

Inspection Report

Lizbeth Zamora

Property Address:
10102 Wiggins St
Houston TX 77029



HG Home Inspection

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

PROPERTY INSPECTION REPORT FORM

Lizbeth Zamora	10/6/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
10102 Wiggins St, Houston, TX 77029	
<i>Address of Inspected Property</i>	
Connor Love #26011	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Over 10 Years

Home Faces:

North

Temperature:

Over 90 (F) = 32 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: SET BY BUYER-MRR

Referral: Realtor

Year Built: 2002

Square Footage: 1508

Rooms:

Report Identification: 10102 Wiggins St

Property is Vacant

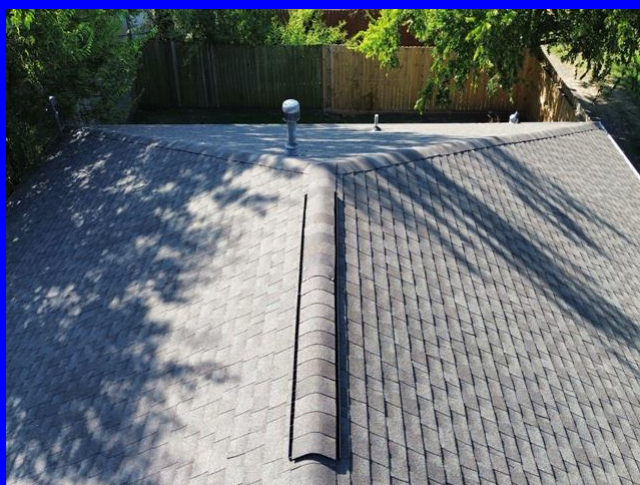
Utilities On: None

People Present at Inspection: Inspector

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

I NI NP D

I. STRUCTURAL SYSTEMS



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I NI NP D



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A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

(1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation is showing signs of movement. I recommend consulting with a Structural Engineer or foundation professional.

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

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A. Item 1 (Picture) Starting point at front door hinge

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I NI NP D



A. Item 2 (Picture)

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

I NI NP D



A. Item 3 (Picture) far right guest br

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

I NI NP D

(3) The foundation wall has visible cracking. I recommend having a foundation company or Structural Engineer further evaluate.



A. Item 4 (Picture)

(4) There are trees roots too close to the foundation. I recommend removal or the use of root diverters.

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

I NI NP D



A. Item 5 (Picture)

B. Grading and Drainage

[Comments:](#)

(1) Gutters are not properly secured to the home. Further deterioration or erosion can occur if not corrected. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 1 (Picture)

(2) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.

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

I NI NP D



B. Item 2 (Picture)

(3) The gutter downspout(s) missing deflector(s) at the exterior. Erosion can continue or become worse if not corrected. A qualified contractor should inspect and replace as needed.

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

I NI NP D

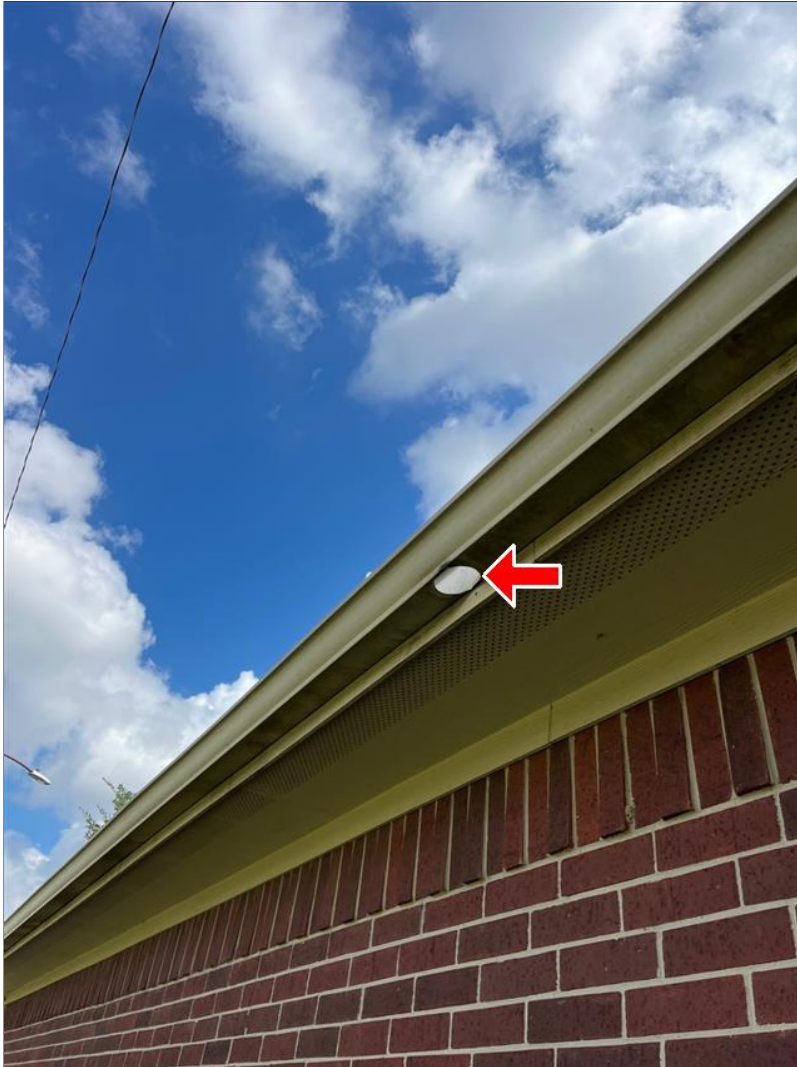


B. Item 3 (Picture)

(4) Missing gutter downspouts, and areas of the Home. I would have a qualified professional to correct.

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I NI NP D



B. Item 4 (Picture) Right side

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

I NI NP D



B. Item 5 (Picture) Right side

(5) Gutters are not properly secured to the home. Further deterioration or erosion can occur if not corrected. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 6 (Picture) Right side

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Ground, Drone

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (3) The plumbing and appliance venting at roof level does not have adequate weather coating (Paint) to prevent premature deterioration. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

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

I NI NP D



C. Item 1 (Picture)



C. Item 2 (Picture)

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked

Viewed from: Attic

Roof Structure: Stick-built, 2 X 6 Rafters

Attic Insulation: Blown

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Pull Down stairs

Comments:

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

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

I	NI	NP	D
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inspection.

