



# Inspection Report

**Emily Bashor**  
**Alexandria Bashor**

**Property Address:**  
14810 Forest Lodge Drive  
Houston TX 77070



14810 Forest Lodge Drive

**Inspections By Pat, LLC**

**Pat McInturff 23279**  
**7702 Meadowglen Ln.**

**Houston, TX 77063**  
**713-305-3356**

# PROPERTY INSPECTION REPORT FORM

Emily Bashor, Alexandria Bashor	4/18/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
14810 Forest Lodge Drive, Houston, TX 77070	
<i>Address of Inspected Property</i>	
Pat McInturff	23279
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

<b>Style:</b> One Story	<b>Age Of Home:</b> 1975	<b>Temperature:</b> Over 65
<b>Weather:</b> Clear	<b>Ground/Soil surface condition:</b> Damp	<b>Rain in last 3 days:</b> Yes
<b>Vacant or Occupied:</b> Vacant	<b>Recommended Professionals:</b> Electrician, Plumber	<b>Home Faces:</b> North

Referral: Previous Real Estate Professional: Ashley DeCastro (AshleyDeCastro755)  
Year Built: 1975  
Square Footage: 1670  
Rooms: 3 Bedrooms, 2 Bathrooms  
Property is Vacant  
Utilities On: Water, Electricity, Gas  
People Present at Inspection: Inspector

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I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**Red Dots Action Items may include:**

Items that are no longer functioning as intended

Conditions that present safety issues

Items or conditions that may require repair, replacement, or further evaluation by a specialist

Items that were inaccessible

**Blue Dots Consideration Items may include:**

Conditions that may require repair due to normal wear and the passage of time.

Conditions that have not significantly affected usability or function- but may if left unattended.


**A. Foundations**

**Foundation method of inspection:** Visual inspection of exterior

**Comments:**

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)


(2) Functioning as intended.

 (3) There are signs of minor differential movement/settlement as evident by interior wall and ceiling cracks and exterior mortar joint cracks. Movement does not appear to be excessive. The overall structure of the slab appears to be sound.

**B. Grading and Drainage**

**Comments:**

(1) It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

 (2) Recommend gutter turn-out to facilitate proper drainage away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement

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I   NI   NP   D

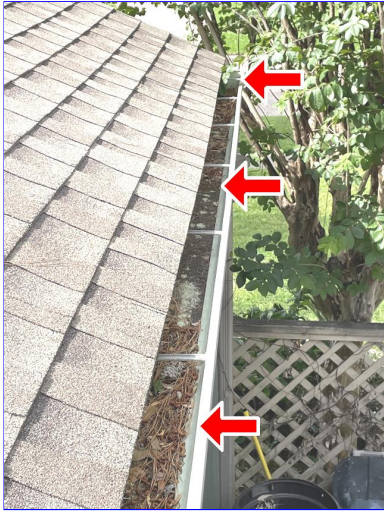


B. Item 1(Picture)

- (3) The gutters have debris in areas and should be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

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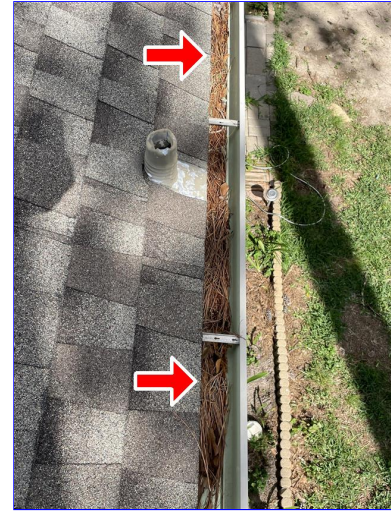
I   NI   NP   D



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

● (4) Recommend gutter extensions or splash blocks for all gutter turn-outs to facilitate proper drainage away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement

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I   NI   NP   D



B. Item 8(Picture)

● (5) Conducive areas. Recommend removing items stored or stacked against walls. These create an area for wood destroying insects to gain access into structure without being seen.



