional.


Garage Left


Back Left

5: Exposed nails

Recommendation

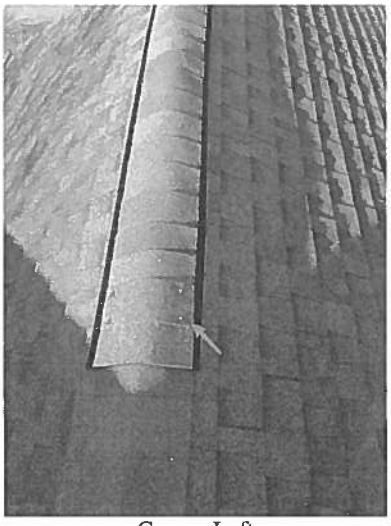
Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

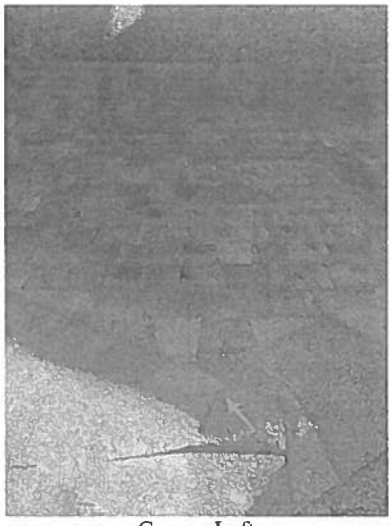
Recommendation: Contact a qualified roofing professional.

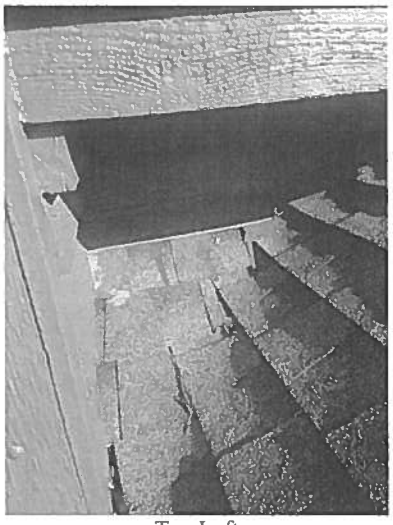
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D


Garage Back Middle


Garage Left


Garage Left


Top Left


Chimney Right

6: Lifted shingles

Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D

Garage Right

7: Vents unpainted or should be repainted

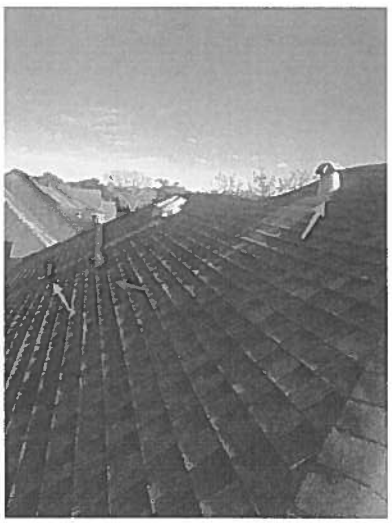
Maintenance Item

Roof vents are unpainted or should be repainted with a rust preventative paint (typically matching the roof color or black). Unpainted vents are more likely to cause discoloration of the roof by runoff as vents rust and rubber deteriorates.

Recommendation: Contact a qualified roofing professional.

Back Right

Back Left



Top Back

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

I	NI	NP	D

Front Left

8: Satellite mounted to roof

Recommendation

Satellite is mounted to roof structure. This could allow for water intrusion at penetrations. Recommend Satellite be relocated and penetrations repaired.

Recommendation: Contact a qualified roofing professional.

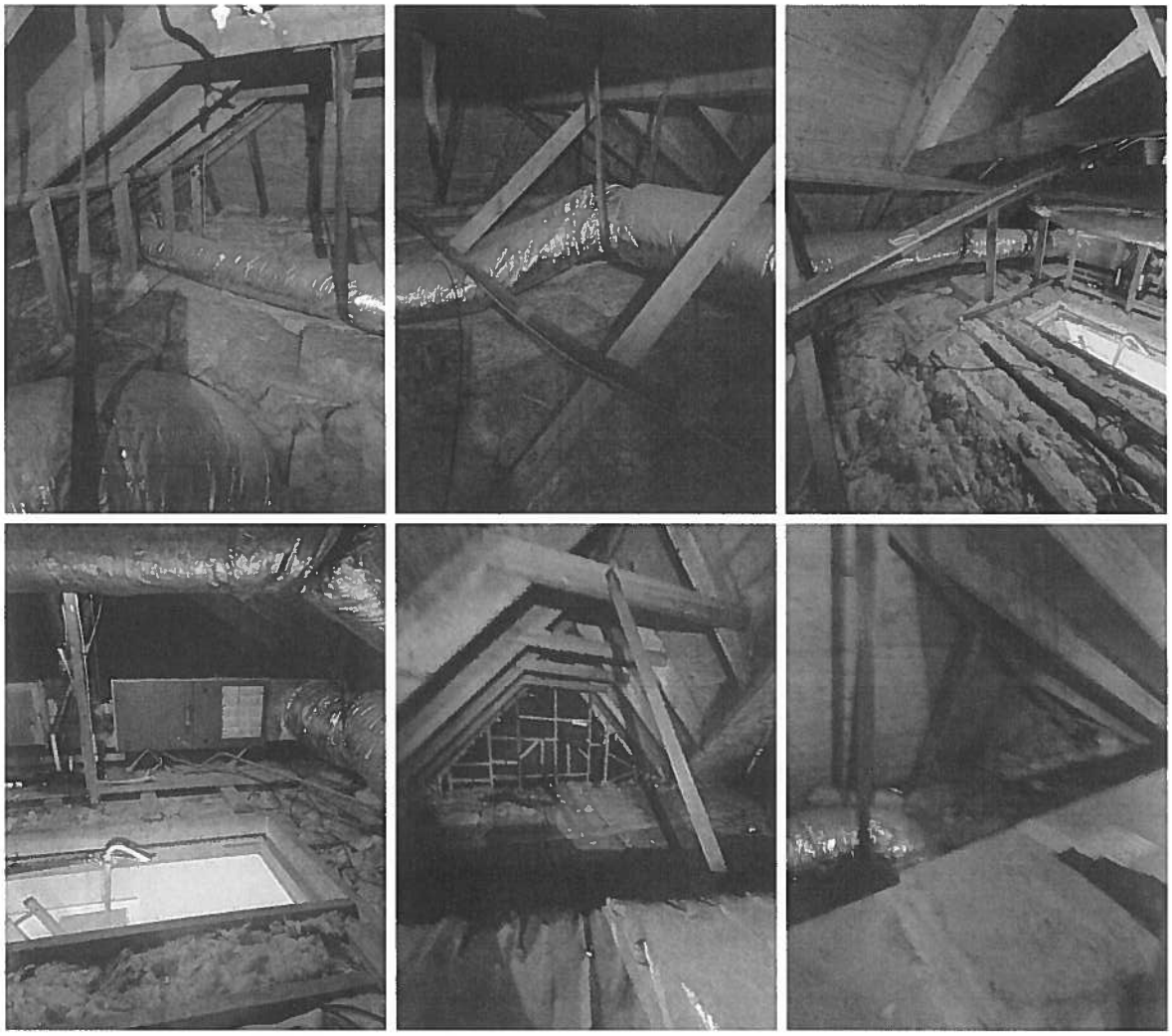
Back Right

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

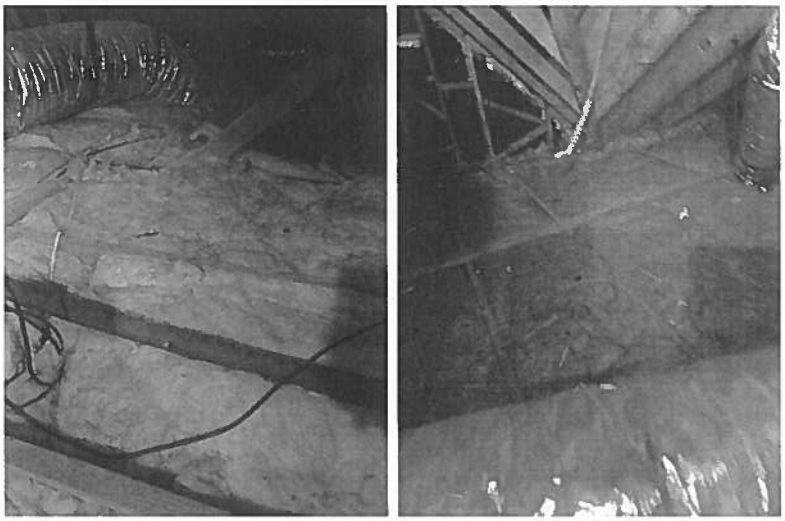
Inspected attic from: Limited Attic Walk

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

I	NI	NP	D



Type of insulation (w/ photos): Batt & Roll



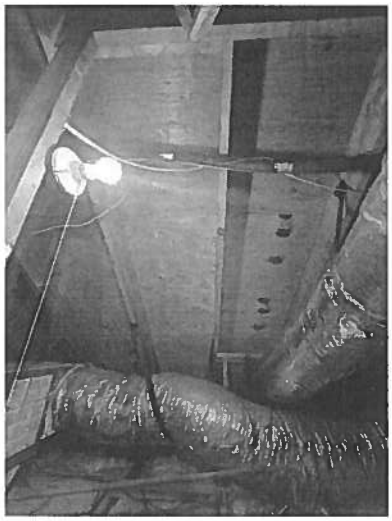
Approximate depth of insulation: 9.5 Inches (R-30) (2x10) -

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

I	NI	NP	D

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

Type of underlayment: Plywood



1: Attic ladder/door is missing insulation

Recommendation

The attic ladder/door/entry is missing insulation and considered inefficient. Recommend installing insulation to improve efficiency of the structure.

Recommendation: Contact a qualified insulation contractor.

2nd Floor

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

Wall material (exterior): Brick

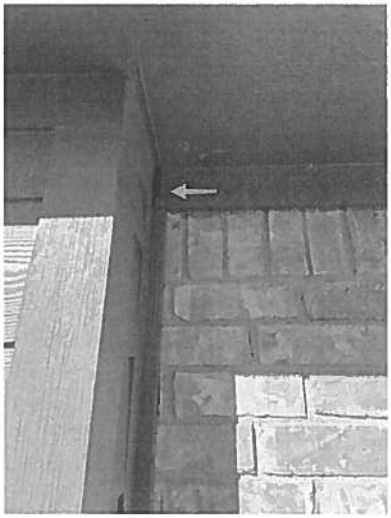
Wall material (interior): Drywall

1: Siding is damaged or missing

Recommendation

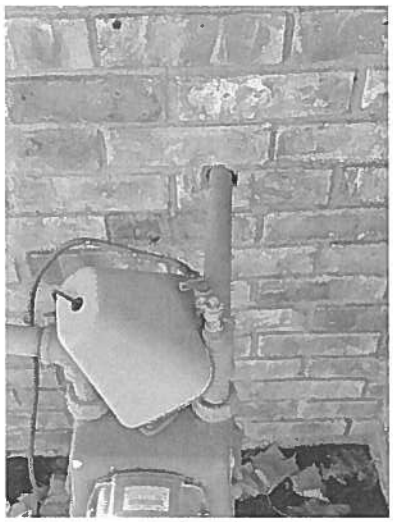
The siding is damaged or missing in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation: Contact a qualified general contractor.


Front Left

2: Caulking deteriorated and/or missing
Maintenance Item
Caulking is necessary to seal gaps less than 1/2-inch. Calking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation: Contact a qualified general contractor.


Left Back


Back Doors

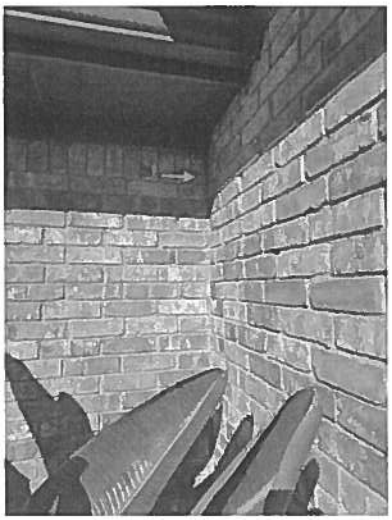
3: Exterior cracks minor
Recommendation
Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time;

recommend monitoring. The best way to monitor a crack is to patch it (with mortar or caulk) and repaint it, to see if the crack reappears.