(2) The attic space has areas of thin insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

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D. Item 1 (Picture)

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D. Item 2 (Picture)

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I NI NP D



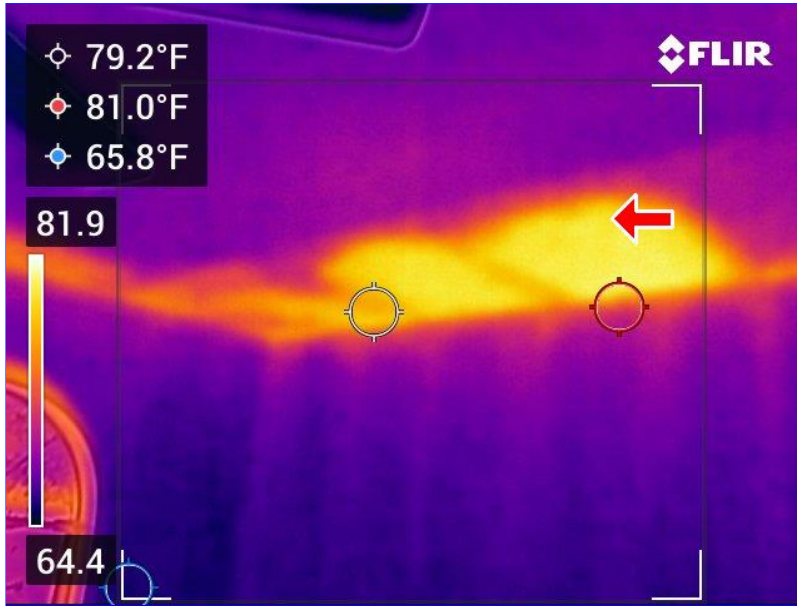
D. Item 3 (Picture)

(3) Rafters appear to show signs of separation from ridge board in the attic space (most likely caused from movement). Further separation may occur if not corrected. I recommend having a qualified contractor further evaluate and make repairs as needed.

(4) The attic space has areas of missing insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

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D. Item 4 (Picture) front guest br

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

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

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E. Item 1 (Picture) Garage

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I NI NP D



E. Item 2 (Picture)

(2) Areas of the exterior wall have large openings leading to the interior. A lot of these areas are taper gaps, due to foundation settlement. I would have a qualified professional to correct.

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E. Item 3 (Picture) Garage

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

I NI NP D



E. Item 4 (Picture) Left side

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E. Item 5 (Picture) Left side

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

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E. Item 6 (Picture) Right side

(3) The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

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E. Item 7 (Picture) Left side

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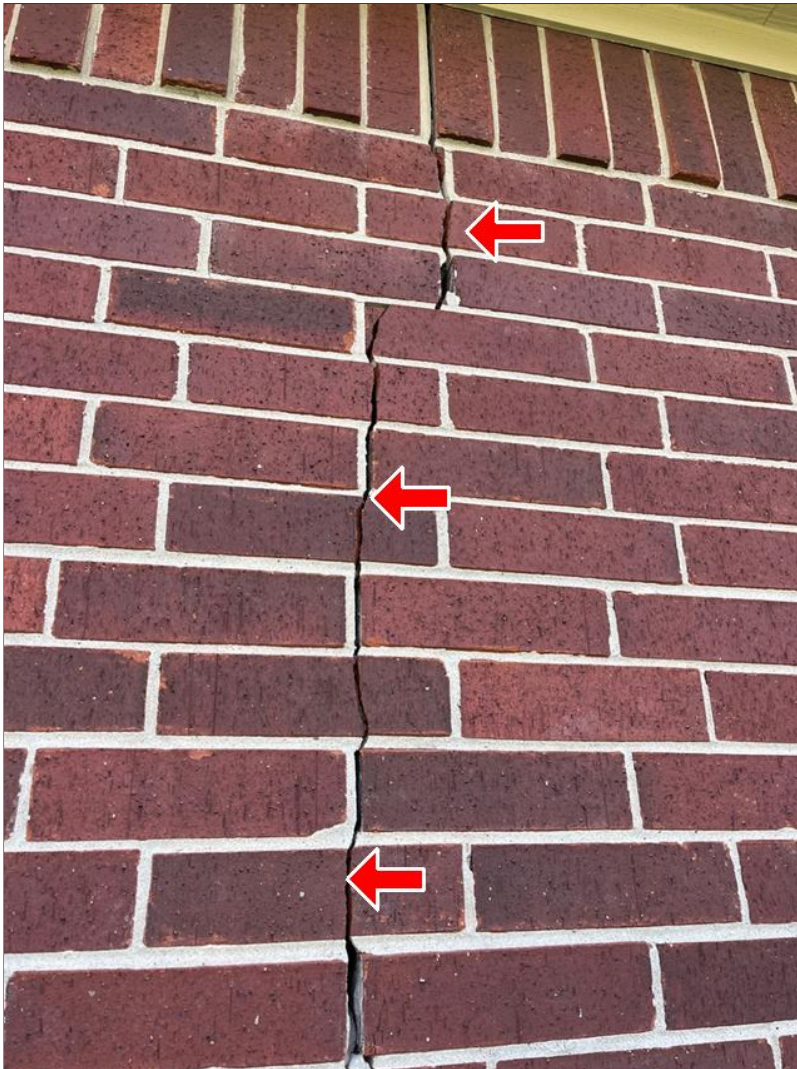
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E. Item 8 (Picture) Left side

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E. Item 9 (Picture) Right side

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

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E. Item 10 (Picture) Left side