B. Item 9(Picture)

● (6) Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply poorly done. Whatever the reason, there should be adequate clearance between the bottom of the siding and the ground surface (6") to prevent major damage to the siding and water intrusion into the structure.

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B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)



B. Item 13(Picture)

● (7) Area of standing water on right side of patio.

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B. Item 14(Picture)

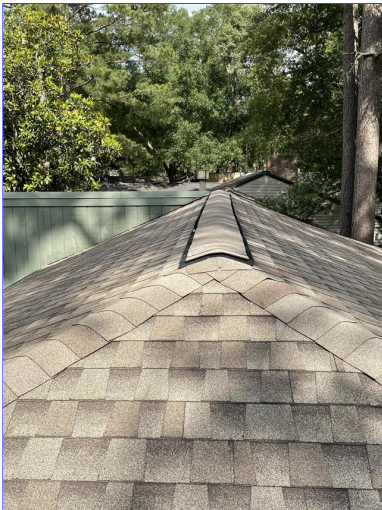
C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass/asphalt

**Viewed From:** Walked roof

**Comments:**

- (1) The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle. Roof may not be walked if raining, wet or unsafe to walk.
- (2) Covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.



C. Item 1(Picture)



C. Item 2(Picture)

- (3) Remove debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.

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I   NI   NP   D



C. Item 3(Picture)



C. Item 4(Picture)

● (4) Flashing are not sealed and several are raised. Reseat and seal as needed.



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)

● (5) Seal (caulk) all exposed roofing fasteners (nail heads) in various locations (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines.)

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I	NI	NP	D
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C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)

● (6) Rust present on flashing in areas. Remediate rust, apply rust prohibitive paint. Paint all remaining exposed metal flashing.



C. Item 12(Picture)

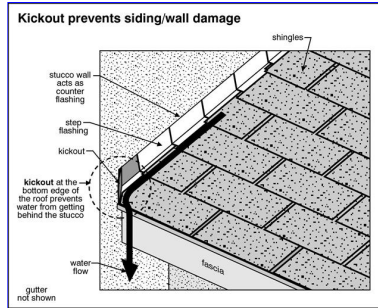
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I   NI   NP   D

- (7) There was no kickout flashing observed at the lower bottom edge of the roof and the sidewall. The lack of this kickout flashing will allow water to penetrate at these points.



C. Item 13(Picture)



C. Item 14(Picture)

D. Roof Structures and Attics

**Method used to observe attic:** Entered attic and performed a visual inspection

**Approximate Average Depth of Insulation:** 6 Inches

**Attic Info:** Pull Down stairs, Light in attic

**Viewed From:** Attic

**Approximate Average Thickness of Vertical Insulation:** less than 6 inches

**Roof Ventilation:** Ridge vents, Soffit Vents

**Comments:**

(1) Only areas of the attic determined accessible by the inspector are inspected.

- (2) The attic stairs missing insulation and or weather stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

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

I   NI   NP   D



D. Item 1(Picture)

● (3) Attic insulation missing in various locations. Current standards is R30.



D. Item 2(Picture)



D. Item 3(Picture)

● (4) The attic ladder appears to be in poor condition and improvements or replacement is recommended.

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

I   NI   NP   D



D. Item 4(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

● (2) There are areas of the exterior wood siding, trim, Fascia, Drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair

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I   NI   NP   D



E. Item 1(Picture)



E. Item 2(Picture)



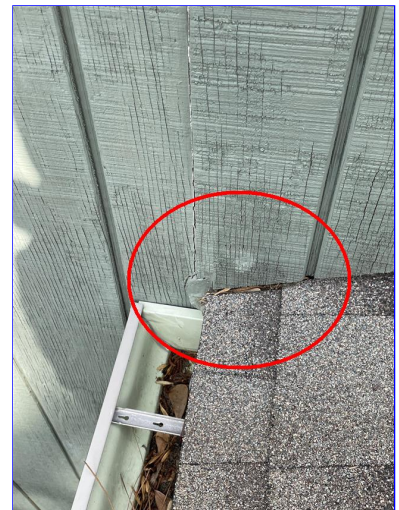
E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

● (3) Caulking improvements are recommended for the area between the exterior brick veneer and the window frames, garage door trim boards, exterior doorframes, exterior water faucet(s), HVAC condenser/coils refrigerant lines needs to be properly sealed.