Recommendation: Recommended DIY Project


Front Left


Front Left


Front Left

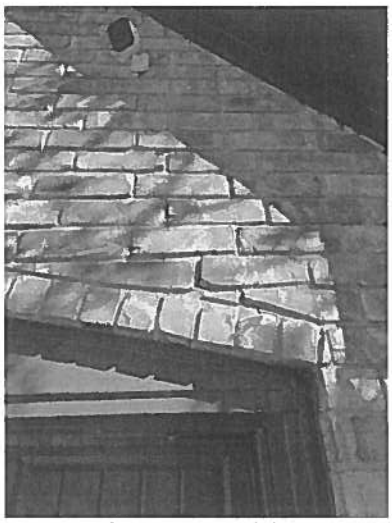

Back Porch Right


Right Back


Back Left

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

I	NI	NP	D


Garage Front Right


Garage Front Middle


Garage Front Left

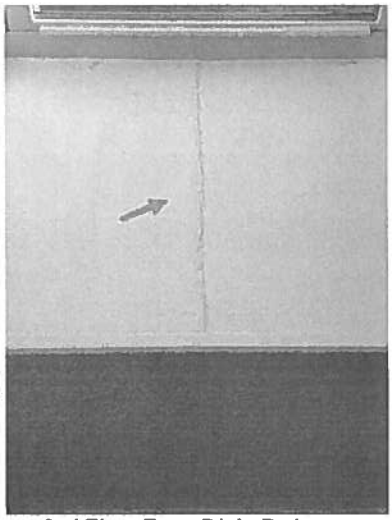
4: Interior wall/sheetrock cracks minor

Recommendation

Minor interior wall/sheetrock cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring. The best way to monitor a crack is to patch it (with a sheetrock repair) and repaint it, to see if the crack reappears.

Recommendation: Recommended DIY Project


Fireplace Left


2nd Floor Front Right Bedroom

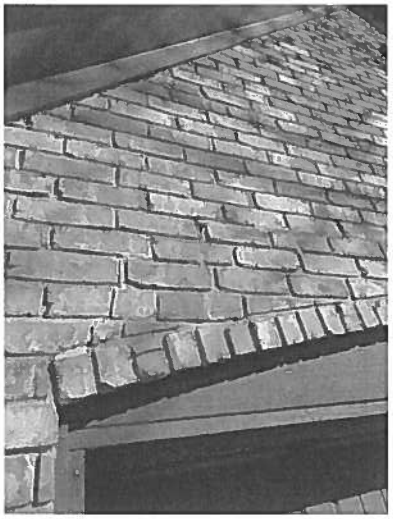
5: Cracks patched minor

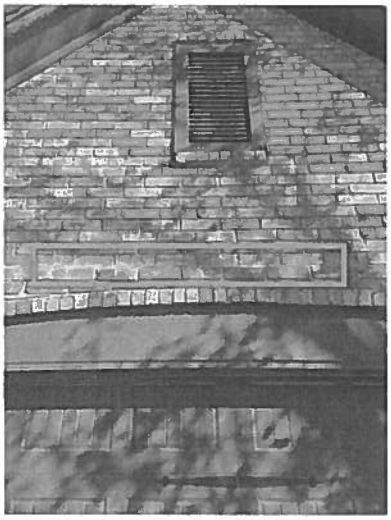
Recommendation

Cracking patches were observed in wall structure. This is common in structures of this age and is often determined to be cosmetic. That said, cracks could conceal current foundation problems. Cracks that have been patched can also be a sign of previous foundation work (as foundation repair companies also patch

structural cracks). Recommend monitoring and discussing with the owner the possibility of previous foundation work completed. Monitor these areas for future cracking.

Recommendation: Recommend monitoring.


Garage Front Left


Garage Front Middle

6: Cabinet - rotting cabinetry

Recommendation

One or more areas of the cabinet show signs of rotting wood. This is caused by continual water inundation or active leaking of the plumbing fixtures from above. Recommend replacement of the cabinetry and further evaluation for active moisture issues and signs of mold.

Recommendation: Contact a qualified cabinet contractor.


Kitchen Sink

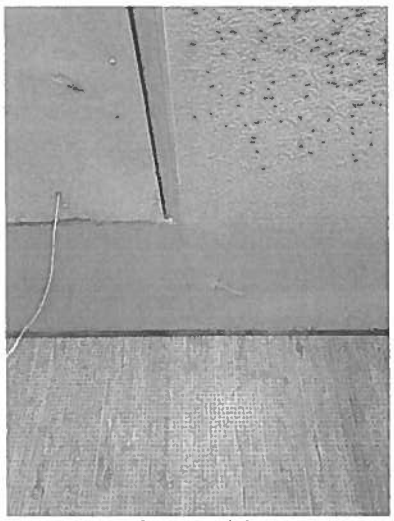
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

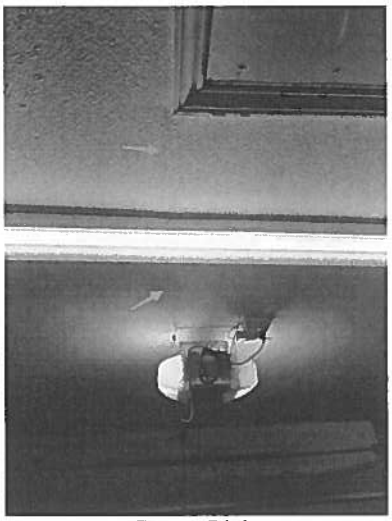
1: Ceiling - sheetrock cracks minor

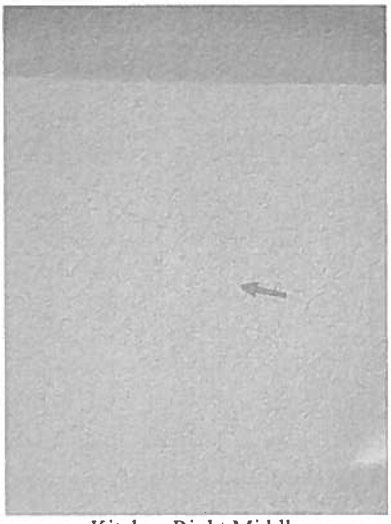
Recommendation

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend patching, repainting, monitoring these locations for further cracking.

Recommendation: Contact a qualified painting contractor.


Garage Right


Garage Right


Kitchen Right Middle


Kitchen Back Right

2: Flooring - tiles loose / cracked or missing

Recommendation

Loose tiles that are popped or missing and/or cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency if on the interior of the structure. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation: Contact a qualified flooring contractor

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

I	NI	NP	D

Laundry Bathroom

3: Flooring - spongy feeling and/or squeaks

Recommendation

The flooring is spongy, moves, and/or squeaks as weight is distributed across it. This is typically a sign of weakness in the underlying joists, rotting subfloor, or separation of the flooring from the subfloor. A flooring contractor is recommended for further evaluation.

Recommendation: Contact a qualified flooring contractor

2nd Floor Hall Left

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

1: Doorknob/handle loose

Maintenance Item

Doorknob is loose. Recommend tightening.

Recommendation: Recommended DIY Project

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

I	NI	NP	D

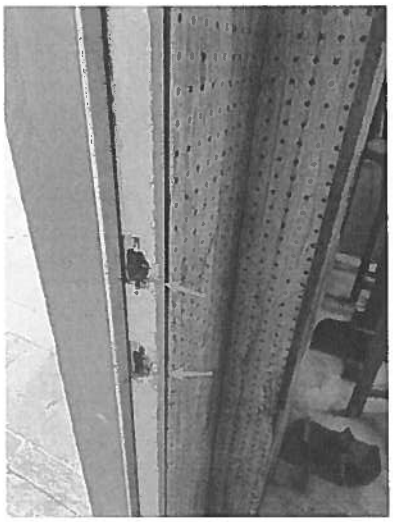
Primary Bathroom

2: Doorknob latch hardware missing

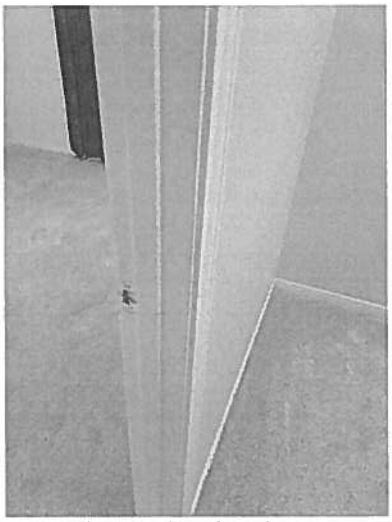
Recommendation

The door is missing metal hardware that is installed on the door frame where the door will latch. The missing hardware is used to support the doorknob in the frame and can be ripped from the wood frame without the support. Recommend installation of the missing hardware by a door repair contractor or do-it-yourself.

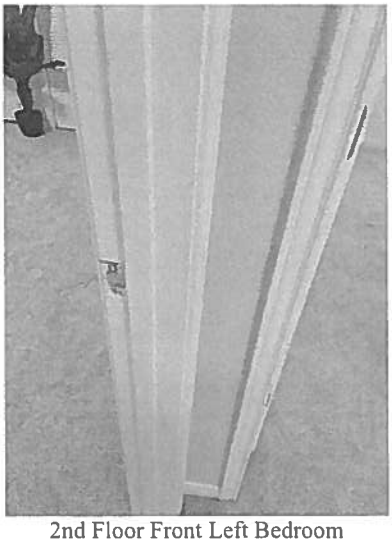
Recommendation: Contact a qualified door repair/installation contractor.



Garage Door



Floor Back Left Bedroom



2nd Floor Front Left Bedroom

3: Door has noticeable gap

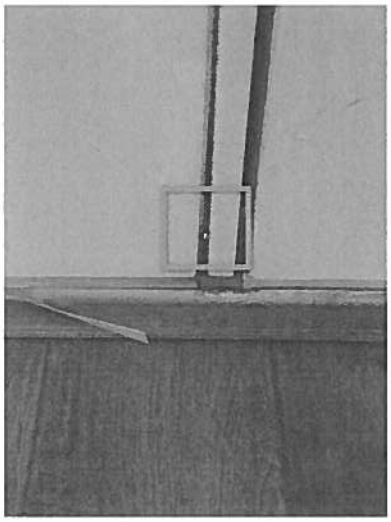
Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.

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

I	NI	NP	D



Back Door Left

Laundry Back Door

4: Doorknob wall hole

Maintenance Item

A wall hole is present from a doorknob that was unsupported and forced into the wall. This is primarily considered a cosmetic deficiency but is noted.

Recommendation: Recommended DIY Project

2nd Floor Bathroom

5: Door is rotting

Maintenance Item

The door and frame have been exposed to the outdoor elements and are rotting. This could include the door and associated frame elements (header, jamb, sill, etc.) Recommend a door repair and installation contractor to replace the door and the associated rot to the

Recommendation: Contact a qualified door repair/installation contractor.

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

I	NI	NP	D

Back Door Left

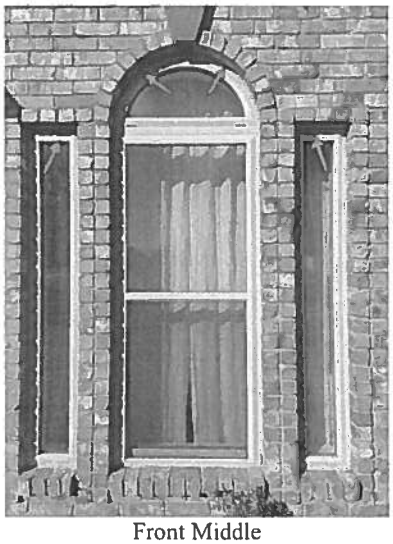
☒ ☐ ☐ ☒ **H. Windows**

1: Windows should be recaulked

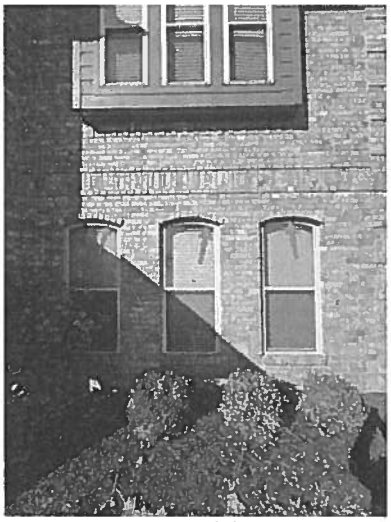
Maintenance Item

The property has windows that have aged, cracked, and/or missing caulking that should be replaced. Inspector notes noticeable gaps around most/all windows of the property. This can lead to water penetration and insect intrusion. Windows should be recaulked with a silicone based sealant.

Recommendation: Contact a qualified window repair/installation contractor.



Front Middle

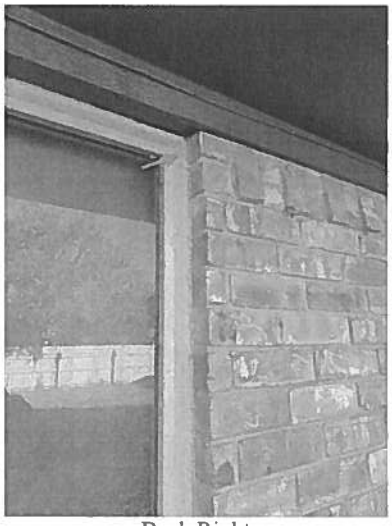


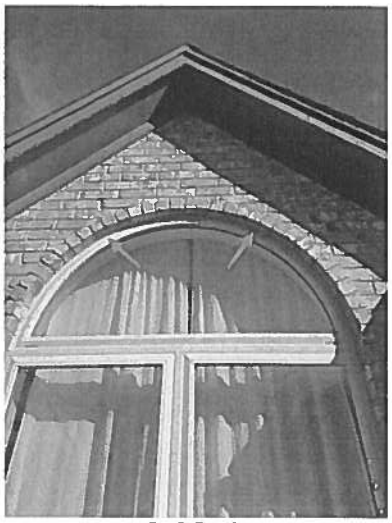
Front Right

Right Middle

I	NI	NP	D


Right Back


Back Right


Left Back

2: Window difficult to open

Recommendation

One or more windows are difficult to open. This could be cause by a number of reasons, including structural deficiencies that apply force to the frame, windows have broken springs, or windows that are off their track(s). Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified window repair/installation contractor.