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E. Item 11 (Picture) Rear

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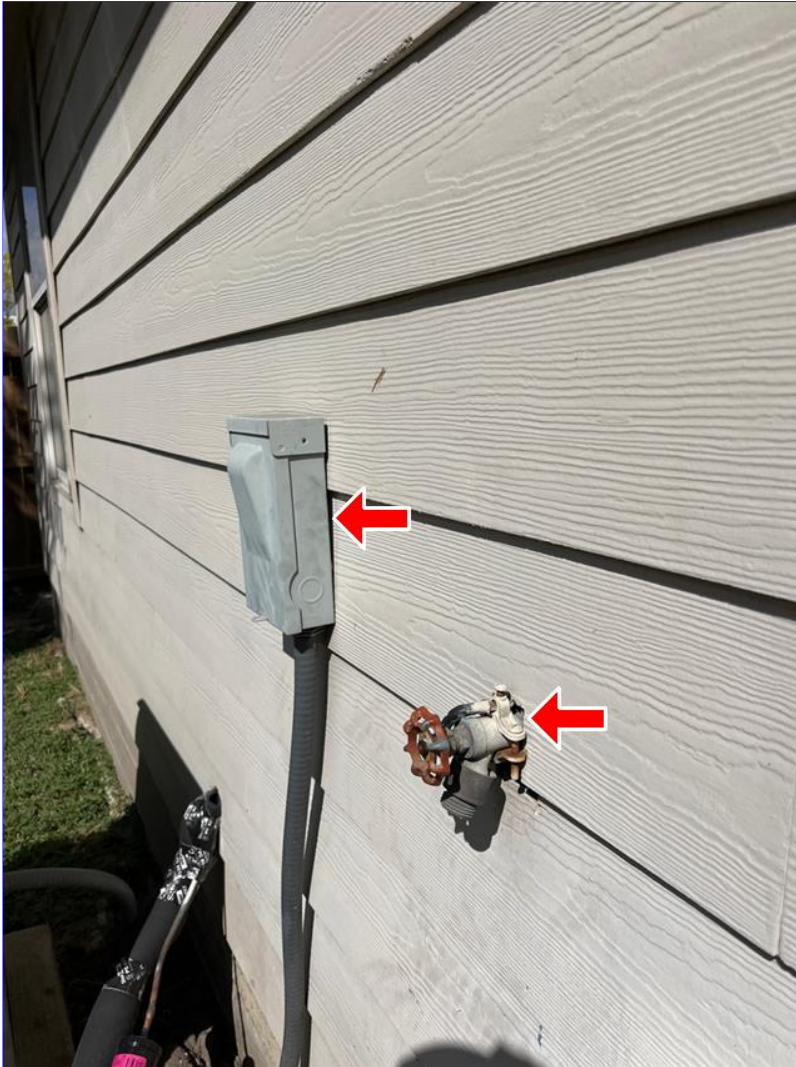
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E. Item 12 (Picture) Rear

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E. Item 13 (Picture) Rear

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E. Item 14 (Picture) Rear

(5) The brick siding at the exterior of the home has expansion joint sealant that is weathered or missing. Further deterioration can occur 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



E. Item 15 (Picture)

(6) The exterior siding and trim is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

The Siding exterior in areas loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

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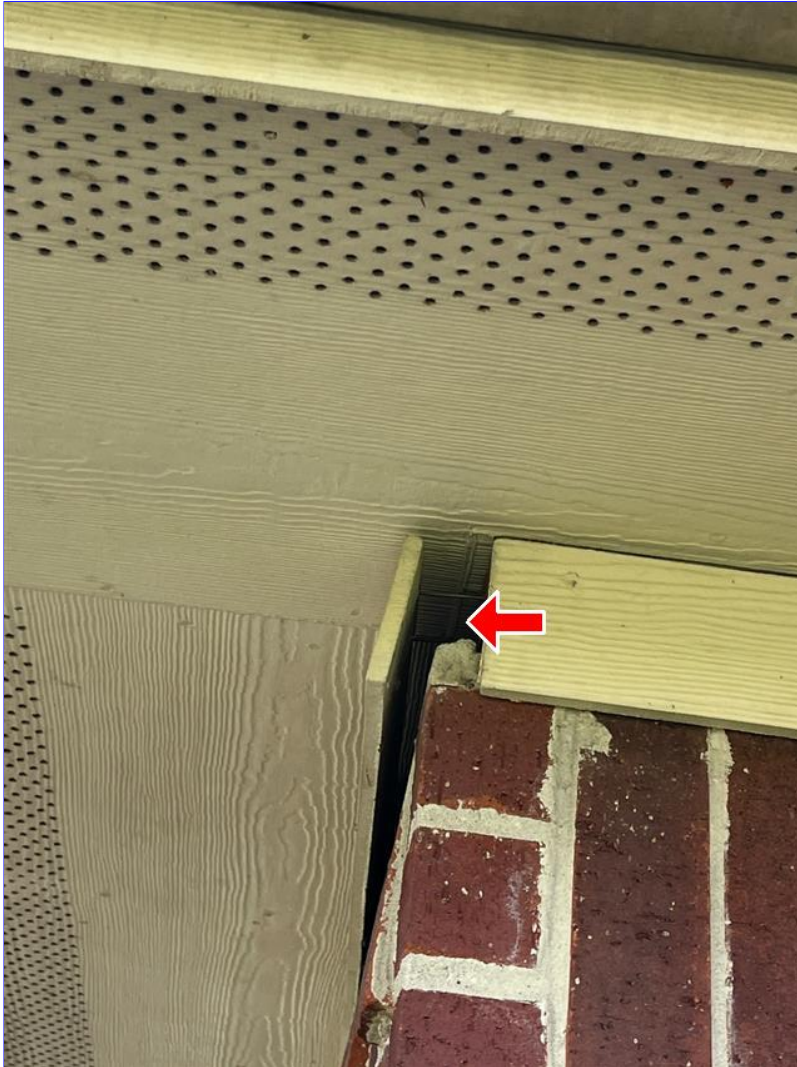
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E. Item 16 (Picture)

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E. Item 17 (Picture)

(7) Missing areas of window trim at backyard. This is an entrance for water. I would have a qualified professional to correct

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

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E. Item 18 (Picture) rear

F. Ceilings and Floors

Floor Structure: Slab
Floor System Insulation: NONE
Ceiling Structure: 6" or better

Comments:
(1) Areas of the concrete have typical settlement/shrinkage cracks. I would recommend sealing larger cracks to avoid water intrusion.

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

I NI NP D



F. Item 1 (Picture)

(2) A people can be seen in driveway. I would have a qualified professional to correct as needed.

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

I NI NP D



F. Item 2 (Picture)

(3) The Drywall on the ceiling reveals a light stain which appears from a water leak. Stain appears old in areas. Due to recent dry weather, I am unable to determine if the leak still exists The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed.