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I	NI	NP	D
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E. Item 7(Picture)

● (4) Set cracks in brick, stone and mortar observed in various locations. These cracks should be repaired to prevent moisture intrusion and further expansion.



E. Item 8(Picture)



E. Item 9(Picture)

● (5) There are wall sheetrock cracks, seam bulges and tape wrinkles on the walls in various locations. These issues appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing crack to prevent moisture incursion and correct any further settlement/separation

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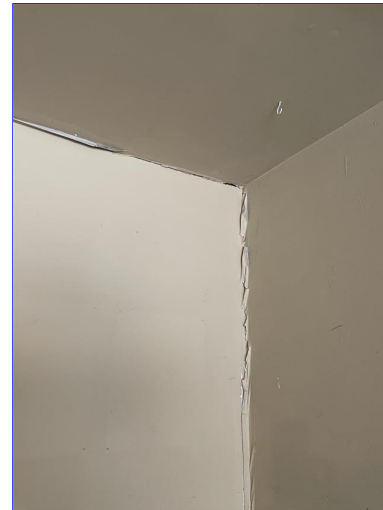
I   NI   NP   D



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)

● (6) Grout and/or caulk is cracked, deteriorated and/or missing at showers and or bathtub enclosure should be repaired or replaced as necessary.

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I	NI	NP	D
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E. Item 16(Picture)

● (7) Lintels/headers above doorways, windows are rusting. Recommend remediation of rust, application of rust prohibitive paint.



E. Item 17(Picture)



E. Item 18(Picture)

(8) Siding has been run all way down to grade covering foundation slab. This hidden area is a known conducive area for termite infestations. I recommend a pest control maintenance program that includes monitoring and treatments as needed.

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I   NI   NP   D



E. Item 19(Picture)



E. Item 20(Picture)

**F. Ceilings and Floors**

**Comments:**

- (1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring
- (2) Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed.

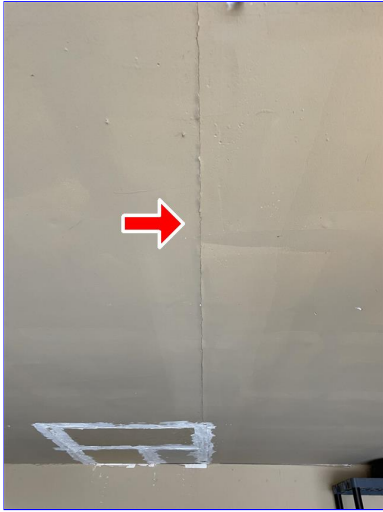


F. Item 1(Picture)

- (3) There are sheetrock cracks on the ceiling(s) in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing crack to prevent moisture incursion and correct any further settlement/separation

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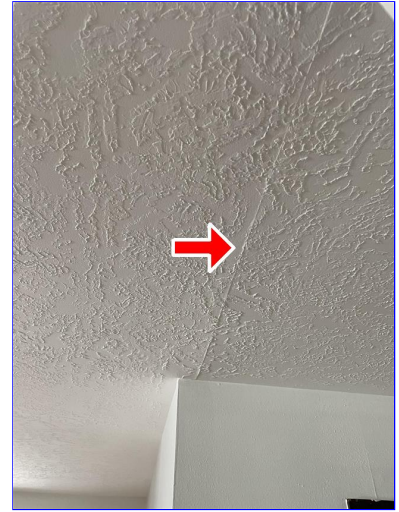
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F. Item 2(Picture)



F. Item 3(Picture)



F. Item 4(Picture)

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

**Comments:**

(1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.