Kitchen Left Front

3: Window glass is broken

Recommendation

One or more windows appears to have broken glass. Recommend a window professional replace the window glass as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D

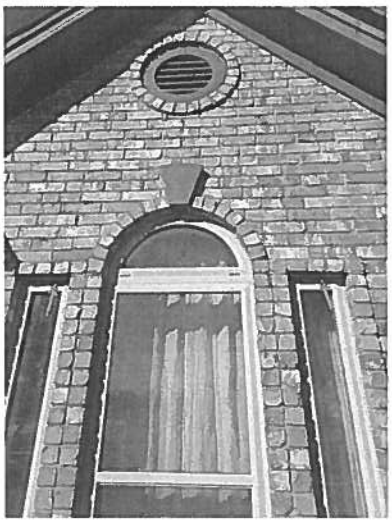
2nd Floor Back Right

4: Lintel rusting

Recommendation

Window lintel is rusting. Recommend lintel be painted to prevent further rusting.

Recommendation: Contact a qualified professional.



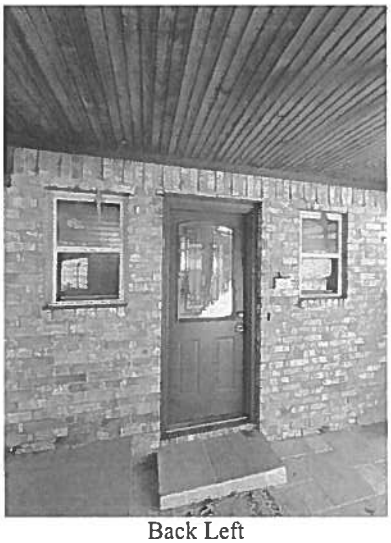
Front Middle

Right Middle

Right Back

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

I	NI	NP	D

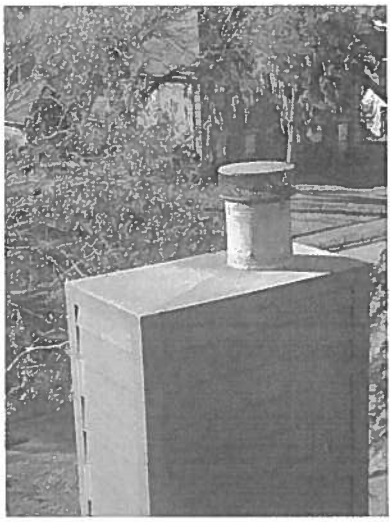


Back Left

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

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Photo(s) of chimney(s):

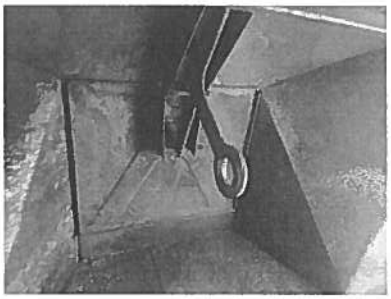


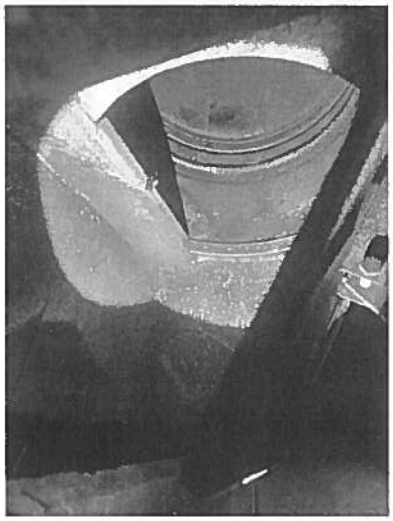
Photo(s) of gas valve(s):

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

I	NI	NP	D

Types of fireplaces (w/ photos): Gas Log





1: Re-paint and caulk spark arrestor and chimney top

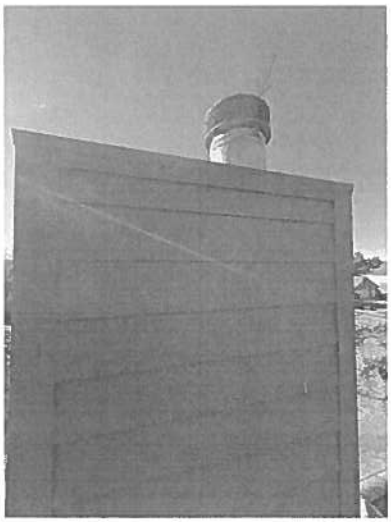
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Maintenance Item

The spark arrestor, top of chimney, and metal flashing components are rusting and should be repainted and recaulked.

Recommendation: Contact a qualified painting contractor.



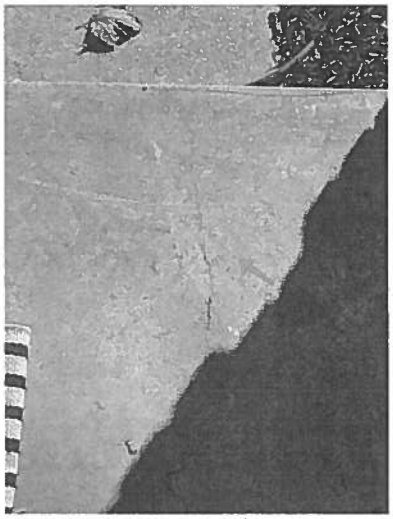
☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

1: Old concrete - porch cracks, separation, or heaving

Recommendation

The porch show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Cracking can also be a safety tripping hazard for pedestrians.

Recommendation: Recommend monitoring.



Front Porch

Back Porch Left

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

I	NI	NP	D

☒ ☐ ☐ ☒ **L. Other**

1: Old concrete - cracks, separation, and heaving

Recommendation

The driveway and/or sidewalks show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Cracking can also be a safety hazard for pedestrians if it becomes (or is currently) a trip hazard.

Recommendation: Contact a qualified painting contractor.

Driveway

Driveway

Garage

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

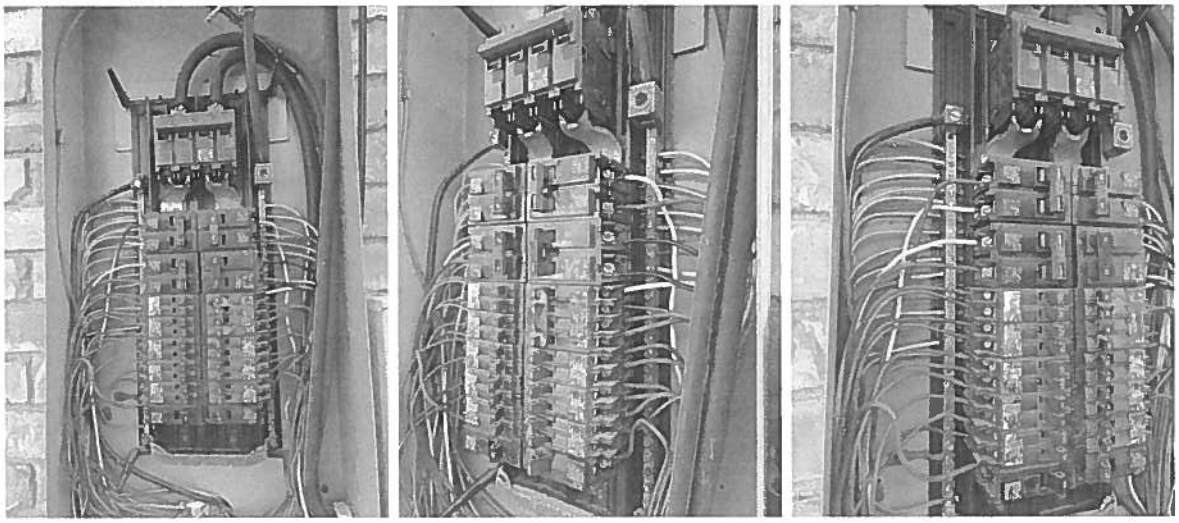
Photo(s) of electric meter and service: Underground Service


Photo(s) of main electric service panel: 200 Amp



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

I	NI	NP	D



Branch circuit wiring: Copper -
Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

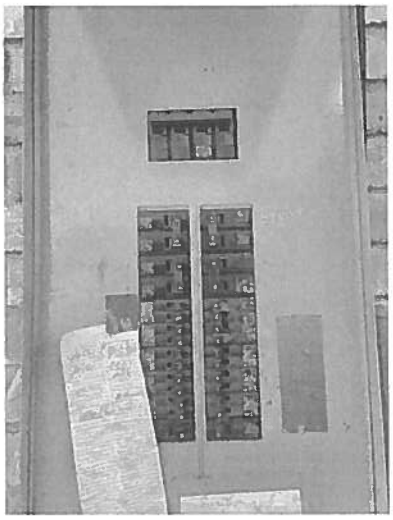
1: Panel missing AFCI breakers

Recommendation

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for structures built after 2008.

Regulations in most states require inspectors, regardless of the structure's age, to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Recommendation: Contact a qualified electrical contractor.

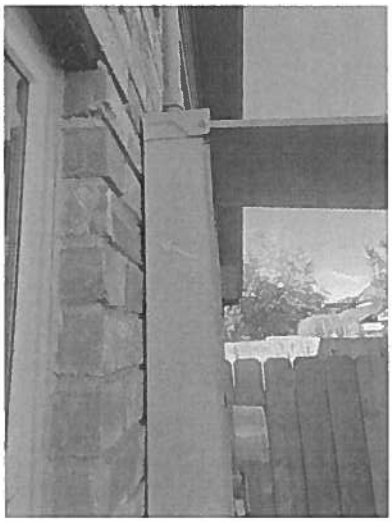


2: Panel not sealed at the wall

Recommendation

The electrical panel is not sealed at the wall. This can result in water intrusion down the back of the electrical panel and into the wall or panel itself. This should be resolved by sealing the panel against the wall to prevent water intrusion, electrical issues, and structural rot. Recommend an electrical or siding contractor to resolve the issue.

Recommendation: Contact a qualified electrical contractor.

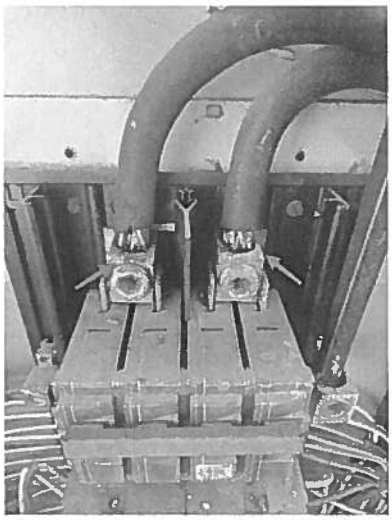


3: Missing antioxidant paste/gel

Maintenance Item

Conductor antioxidant termination paste/gel/compound is used on termination connections of aluminum wires to an electrical breaker panel. The substance gets used to retard oxidation at the conductor/connector interface and protect the aluminum from lowered conductivity. Primary service wires into the lugs of a electrical panel should have antioxidant the substance applied to the wires. Recommend an electrician remove the conductors and add.

Recommendation: Contact a qualified electrical contractor.



4: Panel is corroded / rusted

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

I	NI	NP	D

Recommendation

The electrical panel is corroded / rusted. Corrosion in the panel indicates that the box is likely an older model and the presence of moisture. Recommend replacing the box or repainting.

Recommendation: Contact a qualified electrical contractor.

5: Grounding rod missing or disconnected

Safety Hazard

The grounding rod is missing and/or disconnected from the main service panel. Recommend an electrical contractor re-establish local grounding to the panel by correcting the grounding deficiency.

Recommendation: Contact a qualified electrical contractor.

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

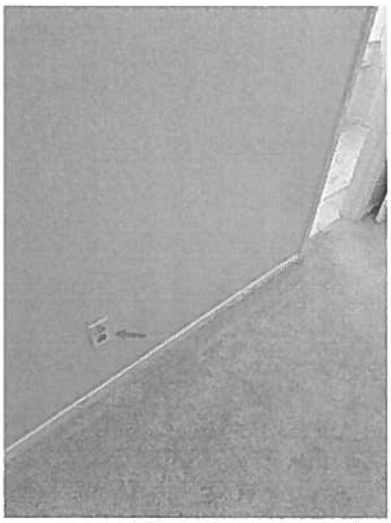
1: Outlet - loose and not secure

Safety Hazard

I	NI	NP	D

An outlet is loose and not securely fastened to the gang-box and/or the structure behind the sheetrock. Loose outlets will become worse over time as contact points start to wear down and wires bend back and forth. Loose outlets can eventually lead to broken wires, dead circuits, flickering lights, or other electrical problems (including electrical fire). Recommend an electrical contractor tighten the outlet so it does not move.