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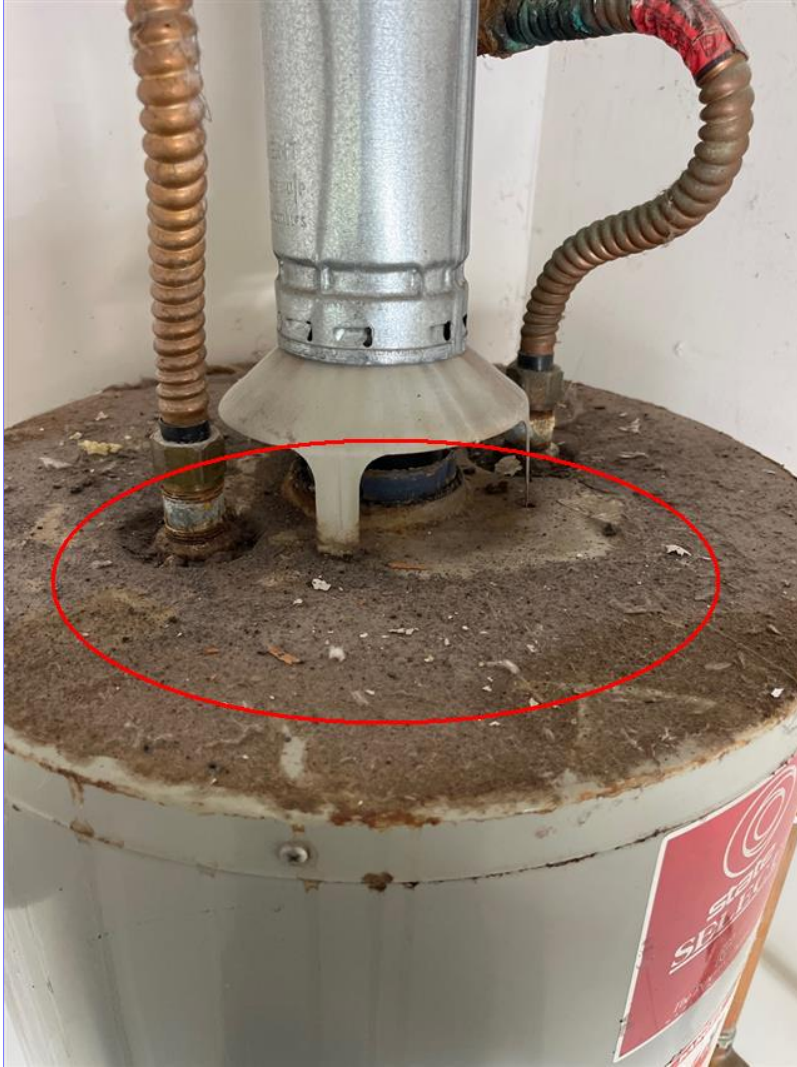
I NI NP D



F. Item 3 (Picture)

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

I NI NP D



F. Item 4 (Picture)

(4) The Drywall on the ceiling reveals tape line cracks. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

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

I NI NP D



F. Item 5 (Picture)

G. Doors (Interior and Exterior)

[Comments:](#)

(1) Doors have exposed daylight at areas of the frame. I would have a qualified professional to correct as needed.

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

I NI NP D



G. Item 1 (Picture)

(2) The Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman in areas. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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

I NI NP D



G. Item 2 (Picture) Garage entry

(3) Door does not have sufficient roof covering and may be prone to water intrusion. This is for your information.

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

I NI NP D



G. Item 3 (Picture)

(4) Missing door, knobs, guest bedroom closet

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

I NI NP D



G. Item 4 (Picture) Guest br closet

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

I NI NP D



G. Item 5 (Picture) Guest bath

H. Windows

[Comments:](#)

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

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

I NI NP D



H. Item 1 (Picture)

(2) Missing window latches

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

I NI NP D



H. Item 2 (Picture)

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Number of Woodstoves: None

[Comments:](#)

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

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

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L. Other

Comments:

I would recommend Removal



L. Item 1 (Picture)

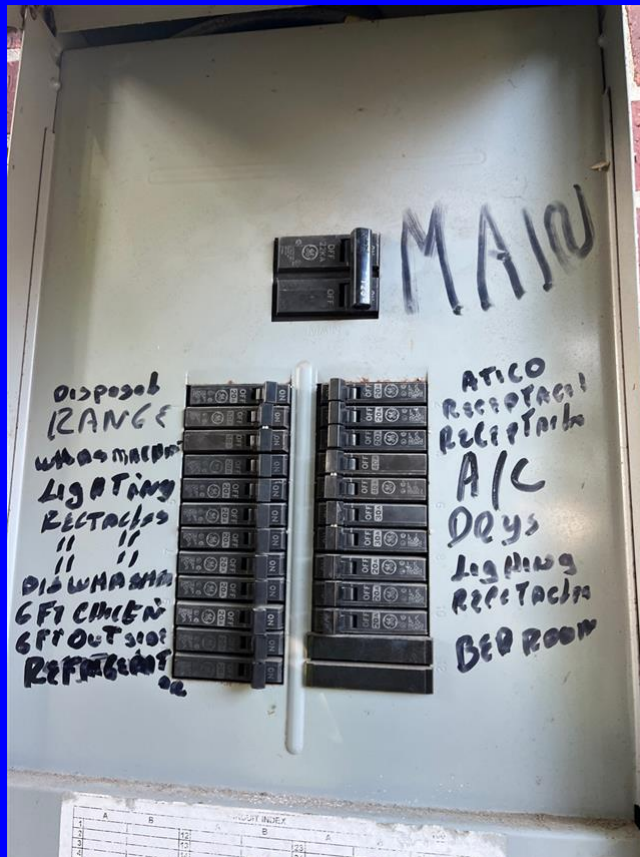
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II. ELECTRICAL SYSTEMS

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



A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric

Comments:

(1) I recommend sealing breaker box and electric meter to wall to prevent water intrusion.