G. Item 1(Picture)



G. Item 2(Picture)

**●** (2) Doors and frames should be sealed, made weather tight. Seals at front and back entry doors are deficient and should be replaced.

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I   NI   NP   D



G. Item 3(Picture) Patio door



G. Item 4(Picture)

● (3) Doors in various areas are missing working door-stops. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. Item 5(Picture)



G. Item 6(Picture)



G. Item 7(Picture)

H. Windows

**Comments:**

(1) Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Windows that are blocked by occupant storage/furnishings are not lifted

(2) Windows operable, in good condition.

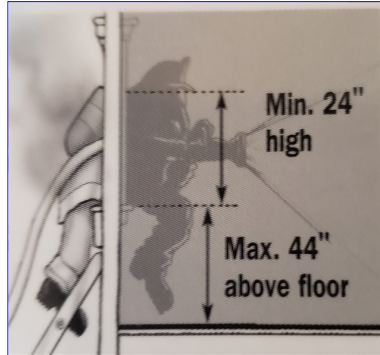
● (3) The windowsill height in one or more of the bedrooms measured more than 44" from the floor. Under current building standards, these windows are considered to high for a proper emergency egress (escape) exit. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.

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I   NI   NP   D



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Types of Fireplaces:** Vented gas logs

**Operable Fireplaces:** One

Comments:

- (1) The inspection does not include the adequacy of draft or condition of flue tiles.
- (2) Functioning properly.



J. Item 1(Picture)

- (3) Chimney cap mortar is deteriorated and requires repair by mason.

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I   NI   NP   D



J. Item 2(Picture)

K. Porches, Balconies, Decks, and Carports

Comments:

(1) The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

(2) Deck planks are weathered and deteriorated from water exposure. Consult with a deck contractor for repairing and a new sealant application may also be necessary.



K. Item 1(Picture)



K. Item 2(Picture)

(3) Wood decks have areas in direct contact with soil. Condition is conducive to eventual wood rot and possible insect damage

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

I   NI   NP   D



K. Item 3(Picture)

L. Other

**Comments:**

(1) Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity

(2) Fence is in contact with structure, wall or wood siding. This is a conducive area for wood destroying insect entry. Fence boards should be kept 1.5-2 inches away from walls.



L. Item 1(Picture)

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



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

I   NI   NP   D



A. Item 1(Picture)

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

**Type of Wiring:** Romex

**Comments:**

- (1) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation
- (2) Smoke alarms were functional.
- (3) Doorbell functional.



B. Item 1(Picture)

- (4) Smoke alarms not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.
- (5) There are no bedroom smoke detectors installed. Today's standards now require smoke detectors

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

I   NI   NP   D

in and directly outside of (hallways) all sleeping areas and on each level for multiple story structures. Additionally today's modern detectors are interconnected, so if one sounds they all sound



B. Item 2(Picture)



B. Item 3(Picture)

● (6) There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards (all kitchen, baths, non dedicated garage below 6', laundry, and exterior outlets)



B. Item 4(Picture)



B. Item 5(Picture)

● (7) GFCI not functioning in Master Bath will need to be corrected.

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

I   NI   NP   D



B. Item 6(Picture)

- (8) Ceiling fan on patio functions but sounds like bearing are going out. Recommend replacement.