Recommendation: Contact a qualified electrical contractor.



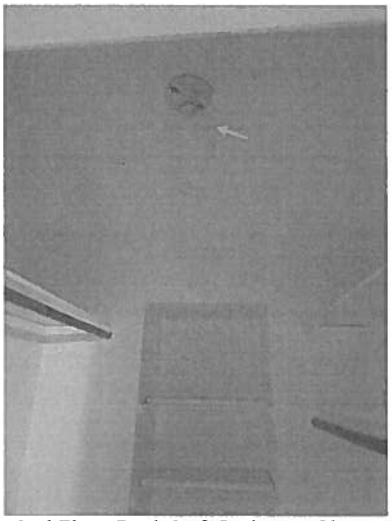
2nd Floor Hall Left

2: Fixture - light inoperable / bulb needs replacement

Recommendation

One or more lighting fixtures failed to illuminate (fixtures did not turn on when nearby switches were activated). It is advised to further evaluate by replacing bulbs and/or consulting with the property owner. If changing bulbs proves ineffective and/or no additional switch(es) can be found, then recommend that a qualified electrician examine and repair or replace light fixtures.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Back Left Bedroom Closet

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

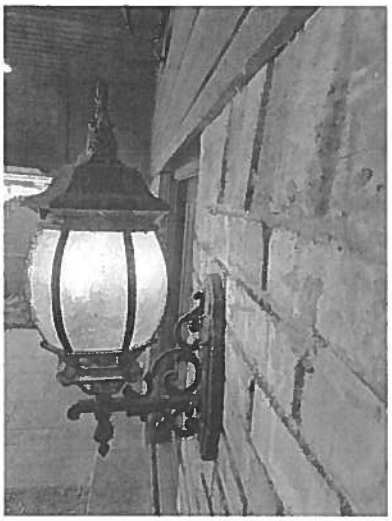
I	NI	NP	D

3: Fixture - improperly sealed

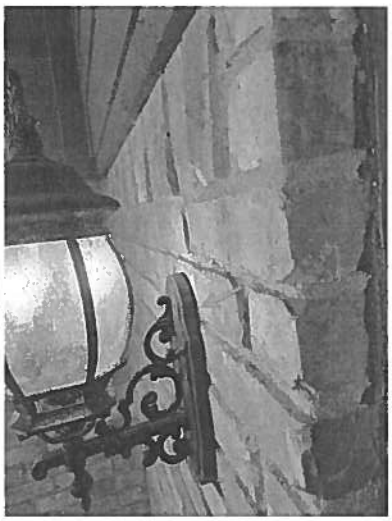
Recommendation

Light fixture improperly sealed from the outdoor elements. Will allow for water penetration and could cause interior damage to structure. Recommend reinstallation using approved caulking, sealants, etc.

Recommendation: Contact a qualified handyman.



Back Porch Left



Back Porch Right

Garage Right

Garage Front Right

Garage Front Left

4: Fixture - improperly mounted

Maintenance Item

Lighting fixture and/or ceiling fan is improperly mounted, damaged, and/or loose. Recommend tightening and sealing, or replacement by an electrical professional.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

Primary Bedroom

5: Outlet - no grounding

Recommendation

One or more outlets is not grounded. This is discovered by means of a outlet test by the inspector or the presence of 2-prong outlets.

All outlets have a hot wire that delivers electricity from your local power source to the structure, and a neutral wire that sends electricity back to the power source. If an outlet has only these two wires, but has no ground wire, it is a non-grounded, or ungrounded, outlet. If the outlet has a third wire called a ground wire, it is a grounded receptacle, or outlet, and will have the familiar three slots. A ground wire is an important safety feature. If the electrical system, or an individual outlet, get a surge of excess electricity, this can raise the risk of fire, shock, or electrocution.

Recommendation: Contact a qualified electrical contractor.

Kitchen Front Left

☒ ☐ ☐ ☒ **C. Low Voltage & Other**

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

I	NI	NP	D

1: Smoke alarm needs batteries

⚠Safety Hazard

One or more of the fire alarms are emitting an audible low-battery alert. All fire alarms should be tested and low-batteries should be replaced.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Recommended DIY Project

2nd Floor Back Left Bedroom

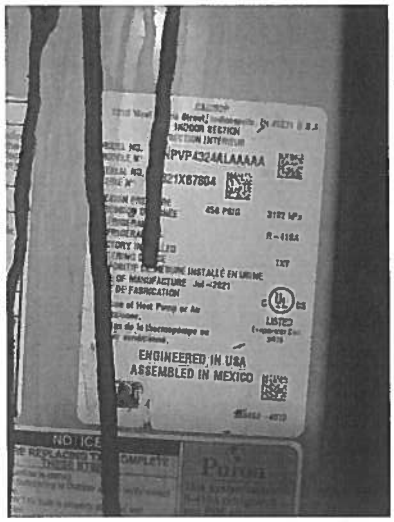
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

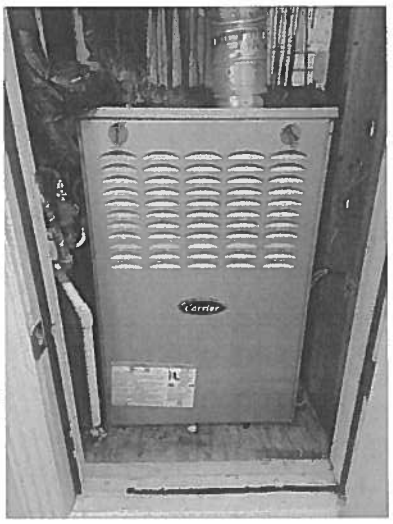
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

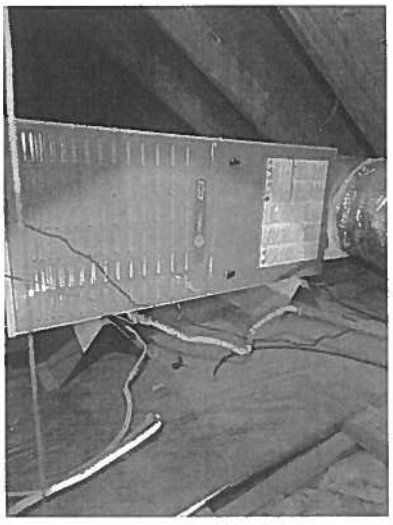
☒ ☐ ☐ ☒ **A. Heating Equipment**

Photo(s) of 1st heating system: Gas-Fired Central Heat, Age: 0-10 Years
1st Floor





Photo(s) of 2nd heating system: Gas-Fired Central Heat, Age: 0-10 Years
2nd Floor Attic

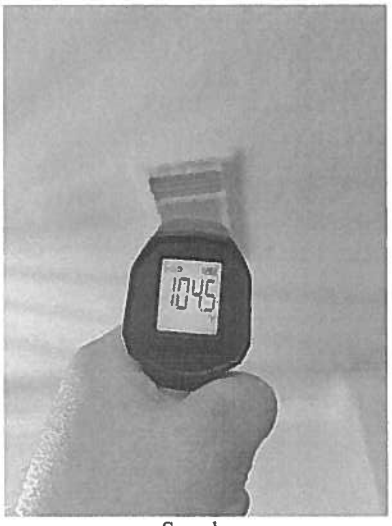


1st unit - measured temperature differential: Operable (20°+F)
1st Floor

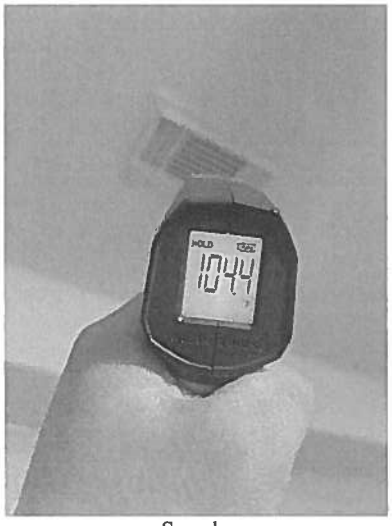
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

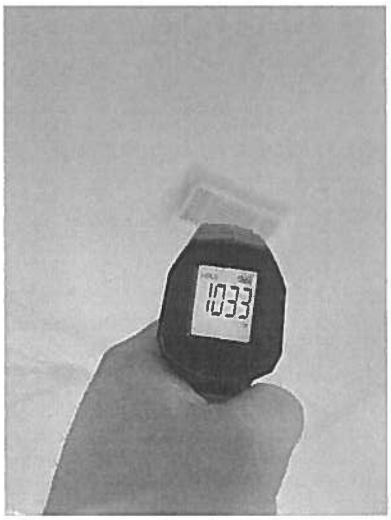
Return



Supply



Supply



Supply

2nd unit - measured temperature differential: Operable (20°+F) -
Supply vents deliver the cooled air though supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

The heating system temperature differential is much more important on electrical furnaces where heating elements can exhibit performance issues and the margin between the supply and return is more sensitive.

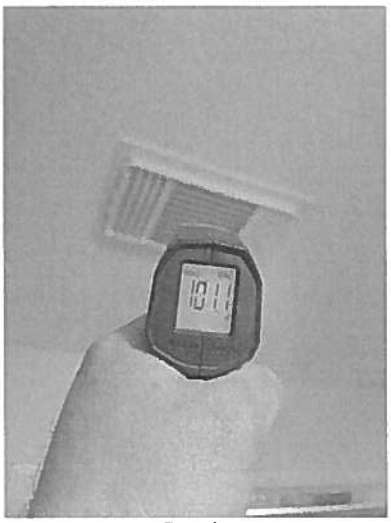
Gas-fired furnaces, on the other hand, produce differentials that are much higher; in a gas-fired system, it is common to see temperature differentials that are 20°F to 50°F difference and the measured difference (to the degree) is less important than the overall functionality of the system.

2nd Floor 2nd Floor

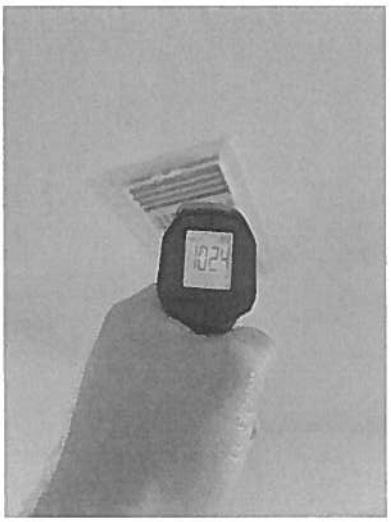
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

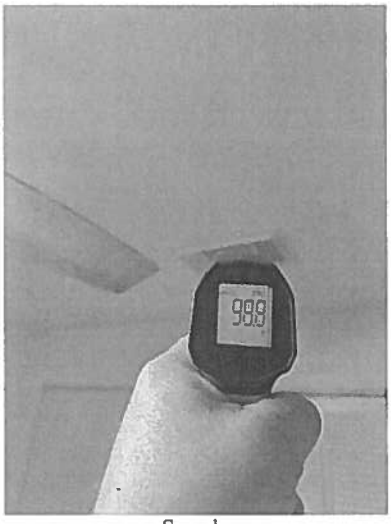
Return



Supply



Supply



Supply

Heating equipment internal access:
The furnace access panel (door) was not opened during the inspection. The inspector does not hold an HVAC license and did not inspect the interior components of the furnace. Evaluation of the internal elements (e.g., heat exchanger, burners, electrical connections) is outside the scope of this inspection. Further evaluation by a licensed HVAC professional is recommended if a more comprehensive assessment of the furnace is desired.

1: Furnace - sediment/drip trap missing or incorrectly oriented

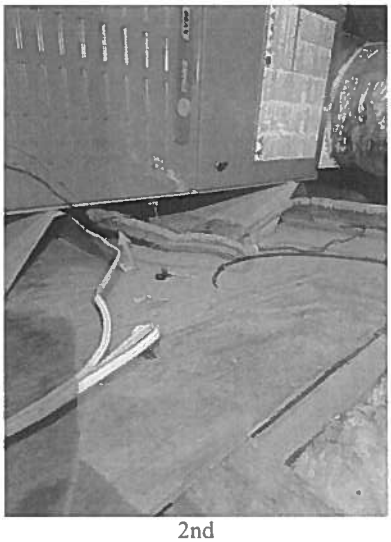
Recommendation

The sediment/debris and drip trap/leg on the gas line is incorrectly oriented or is missing. The trap should allow for condensation or sediment in the gas line to fall into the trap. Additionally the shut-off valve should be located before the trap to allow for cleanout. Recommend installing a correctly oriented sediment/debris trap on the gas line prior to entering the unit.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D



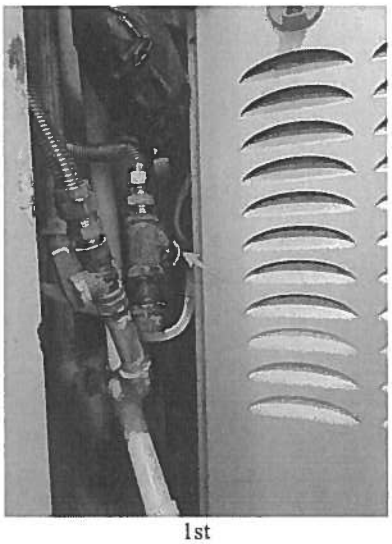
2nd

2: HVAC - corrosion

Recommendation

Inside blower fan, evaporator unit, and/or furnace was corroded in one or more areas. There are significant areas of rust and zinc oxide deposits. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation: Contact a qualified HVAC professional.