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

I NI NP D



A. Item 1 (Picture)

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

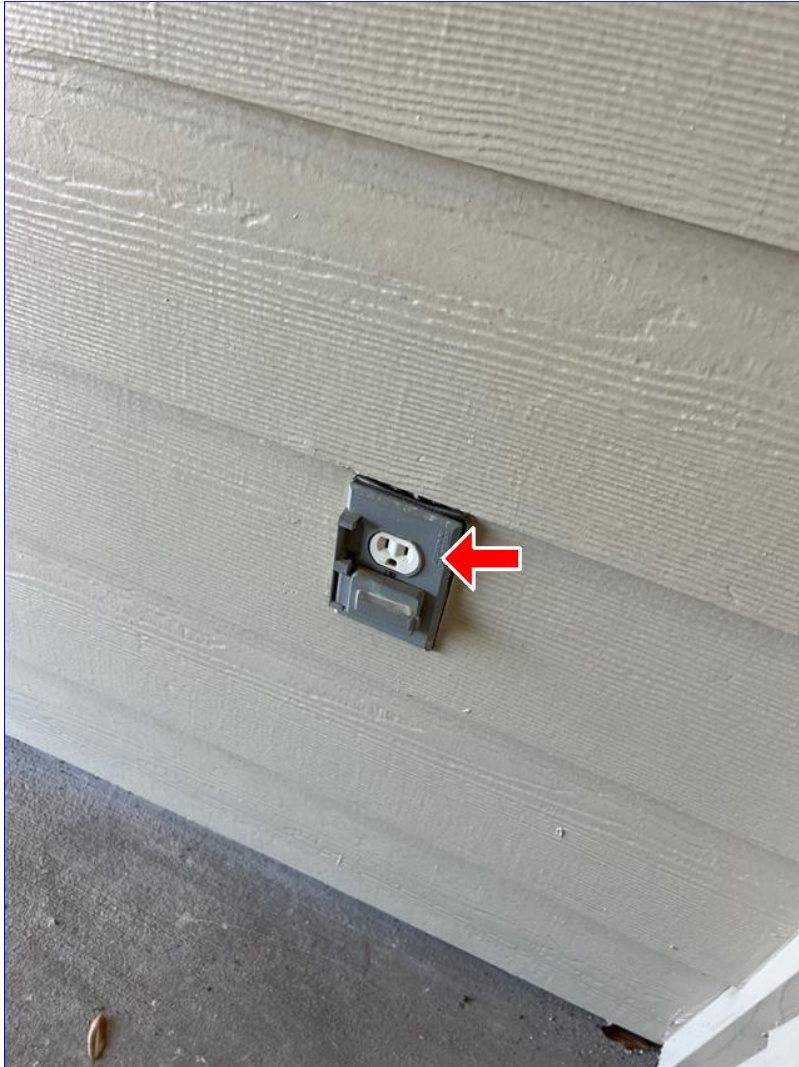
Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. Carbon monoxide detection is recommended in all homes, especially if equipped with gas fired appliances. Some detectors may not be available for inspection due to limiting circumstances (ex. wired with alarm company).
- (2) The outlet cover is damaged and needs to be replaced. I recommend having a qualified person make repairs as needed.

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

I NI NP D



B. Item 1 (Picture)

(3) Ceiling fan did not work properly at time of inspection process. A qualified electrician should inspect and repair as needed.

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

I NI NP D



B. Item 2 (Picture)

(4) Doorbell did not work properly at the time of inspection. I recommend having a qualified person repair.

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

I NI NP D



B. Item 3 (Picture)

(5) Outlets are loose in wall in areas. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

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

I NI NP D



B. Item 4 (Picture) Back door

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

I NI NP D



B. Item 5 (Picture) Kitchen sink cabinet

(6) GFCI reset is stuck in the tripped position. Was unable to reset a time of inspection. I would have a qualified professional to correct.

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I NI NP D



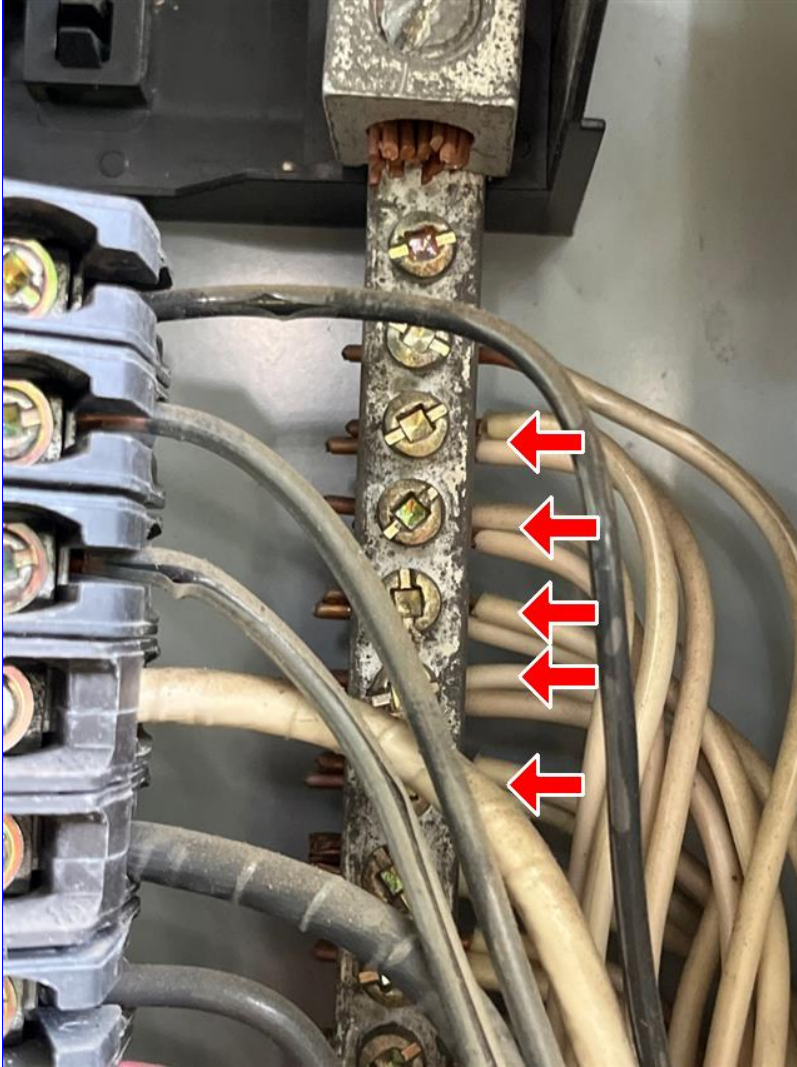
B. Item 6 (Picture)

(7) Arc fault breakers are not in required areas of home at electrical panel. This is not considered today's standard. I recommend having a qualified electrician inspect and make repairs as needed.

(8) Problem(s) discovered with Branch Circuits such as amateur wiring installation, doubled wiring at neutral/grounding bar, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

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

I NI NP D



B. Item 7 (Picture)

(9) I recommend 2 outlets for disposer and dishwasher

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I NI NP D



B. Item 8 (Picture)

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

I NI NP D



B. Item 9 (Picture)

C. Other

[Comments:](#)