B. Item 7(Picture)

- (9) The utility 220 electric dryer outlet is a 3 prong type. Electric dryers today are now sold with a 4-prong plug. It may be necessary to swap out the 4-prong plug on newer units

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I	NI	NP	D
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B. Item 8(Picture)

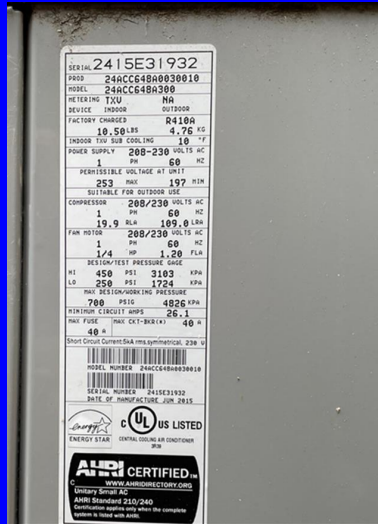
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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual.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

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

I NI NP D

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



A. Heating Equipment

**Type of Systems:** Forced Air  
**Energy Sources:** Gas  
**Number of Heat Systems (excluding wood):** One  
**Tonnage:** 4  
**Age Of System:** 2015  
**Freon Type:** R410-A  
**Heat System Brand:** Carrier  
**Comments:**

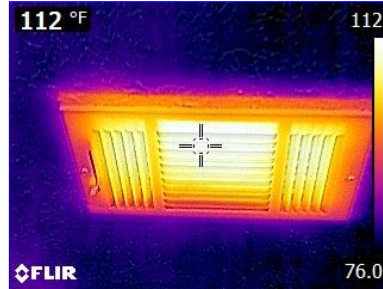
- (1) Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.
- (2) Unit functioned at time of inspection.

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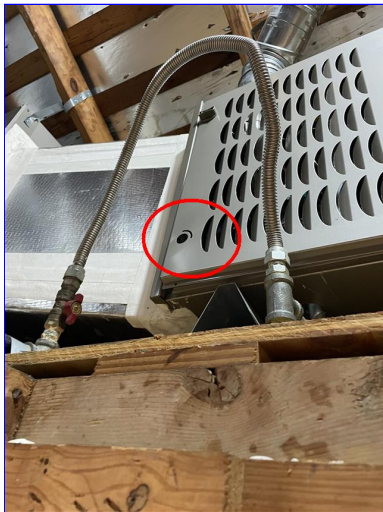
A. Item 1(Picture)



A. Item 2(Picture)



(3) One of the furnace panel latches is missing.



A. Item 3(Picture)

B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Number of AC Only Units:** One

**Central Air Manufacturer:** Carrier

**Comments:**

(1) The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

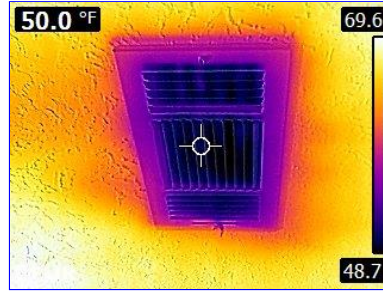
(2) Unit functioned at time of inspection.

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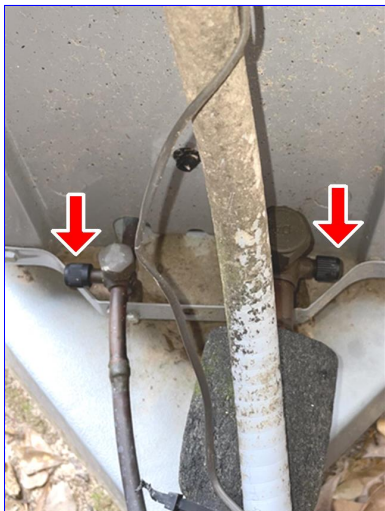


B. Item 1(Picture)



B. Item 2(Picture)

● (3) Locking caps for HVAC freon ports are missing as of 2009 (IRC M1411.6 /IMC 1101.10) any HVAC system is required to that all accessible access HVAC ports to be secured with tamper-resistant caps, in residential or commercial. Residential, multifamily, may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company may install or remove.



B. Item 3(Picture)



B. Item 4(Picture)

● (4) The cooling system exterior condensation drain line needs to be extended so that it terminates a minimum of 3' away from the foundation perimeter

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I   NI   NP   D



B. Item 5(Picture)

C. Duct Systems, Chases, and Vents

**Ductwork:** Flex Duct, Insulated

**Comments:**

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

● (2) Some of the air ducts are in contact with each other, which can cause condensation to form on the outside of the ductwork. It is recommended that the ducts that are touching be separated. Typically, this is done by inserting a piece of fiberglass batt insulation or duct board between the ducts.