1st

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning, Age: 10-20 Years, R-410A Freon -

Front

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

I	NI	NP	D

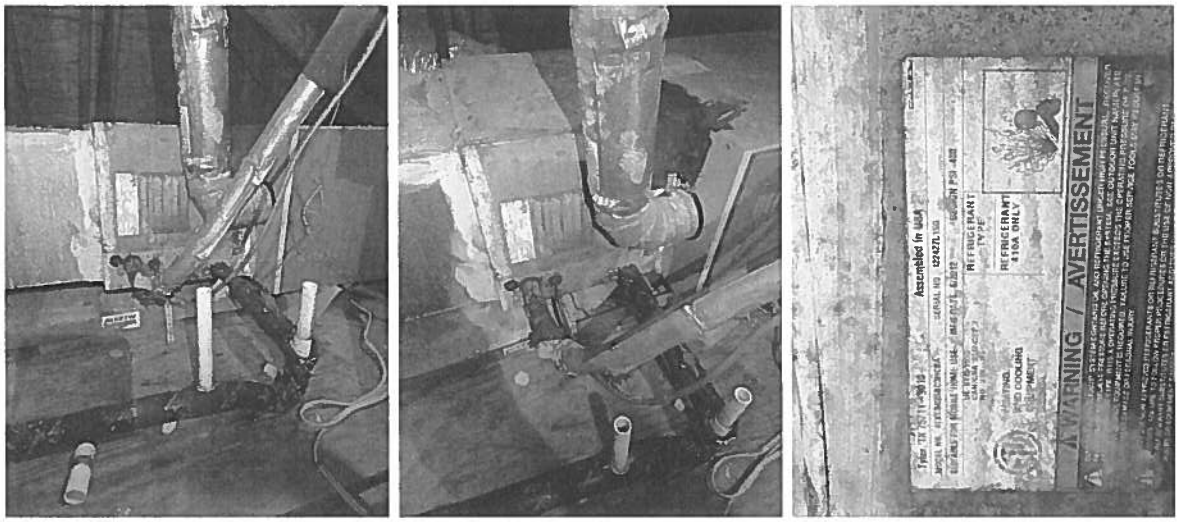
Exterior - photo(s) of 2nd cooling system: Electric Central Air Conditioning, R-410A Freon, Age: 0-10 Years
Back

Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning, Age: 0-10 Years
1st Floor

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

I	NI	NP	D

Interior - photo(s) of 2nd cooling system: Electric Central Air Conditioning, Age: 10-20 Years
Attic



1st unit - measured temperature differential: Operable (15°F to 20°F)
1st Floor

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

I	NI	NP	D

Return

Supply

Supply

Supply

2nd unit - measured temperature differential: Operable (15°F to 20°F) -
Supply vents deliver the cooled air though supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

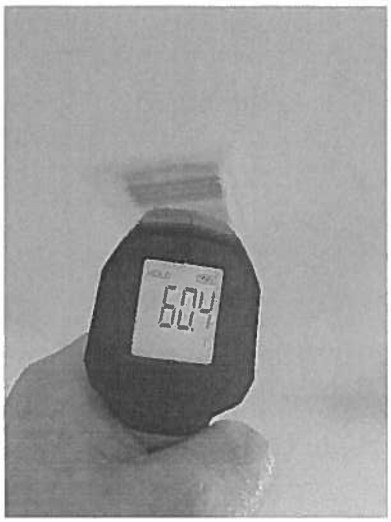
A generally accepted ideal temperature difference between the supply and return air for an operable cooling system is between 15°F and 20°F.

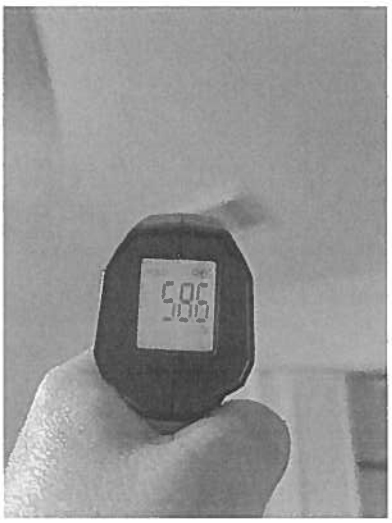
2nd Floor

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

I	NI	NP	D


Return


Supply


Supply


Supply

Cooling equipment internal access:
The evaporator coil was not inspected beyond general observations of the accessible components. The inspector does not hold an HVAC license and did not open or dismantle the evaporator housing to inspect the internal coil, internal drain pan, or related elements. Detailed inspection of the evaporator coil is outside the scope of this report. Further evaluation by a licensed HVAC professional is recommended if a more thorough assessment is needed.

2+ cooling units exist:
Two or more cooling units exist. A cooling unit consists of an internal evaporator and an exterior condenser. Inspector was unable to confirm which internal evaporator unit was paired up with which external condenser unit. An HVAC professional could narrow the scope and determine this.

1: Condenser - freon insulation missing or damaged
Recommendation

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.

1st

2: Condenser - vegetation is too close

Maintenance Item

A tree and/or vegetative growth is too close to the condenser unit. The condenser utilizes the air-space around it to release heat from the structure. Growth around the condenser will lower the efficiency and/or could cause the unit to overheat. Recommend removing or trimming the growth away from the condenser by at least 3-feet on the sides and 10-feet above the unit.

Recommendation: Contact a qualified landscaping contractor

2nd

3: Evaporator - cap missing

Maintenance Item

A cap on the evaporator condensation cleanout will prevent insects from entering the pipe for water (wasps in particular) and will improve efficiency of the system. Recommend installing a cap.

Recommendation: Contact a qualified HVAC professional.

1st

2nd

4: Evaporator - condensate drain insulation missing or damaged

Recommendation

Missing or damaged insulation on the condensation drain line can cause damage to equipment and/or an overflow if the space reaches freezing temperatures. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.

2nd

5: Evaporator - freon line insulation missing or damaged

Recommendation

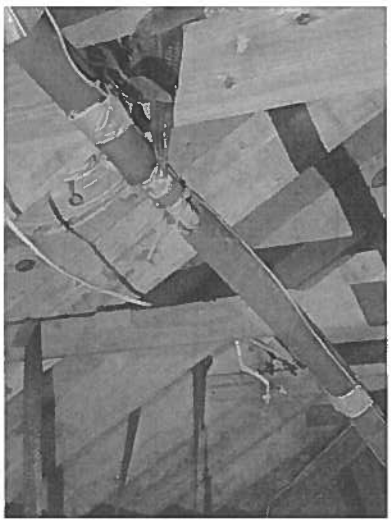
Missing or damaged insulation on refrigerant line can cause energy loss and condensation buildup in the attic. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

2nd



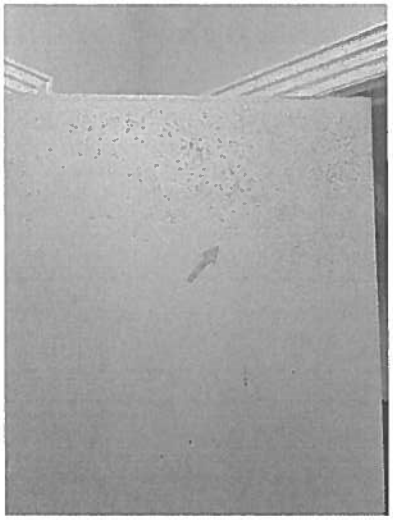
2nd

6: Evaporator - mildew is present

Recommendation

Mildew (or black mildew-like substance) is present in areas of HVAC evaporator. Areas that have mildew are often higher in moisture content and will need to be cleaned more frequently. Recommend cleaning areas with a antimicrobial and possibly testing for the presence of mold.

Recommendation: Recommended DIY Project



1st

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

Photo(s) of duct system:

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

I	NI	NP	D

☒ ☐ ☐ ☐ **D. Other**

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Photo(s) of water distribution pressure: 50-60 psi -
This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

Inspectors do not operate manual control valves as part of the inspection process. This includes, but is not limited to, temperature and pressure relief (TPR) valves, gas shut-off valves, main water shut-off valves, manual pool valves, and fixture shut-offs such as those located under sinks. The operation of these valves is excluded due to the potential risk of breaking, causing leaks, or system damage. The only exception to this policy is the exterior hose bib (water spigot), which may be operated when accessible and deemed safe to do so.

54psi

Photo(s) of type of distribution piping material: Copper -
Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

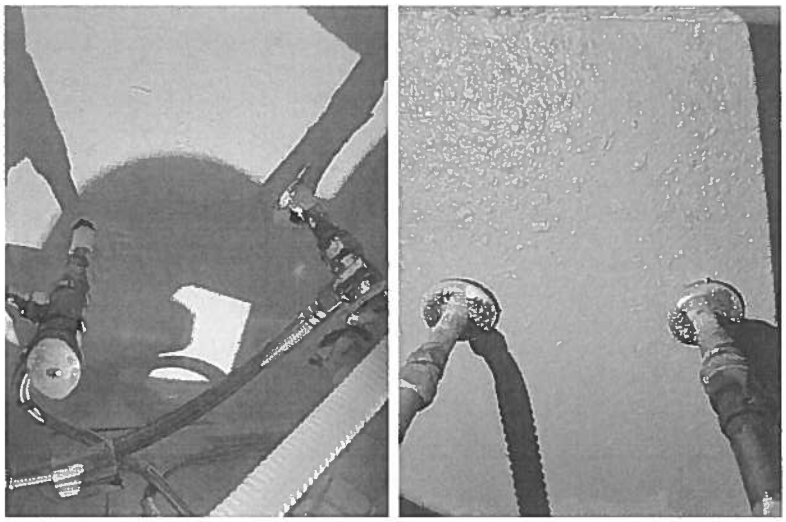
Copper: Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L

and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Polybutylene: Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

Galvanized: Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property



Photo(s) of water shut off location: Front of Structure

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

I	NI	NP	D

Photo(s) of water meter location: Street Left

1: Pipe insulation damaged / missing

Maintenance Item

Water line insulation is important to keep distribution lines from freezing and bursting in cold weather. This includes areas in the attic, garage, or exterior areas where freezing temperatures can occur. Water lines should be insulated regardless of their type. Missing or damaged water line insulation was discovered and should be replaced.

Recommendation: Contact a qualified plumbing contractor.

Front Left

2: Spigot insulation missing

Maintenance Item

The water spigot is missing insulation. Some owners decide to install thermal protection as necessary when freeze warnings are in-place. Client should consider installing insulation on piping that is permanent and will help prevent pipe burst.

Recommendation: Recommended DIY Project

Right Front

Left Back

Back Right

3: Faucet / spigot drain pull issue

Recommendation

The faucet / spigot drain pull is not functioning properly or missing. Recommend plumbing contractor to resolve issue.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

2nd Floor Bathroom

4: Loose fixture

Recommendation

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation: Contact a qualified plumbing contractor.

Primary Bathroom

5: Shower head spews

Maintenance Item

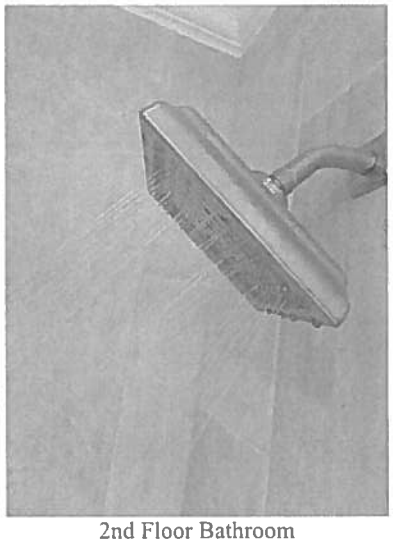
The shower head spews and is not uniformly distributing water into the shower. This is the cause of a clogged shower head on the faucet. Recommend cleaning the shower head distributor (typically with a CLR-type product) or replacing it.