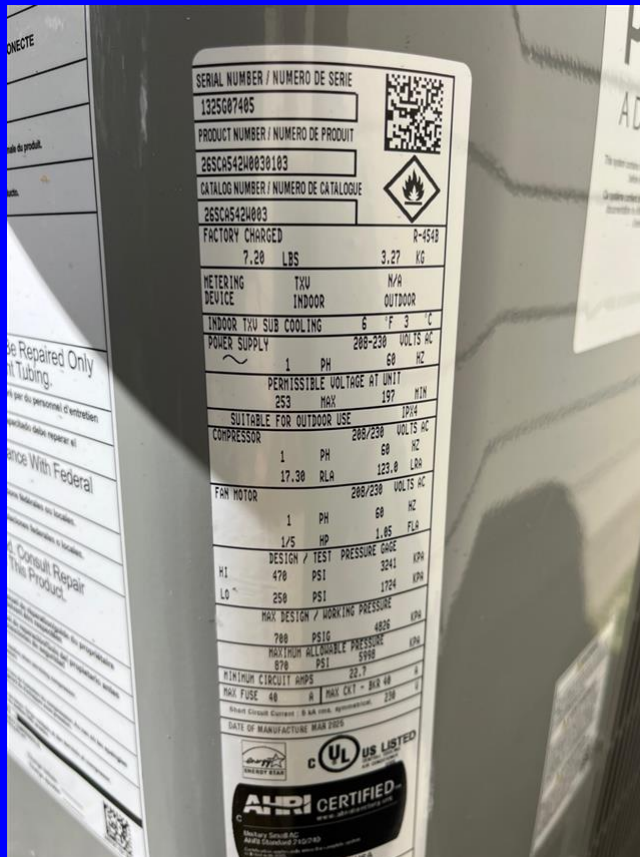
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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



A. Heating Equipment

Type of Systems: Air conditioner unit

Energy Sources: Gas

Heat System Brand: Carrier

Number of Heat Systems (excluding wood): One

Comments:

(1) It is recommend to have heating systems serviced annually.

(2) Unable to test. The gas is shut off to the home.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Carrier

Comments:

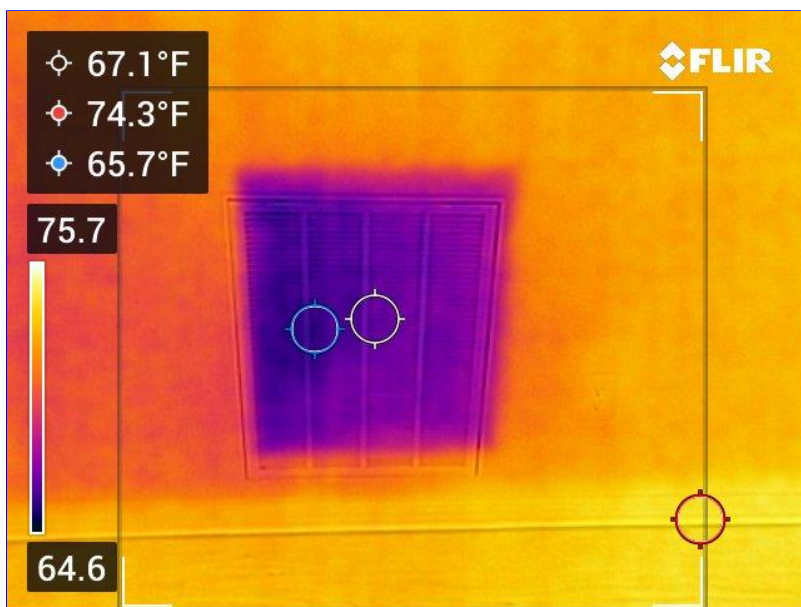
(1) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees and the return air temperature was 66 degrees. This indicates the range in temperature drop is normal.

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

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B. Item 1 (Picture)



B. Item 2 (Picture)

(2) Unit is located in the attic space, however the secondary drain pan does not have a pan switch. I recommend having a qualified HVAC contractor make repairs as needed.

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

I NI NP D



B. Item 3 (Picture)

(3) Drain pan has standing water. I would have a qualified professional to further evaluate.

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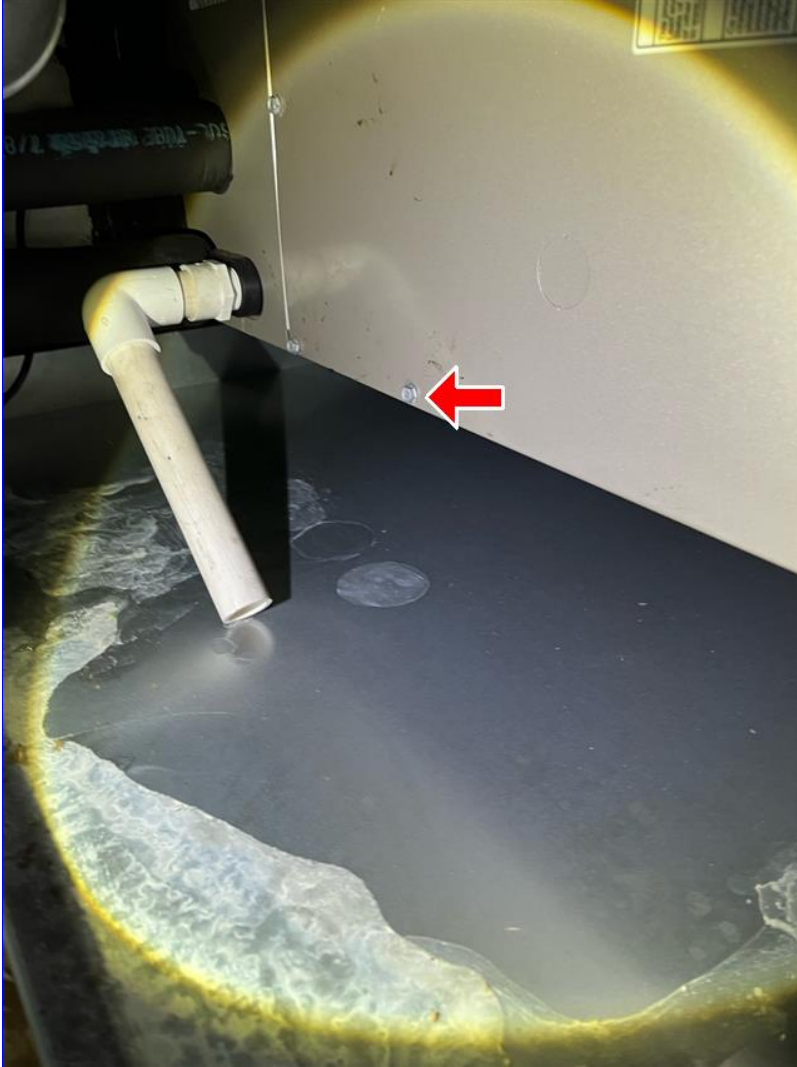
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B. Item 4 (Picture)

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

I NI NP D



B. Item 5 (Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

I recommend changing all HVAC filters upon move in.