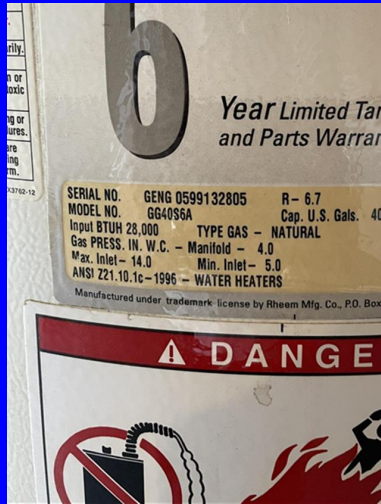
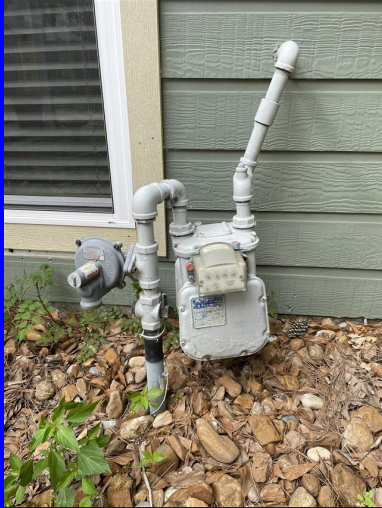
C. Item 1(Picture)

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

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

I   NI   NP   D

#### IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution Systems and Fixtures

**Location of water meter:** Street, Left Side

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

**Water Source:** Public

**Age Of System:** 1999

**Comments:**

(1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested.

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I   NI   NP   D

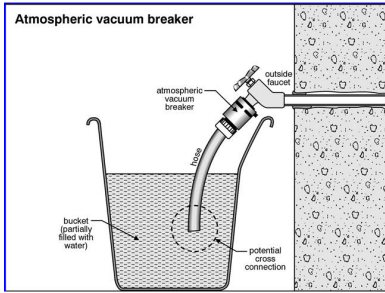


A. Item 1(Picture) PEX

(2) Plumbing and fixtures functioned normally.



(3) All exterior hose bibs (faucets) are missing back-flow check valves as called for by today's standards



A. Item 2(Picture)



A. Item 3(Picture)

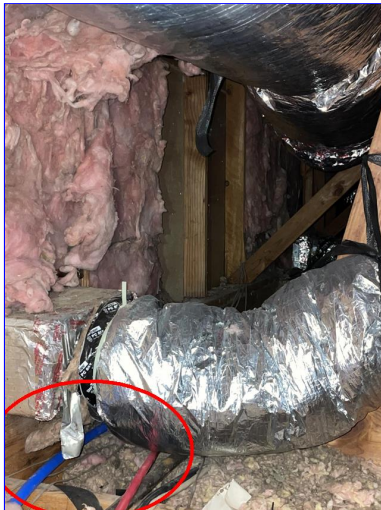
(4) The plumbing supply and distribution piping is PEX. Some galvanized vertical piping may still be in use.

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I   NI   NP   D



A. Item 4(Picture) PEX



A. Item 5(Picture) PEX



A. Item 6(Picture) Galvanized



A. Item 7(Picture) Galvanized



A. Item 8(Picture) Galvanized



A. Item 9(Picture) Galvanized



A. Item 10(Picture) Galvanized

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

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

**Comments:**

(1) The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use.

(2) Stopper(s) in tub(s), sink(s), or shower(s) where missing or not operating correctly, repair or replacement(s) is need.



B. Item 1(Picture)

(3) The drains, wastes and vent piping are PVC.