Recommendation: Recommended DIY Project

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

I	NI	NP	D

Primary Bathroom



2nd Floor Bathroom

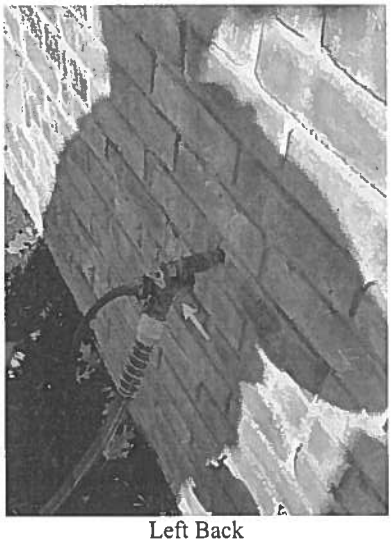
6: No backflow preventer on spigot

Recommendation

A backflow preventer or vacuum breaker is required on all outdoor waterhose spigots to prevent the potential backflow of surface water from your yard into the public water supply in the event there is a municipal water supply problem. A vacuum breaker is acquired at a minimal expense and can be purchased in bulk online.

Recommendation: Recommended DIY Project

Right Front



Left Back

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

Photo(s) of type of drain/sewer piping material: PVC -

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

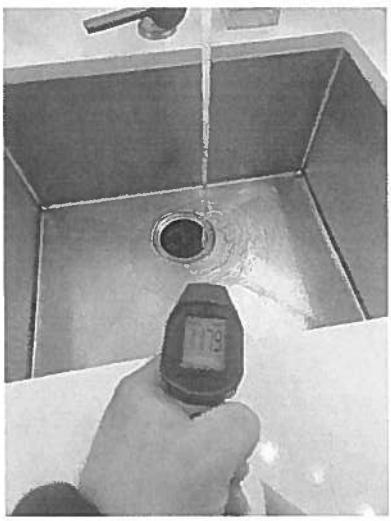
PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Water heater temperature: Operable (100°F to 130°F) -
This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

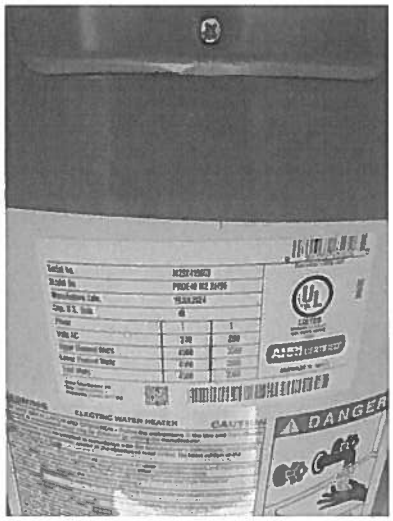


I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Photo(s) of 1st water heater: Electric, 40-Gallon, Age: 0-5 Years
Laundry 1st Floor



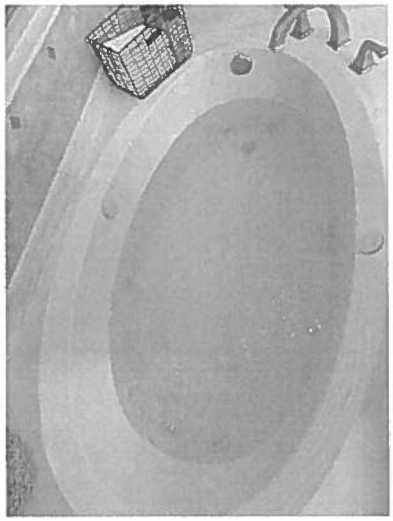


1: Pressure relief valve and/or drip pan not routed outside
Recommendation
Water heater drip-pan and pressure relief valve must be routed externally. Recommend plumber to route outside.

Recommendation: Contact a qualified plumbing contractor.


Laundry 1st Floor

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Photo(s) of hydro-massage:

1: Unable to locate GFCI

⚠Safety Hazard

Hydro massage tubs should have a GFCI trip breaker installed at a receptacle to lower the risk of electrocution. These are commonly located in the master closet or the toilet room at a distance from the tub itself. No GFCI trip breaker was discovered.

Recommendation: Contact a qualified electrical contractor.

2: No access to pump

⛔Recommendation

The hydrotub mechanical components (pump and possibly blower) and plumbing fixtures are inaccessible. A hydrotub is required to have a removable front panel or side entry (through a cabinet) to access components that may need to be repaired or replaced. Recommend adding a way to access the underside of the hydrotub.

Recommendation: Contact a qualified general contractor.

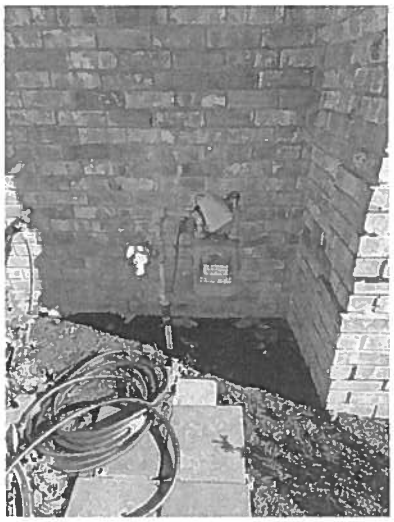
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Left of Structure -

The inspection of gas components is limited to the visible components of the gas piping system. A substantial portion of the gas piping runs through walls, ceilings, and under insulation, making it inaccessible for inspection. As a result, the condition of concealed gas piping cannot be assessed. No pressure testing or leak detection beyond visual observation was performed.



Type of gas distribution piping material: Galvanized -

Gas distribution piping at the property can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

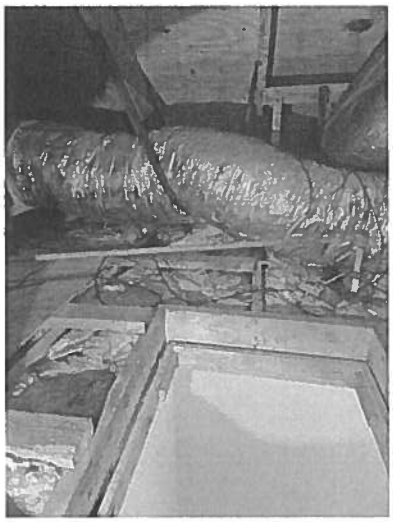
Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic

spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

Throughout the Property



1: Evidence of galvanized piping

Recommendation

Property has evidence that galvanized pipe was used for gas line. Galvanized water pipe contains a zinc coating that helps keep the pipe from corroding from contact with water. However, over time, pieces of the coating will flake off and clog gas regulators and burner units. Additionally, the use of both types of pipe can cause accelerated corrosion where they touch. Recommend replacement of the areas that are galvanized with the correct black pipe material.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

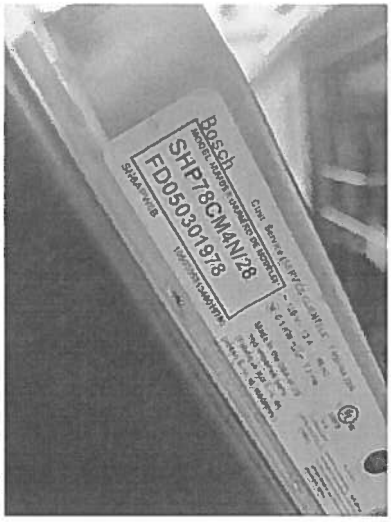
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

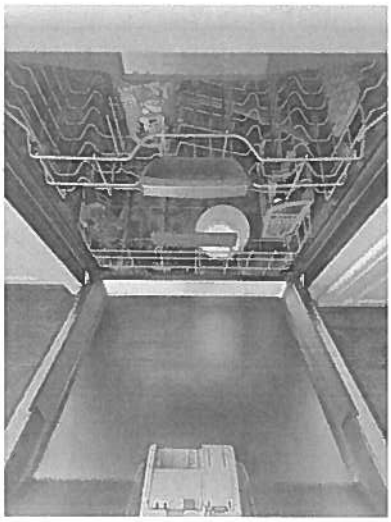
I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Photo(s) of dishwasher and data tag:





☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Photo(s) of food waste disposer:

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

Photo(s) of range/hood exhaust: Recirculating

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

I	NI	NP	D

1: Filter needs cleaning/missing

Maintenance Item

The vent hood filter is dirty and/or missing. It needs to be cleaned or replaced.

Recommendation: Recommended DIY Project

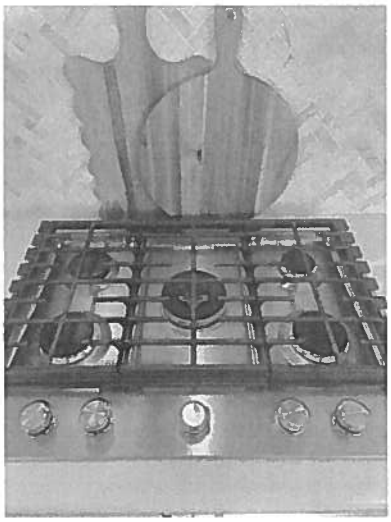
☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Type: Natural Gas, Electric

Photo(s) of cooktop:

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

I	NI	NP	D



Photo(s) of 1st oven:

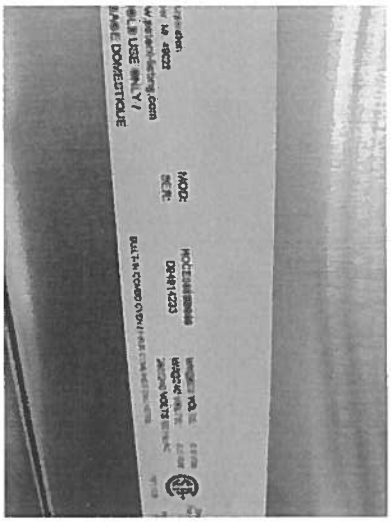
Photo(s) of gas shutoff valve:

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

I	NI	NP	D

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Photo(s) of microwave and data tag:

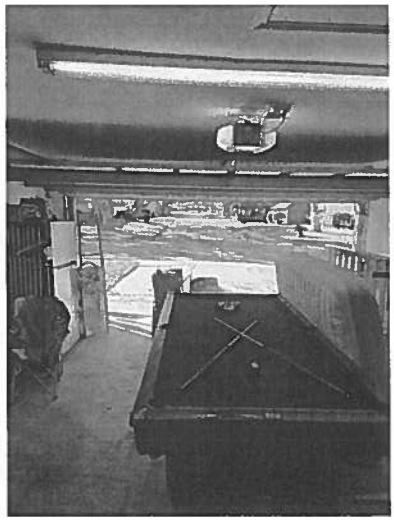




☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Photo(s) of 1st garage door and/or opener: Automatic
Right





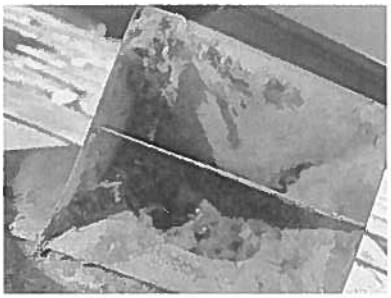
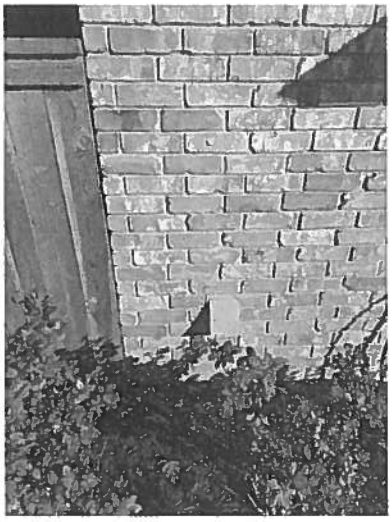
Photo(s) of 2nd garage door and/or opener: Manual
Left

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

I	NI	NP	D


☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Photo(s) of dryer exhaust system:

1: Vent is dirty

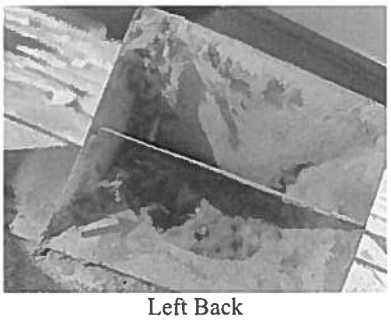
⚠Safety Hazard

The dryer vent is dirty and may be partially clogged. Consider cleaning the vent prior to use to prevent the buildup of debris and possible fire hazard.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D



Left Back

☐ ☒ ☐ ☐ **I. Refrigerators**

Photo(s) of refrigerator and data tag:

Outside scope - refrigerator:
Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

☐ ☒ ☐ ☐ **J. Washers & Dryers**

Outside scope - washer and/or dryer:
Inspection of the washer and/or dryer appliances is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

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

I	NI	NP	D

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

I	NI	NP	D

VII. BROAD LIMITATIONS & CLOSEOUT

Closeout Items: Lights returned to entry status, 1st thermostat returned to entry status, 2nd thermostat returned to entry status, Attic ladder up, Oven is off, Dishwasher is off and drained, Garage doors closed/locked, Exterior door(s) locked, Gate(s) closed/locked, Entry door locked, Key(s) returned

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

I	NI	NP	D

Z. ELEVATION PLOT - APPENDIX

☒ ☐ ☐ ☐ **General**

Habitability: Habitable -
Habitability is a determination based on visual foundation-related criteria only and not based on other trades (electrical, plumbing, HVAC, etc.)