D. Other

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM

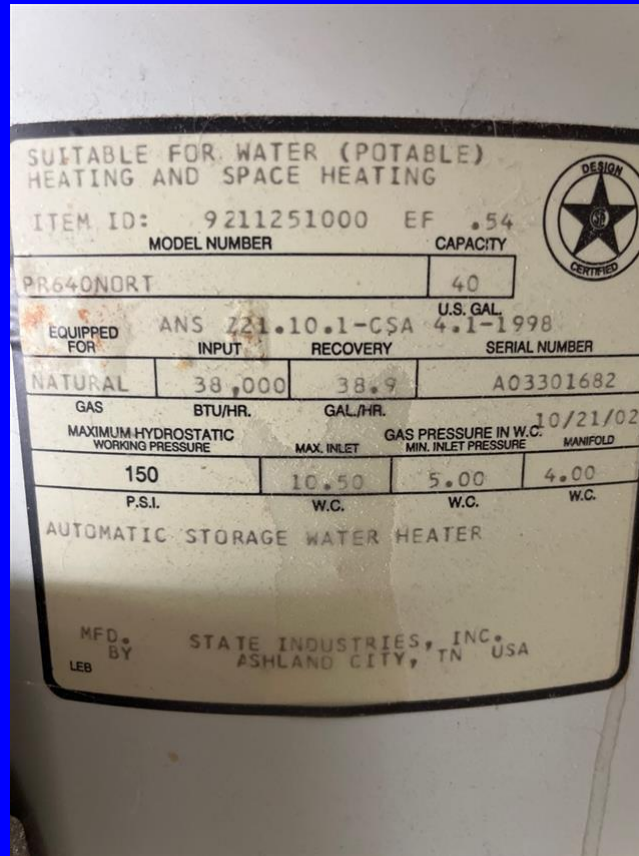
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I NI NP D



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

I NI NP D



40 gallon tank. October 2002.

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



A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Right Side

Static water pressure reading: 45 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Water Filters: None

Type of gas distribution piping material: Black pipe

Comments:

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

(2) Supply line is not properly insulated in areas. I recommend having a qualified plumber inspect and repair as needed.

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

I NI NP D



A. Item 1 (Picture)

(3) Wall fixtures should be sealed to wall to prevent water intrusion.

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

I NI NP D



A. Item 2 (Picture)

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

I NI NP D



A. Item 3 (Picture)

(4) Active leak was discovered at the fixture. I would have a qualified professional to correct.

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

I NI NP D



A. Item 4 (Picture)

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: State Select

Water Heater Location: Garage

Comments:

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

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

I NI NP D



C. Item 1 (Picture)

(2) The water heater is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified plumber make repairs as needed.

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

I	NI	NP	D
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C. Item 2 (Picture)

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

I NI NP D

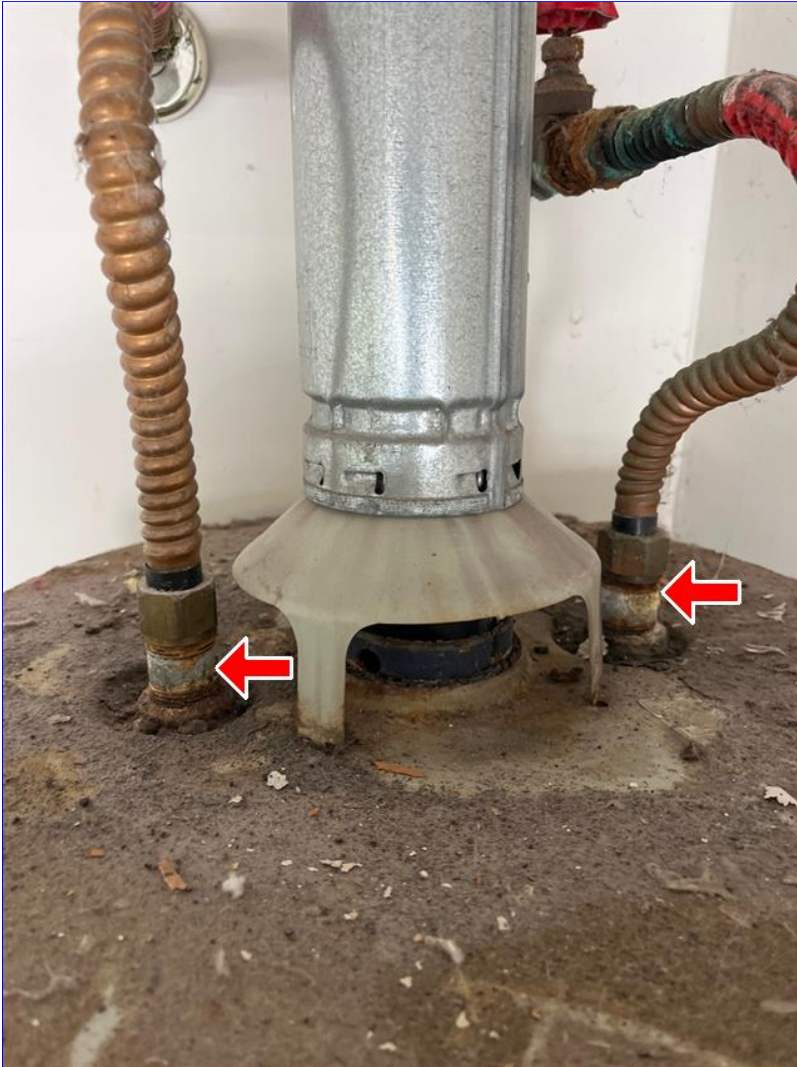


C. Item 3 (Picture)

(3) The water heater has corrosion at fittings. I recommend having a qualified person make repairs as needed.