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture) PVC clean out

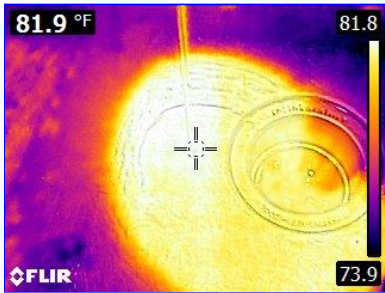
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I	NI	NP	D
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C. Water Heating Equipment

**Energy Sources:** Gas  
**Capacity:** 40 Gallon  
**Water Heater Location:** Garage  
**Comments:**

- (1) Water recirculation pumps and electric timers are not tested
- (2) Unit did not function at time of inspection. Recommend replacement to to age and performance.



C. Item 1(Picture)

- (3) The water heater abuts an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration



C. Item 2(Picture)

- (4) Gas supply line to unit missing settlement trap.

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

I   NI   NP   D



C. Item 3(Picture)

**D. Hydro-Massage Therapy Equipment**

**Comments:**

In-Line water heaters are not tested.

**E. Gas Distribution System**

**Comments:**

No gas leaks detected at time of inspection.

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

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## V. APPLIANCES



A. Dishwashers

**Dishwasher Brand:** Frigidaire

**Garage Door Operator:** Lift-Master

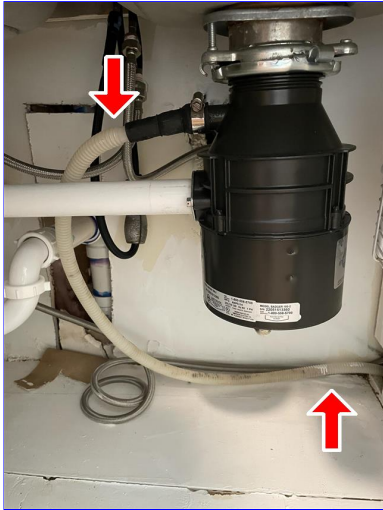
**Comments:**

(1) Functioned.

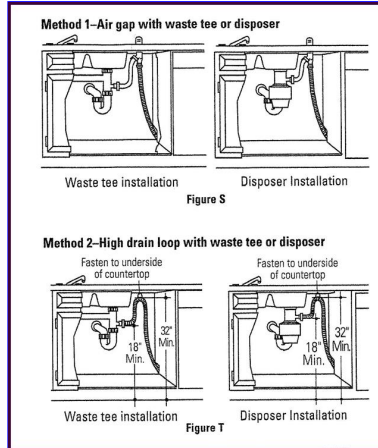
(2) Dishwasher drain line does not have a sanitary anti-siphon line loop installed properly as called for by today's standards. Drain should be attached to highest possible point in cabinet to prevent drain back from sink, disposal.

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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

**B. Food Waste Disposers**

**Disposer Brand:** In Sink Erator

**Comments:**

**C. Range Hood and Exhaust Systems**

**Range Hood/Exhaust:** Rangaire

**Comments:**

(1) Functional.

(2) Light(s) not working and or missing.



C. Item 1(Picture)

(3) Filter is very dirty and needs to be replaced.

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

I   NI   NP   D



C. Item 2(Picture)

D. Ranges, Cooktops, and Ovens

**Range/Oven:** Frigidaire

**Comments:**

- (1) The inspector does not test self-cleaning, self-bake or broiler functions on ovens.
- (2) Cooktop and oven functioning normally.



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

**Built in Microwave:** None

**Comments:**

The inspector does not test for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**

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

I	NI	NP	D
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**G. Garage Door Operators**

**Comments:**

(1) Functional. Auto-reversed with moderate resistance.

(2) The garage door IR auto reversing sensors should be mounted no higher than 6" above the entry threshold



G. Item 1(Picture)

**H. Dryer Exhaust Systems**

**Comments:**

(1) Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

(2) Dryer vent has excessive lint build-up and should be cleaned prior to use



H. Item 1(Picture)

## Report Identification: 14810 Forest Lodge Drive

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