Owner/occupant foundation history interview: Owner/occupant not available for discussion
Foundation
Foundation work documentation:
Client is strongly encouraged to investigate the possibility of previous foundation work or the existence of previous documentation of foundation performance. This would involve locating, for the purpose of the Engineer's Foundation Evaluation, documentation such as:

- Builder's elevation measurements (typically for warranty claims)
- Historic elevation measurements (typically by other repair or Engineering companies)
- Previous foundation work performed
- Warranty paperwork

Any documentation discovered should be prepared in a digital format and emailed to us for inclusion into the Engineer's Foundation Evaluation.

Performance - engineer's foundation evaluation pending:
The Engineer's Foundation Evaluation (to be delivered at a later date) will determine the performance of the foundation by utilizing the visual deficiencies gathered in this report coupled with analytical methods for calculating elevation, deflection, and tilt. Instead of making a statement of performance here, the inspector will rely on the results of the Engineer to ultimately determine the foundation's performance.

Furnishings:
The property contains furnishings that may prevent some elevations from being gathered at certain locations. Elevations were gathered to the best of the inspector's ability. Furnishings can obstruct the inspectors view and access . Due to liability considerations, the inspector is not permitted to move furnishings to complete an elevation plot.

☒ ☐ ☐ ☐ **Base Station**

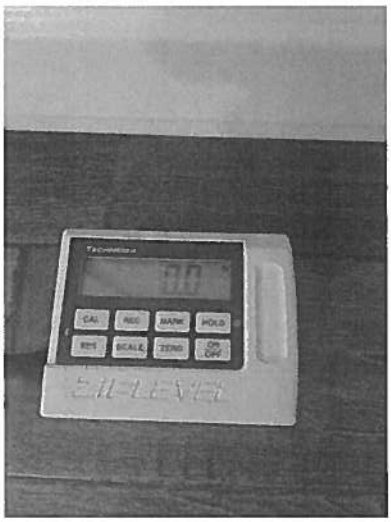
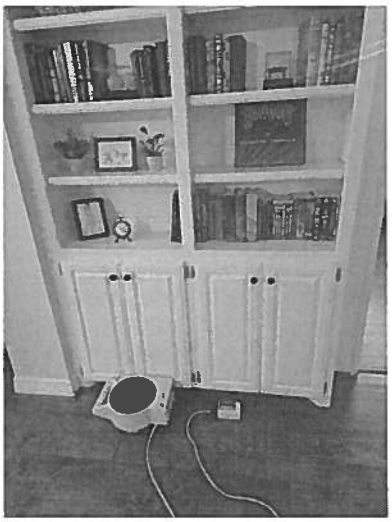
Base station location photo(s): Living Room -
This inspection included an elevation plot. The elevation plotter (ZipLevel) is a high precision altimeter that measures the elevation differences throughout the structure. The altimeter works be measuring the difference between the base station elevation and the adjoining rooms. The measurements shown on the control panel in this section of the report are in inches and represent the difference (both positive + and negative -) in elevation between the base station and the control panel photo. An elevation plot is only completed on the slab elevation (typically the 1st floor).

The altimeter only reads differences in elevation throughout the structure and does not determine the mean sea level elevation of the finished floor as a survey would for base floodplain elevation consideration, for example.

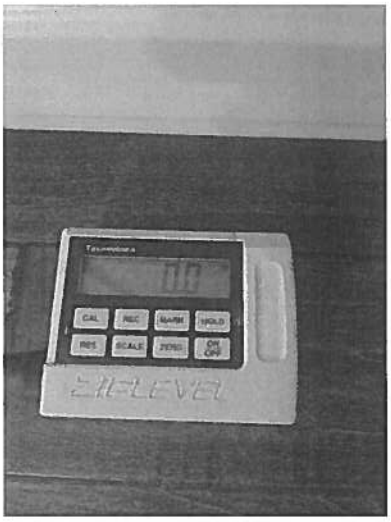
The base location represents the 0-elevation mark where all other elevation readings are based. The other elevations read from the control panel represent the difference in elevation (in inches) from this base.

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

I	NI	NP	D

Base station zeroed photo:




☒ ☐ ☐ ☐ **Entry**

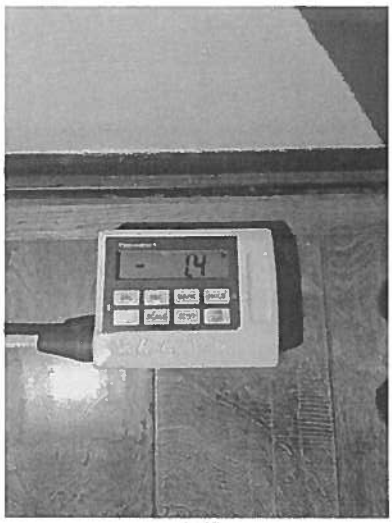
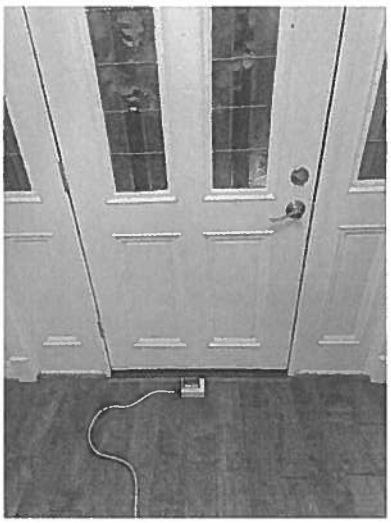
Flooring difference factor: Same Flooring (0.0)

Entry

Middle of entry door elevation & photo(s):

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

I	NI	NP	D

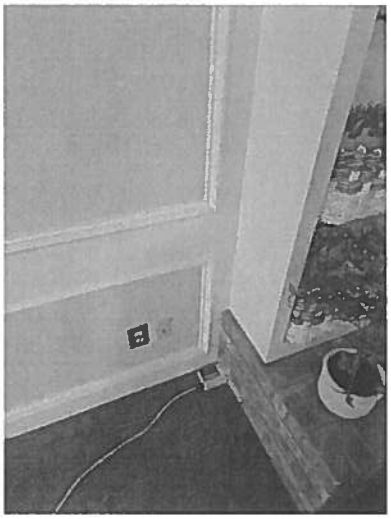
-1.4"

☒ ☐ ☐ ☐ **Living Room**

Flooring difference factor: Same Flooring (0.0)

Living Room

Back-left elevation & photo:

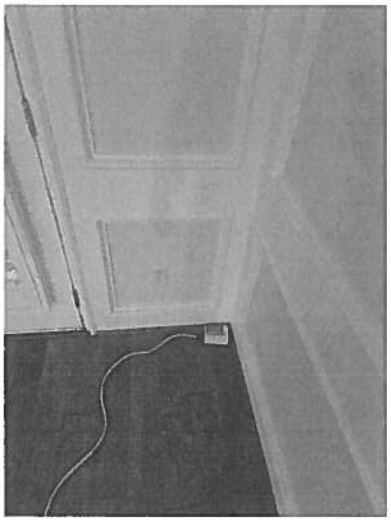



-0.7"

Back-right elevation & photo:

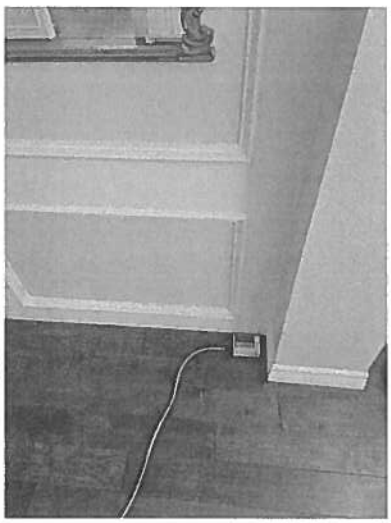
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

-0.1"

Front-right elevation & photo:

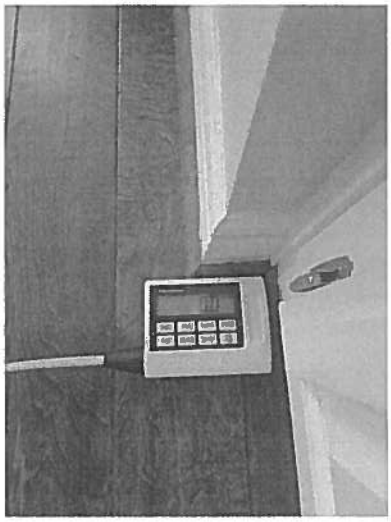
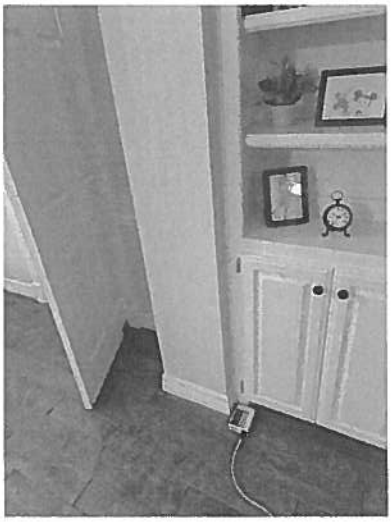



-0.8"

Front-left elevation & photo:

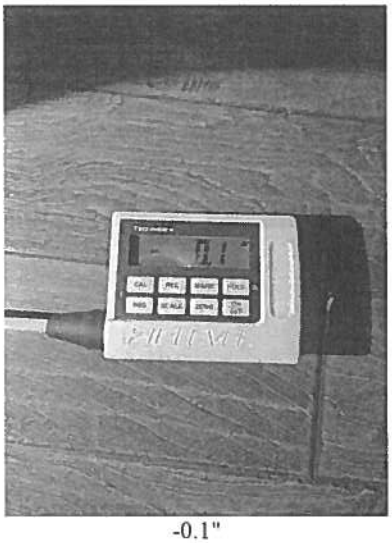
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

0"

Mid-room elevation & photo:




-0.1"

☒ ☐ ☐ ☒ **Kitchen & Nook**

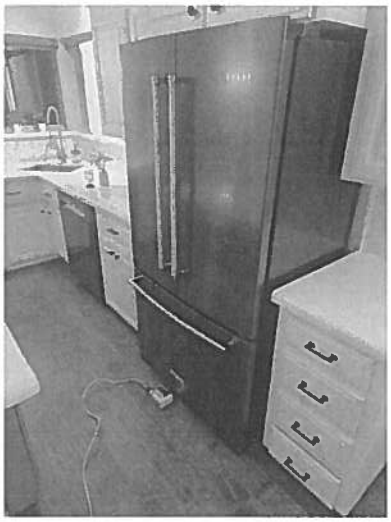
Flooring difference factor: Same Flooring (0.0)

Kitchen

Front of fridge elevation & photo:

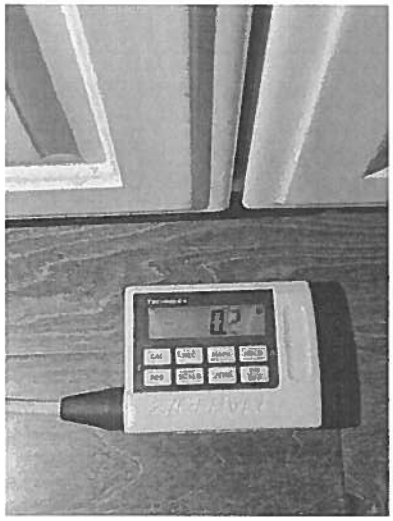
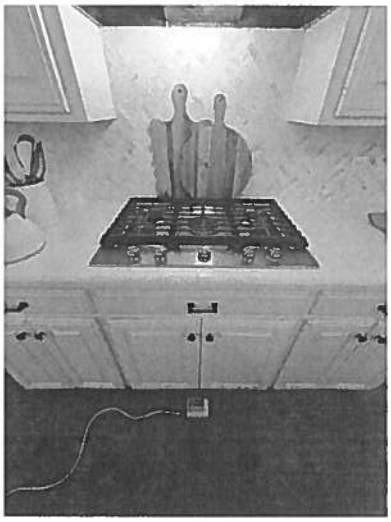
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

-1.7"

Front of range/cooktop elevation & photo:

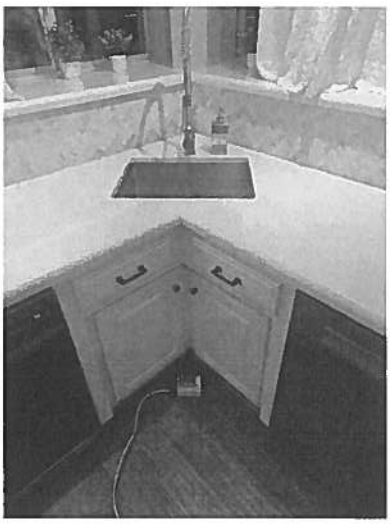



-0.2"

Front of sink elevation & photo:

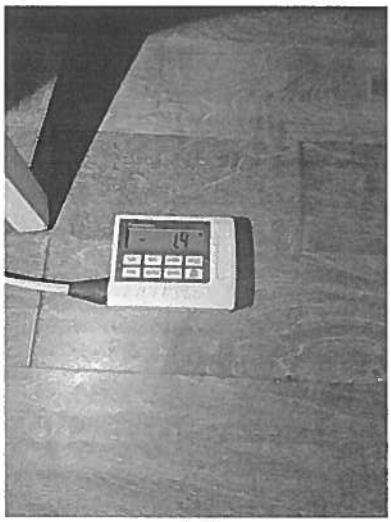
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

-2.1"

Middle of nook elevation & photo:




-1.4"

☒ ☐ ☐ ☐ **Dining Room**

Flooring difference factor: Same Flooring (0.0)

Dining Room

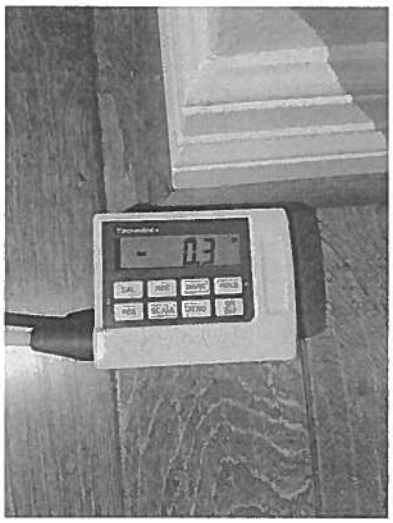
Back-left elevation & photo:

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

I	NI	NP	D


0.2"

Back-right elevation & photo:




-0.3"

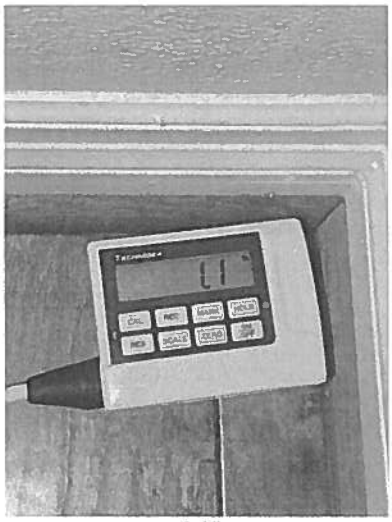
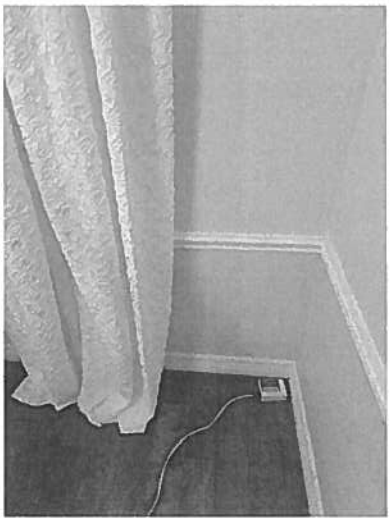
Front-right elevation & photo:

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

I	NI	NP	D


-1.3"

Front-left elevation & photo:

-1.1"

☒ ☐ ☐ ☒ **Primary Bedroom**

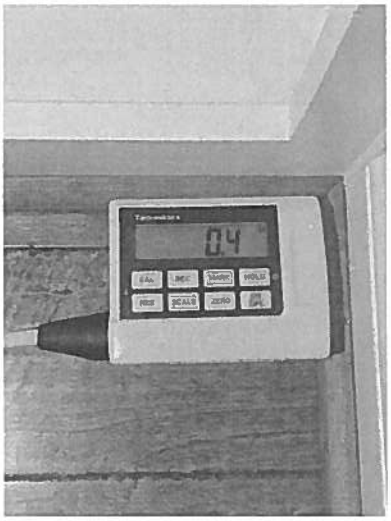
Flooring difference factor: Same Flooring (0.0)
Primary Bedroom

Location in structure: Front, Right
Primary Bedroom

Back-left elevation & photo:

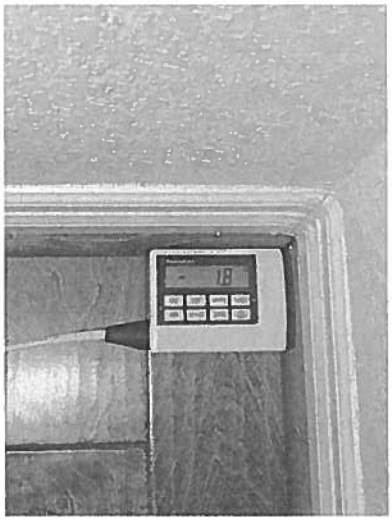
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

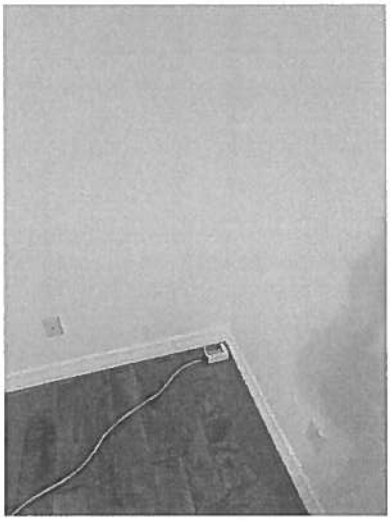
I	NI	NP	D



-0.4"

Back-right elevation & photo:



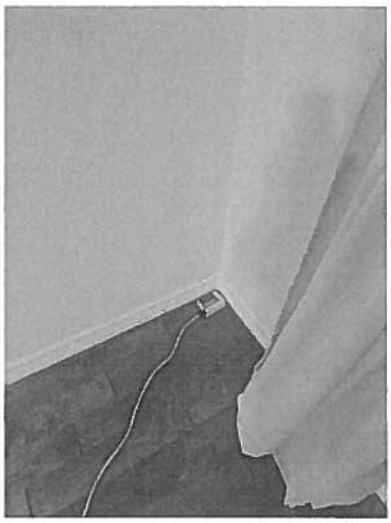


-1.8"

Front-right elevation & photo:

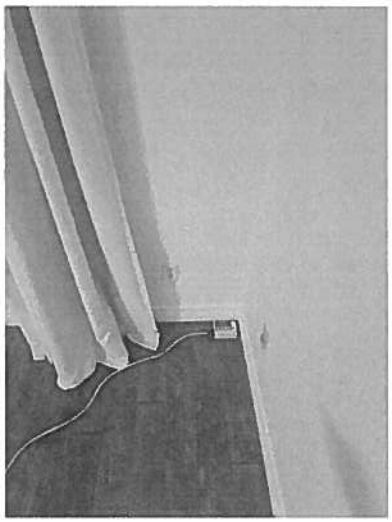
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

-2.4"

Front-left elevation & photo:

-1.3"

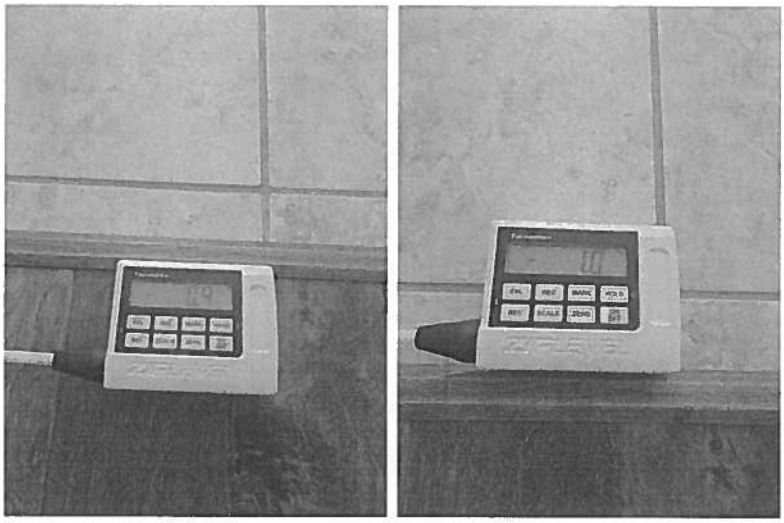
☒ ☐ ☐ ☐ **Primary Bathroom**

Flooring difference factor: -0.1"

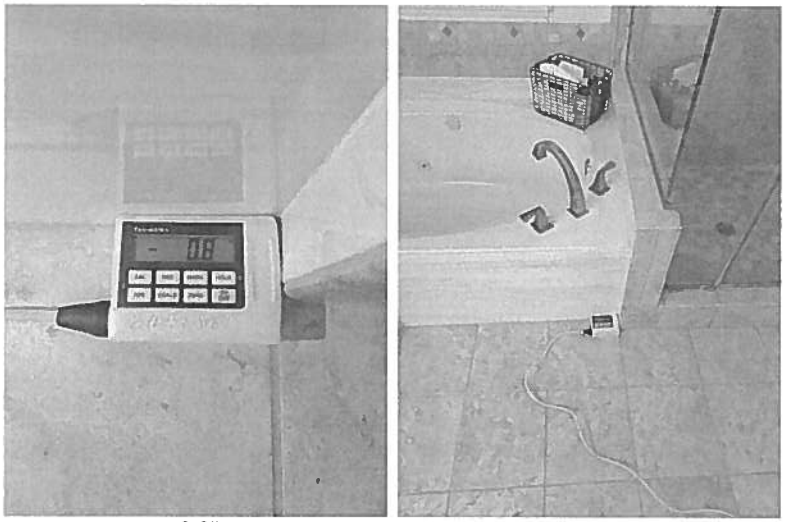
Primary Bathroom

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

I	NI	NP	D



Front shower/bath elevation & photo:



-0.8"

Mid-room elevation & photo:

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

I	NI	NP	D


-0.4"

Front of toilet elevation & photo:


-1.5"

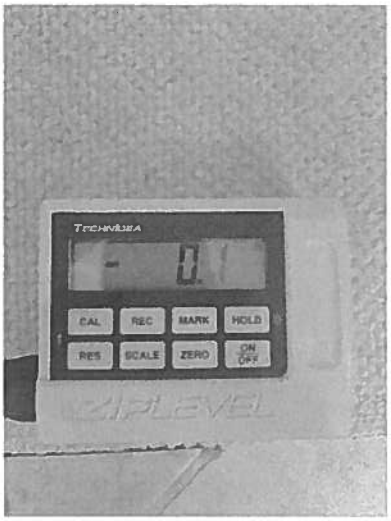
☒ ☐ ☐ ☐ **Primary Closet**

Flooring difference factor: -0.3"

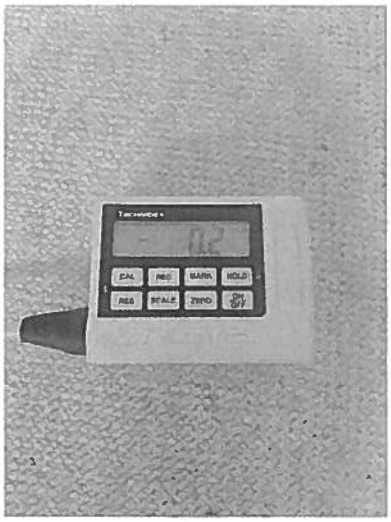
Primary Closet

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

I	NI	NP	D



Primary closet elevation 1 & photo:

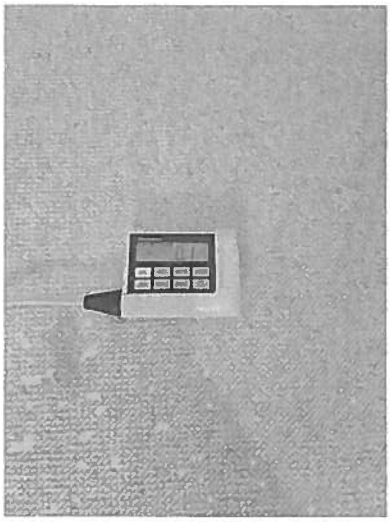
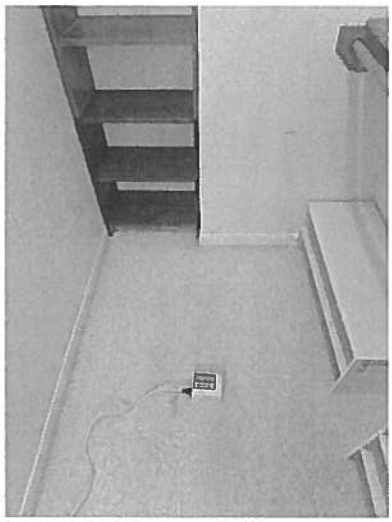


-0.2"

Primary closet elevation 2 & photo:

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

I	NI	NP	D

-0.1

☒ ☐ ☐ ☐ **Bathroom**

Flooring difference factor: Same Elevation (0.0)
Bathroom

Type: Half-Bath
Bathroom

Mid-room elevation & photo:


-0.9"

☒ ☐ ☐ ☐ **Laundry**

Flooring difference factor: Same Elevation (0.0)
Laundry

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

I	NI	NP	D

Mid-room elevation & photo:

-1.4"