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

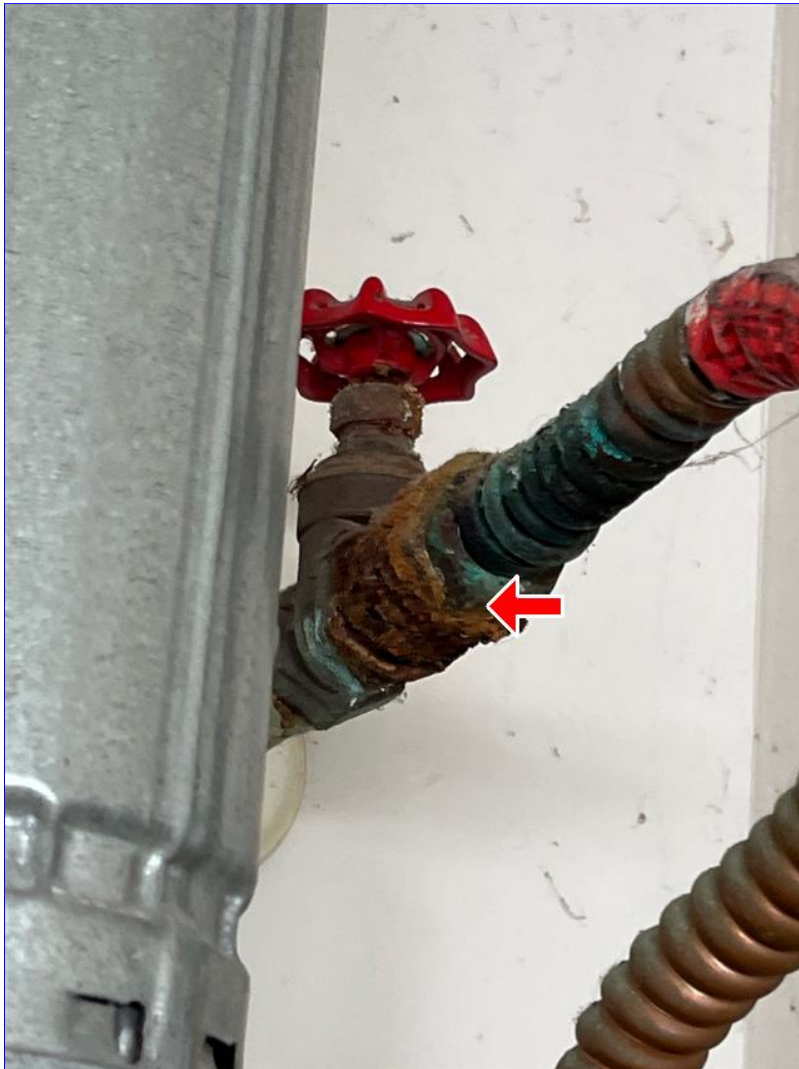
I NI NP D



C. Item 4 (Picture)

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

I NI NP D



C. Item 5 (Picture)

(4) The water heater is aging and may be near its life expectancy. Monitor closely for leaks and budget for replacement, or replace preemptively.

(5) Fire stop is not properly fastened to the ceiling. I would have a qualified person to correct.

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

I NI NP D



C. Item 6 (Picture)

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Gas Distribution Systems and Gas Appliances

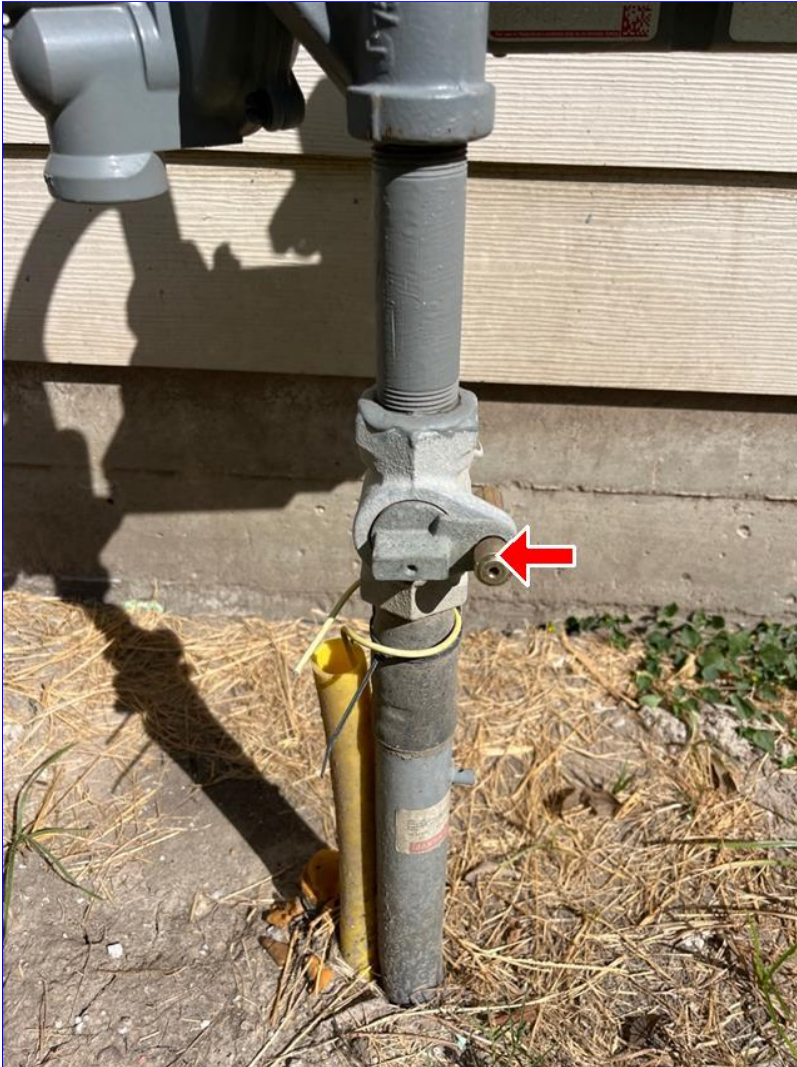
Location of gas meter: Rear of home

[Comments:](#)

Gas meter/appliances should be on 12 hours prior to inspection process. This is to ensure that units do not have issues such as leaking or damaged areas. Furthermore some appliances may be function tested with limitations. The exception is a water heater. A water heater must be able to fully heat up to ensure TPR valve is functional and leaking is not present at set temperature. This is for your information.

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

I NI NP D



E. Item 1 (Picture)

F. Other

[Comments:](#)

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

I NI NP D

V. APPLIANCES

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



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

I	NI	NP	D
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A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

Tested and working properly at the time of inspection.

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Unknown Brand

Comments:

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

(2) The kitchen vent hood does not vent to the outdoors. This is not considered to be today's standard.

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

Unable to test for proper performance. Gas is shut off to the home.

E. Microwave Ovens

Built in Microwave: None

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

(1) The Exhaust fan did not work at the guest bath. This is a safety issue that needs repair. A qualified person should repair or replace as needed.

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

I NI NP D



F. Item 1 (Picture) Guest bath

(2) The Exhaust fan does not vent to outside. This is not considered today,s standards. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

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

I NI NP D



F. Item 2 (Picture)

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

The dryer vent piping is loose. Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or basements. I recommend repair as needed.

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

I NI NP D



H. Item 1 (Picture) Garage

I. Other

[Comments:](#)

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

I NI NP D

VI. OPTIONAL SYSTEMS

The home inspector shall observe and operate the basic functions of the following optional systems(unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

(1) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

(2) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Comments:

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal System

Comments:

F. Outdoor Cooking Equipment

Comments:

G. Other

Comments:

H. Other Built-in Appliances

Comments:

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