



# PROPERTY INSPECTION REPORT FORM

Debra Hosein <i>Name of Client</i>	08/09/2025 <i>Date of Inspection</i>
3206 Watercliff Court , Spring, TX 77388 <i>Address of Inspected Property</i>	
Kevin Akins <i>Name of Inspector</i>	22211 <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 systems or components 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**



## Home Inspection Report

Prepared exclusively for  
**Debra Hosein**



PROPERTY INSPECTED:  
3206 Watercliff Court  
Spring, TX 77388

DATE OF INSPECTION: 08/09/2025

Inspection No. 521154-2855

**INSPECTED BY:**

Kevin Akins  
PO Box 5924  
Katy, TX 77449  
kevin.akers@pillartopost.com  
(281) 222-2599

**INSPECTOR:**

Kevin Akins  
Lic.#: 22211  
kevin.akers@pillartopost.com  
(580) 591-2945

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*Each office is independently owned and operated*

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**I   NI   NP   D\***

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

- Cracks (which are not a structural concern) were observed on the foundation at the corners of the residence commonly called "corner-cracks" (see photos). This type of crack is quite common on foundations of this type. Sealing of cracks will prevent moisture intrusion and the continued deterioration of the area. **(Exterior Front)**

- The foundation appears to have movement that may be beyond normal settling. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

1. Cracks at the front elevation, brick veneer.
2. Excessive separation noted at the left side window.
3. Separation noted at the window frames.
4. Foundation wall crack noted on the left side.
5. Crack noted at the garage floor.

- The foundation has a corner chip (see photo). Corner should be filled in with cement to prevent further deterioration of the area. **(Exterior Rear)**

**B. Grading and Drainage**

*Comments:*

- Gutters have debris from nearby trees. Cleaning gutters will ensure storm water is processed to the ground and away from the structure as efficiently as possible.

**C. Roof Covering Materials**

*Comments:*

- The inspector noted the mechanical flue was not in alignment at the roof covering. This condition can cause leaking around the storm collar. Correction should be made by a qualified contractor

- Damage, missing and deteriorated shingles observed at the roof covering (see photos below). A qualified roofing contractor should perform all repairs and a complete roof punch.

**D. Roof Structures and Attics**

*Comments:*

- Rodent droppings noted in the attic space. Recommend a pest control contractor provide treatment.

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- |                                     |                          |                          |                                     |   |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>E. Walls (Interior and Exterior)</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Observe general painting needs, damage siding, wood rot, gaps and caulking touch-ups around the structure (see a representative number of photos below). Recommend corrective actions by a painting and general contractor as needed.</li> <li>• Shower enclosure has gaps in the grout. Grout should be sealed to prevent shower water from escaping the confines of the shower enclosure. This is especially important when there is a job built shower on the 2nd floor.</li> <li>• Leak noted at the washer connection (hot side). This has caused moisture to accumulate on the nearby drywall. Recommend repairs and the water line and remediation at the nearby drywall.</li> </ul> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>F. Ceilings and Floors</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Stains observed at the carpeting. If the desire is to keep carpeting it should be professionally cleaned.</li> </ul>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>G. Doors (Interior and Exterior)</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Drifting doors identified, which could be a nuisance to home occupants. Recommend adjustments by a qualified trim contractor.</li> <li>• Door hardware does not latch properly. Recommend adjusting the strike plate to promote proper closure. <b>(Upstairs Hall Bathroom)</b></li> <li>• Missing door noted. Replacement door should be installed as desired. <b>(Upstairs Hall Bathroom)</b></li> </ul>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>H. Windows</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Windows around the structure have missing and deteriorated caulking. Caulking windows with a good exterior grade caulking will prevent storm water intrusion.</li> <li>• Screens missing on venting windows around the perimeter of the residence. Recommend installing new screens on venting units as needed.</li> </ul>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>J. Fireplaces and Chimneys</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Fireplace would not operate at the time of inspection. Repairs should be made by a qualified contractor.</li> </ul>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>L. Other</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Broken driveway sections noted. Repairs should be made by a qualified concrete contractor as needed.</li> <li>• Exterior fence entrances have difficult to operate latches. Repairs should be made by a qualified contractor. <b>(Exterior Right)</b></li> <li>• Shower glass does not appear to be tempered (no stamp located). Corrections is recommended by a qualified contractor. <b>(Master Bathroom)</b></li> </ul>  |

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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Anti-oxidant paste missing at the main aluminum conductor terminals inside the panel (see photo). Wires should be fully dipped in anti-oxidant paste to prevent oxidation from occurring. Recommend having a qualified person or Electrician apply paste as needed.
- Main distribution panel does not meet current standards which require arc-fault circuit interrupting breakers. In regards to safety, buyers should have a licensed Electrician install AFCI's in all required locations (ie. bedrooms, living areas, hallways and closets).

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

*Comments:*

- The rear patio has exposed branch wiring. All branch wiring should terminate into a closed junction box.
- Loose rear exterior outlet box noted. A licensed Electrician should perform repairs.
- Rear patio exterior switch plates and outlets are exposed to moisture. Recommend adding a dome style protective cover as a correction.
- Rear patio outlet would not accept a tester. This could be the result of something blocking the grounding port. Corrections should be made by a licensed Electrician.
- Ceiling fan wobbles (typical of fan blades that are not balanced properly). Recommend corrective action by a ceiling fan contractor.
- Some light bulbs were not functioning during the inspection. Light bulbs should be replaced, and fixture operation verified to ensure an underlying electrical issue does not exist.
- Electrical outlets have reversed polarity which means the hot and neutral wires are reversed. This could create a safety hazard. Corrective actions should be made by the installation electrical contractor.

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

**A. Heating Equipment**

*Comments:*

- Flue pipe has inadequate clearance from the suction line insulation in attic. A minimum of 1" clearance is required around the vent pipe. Recommend a qualified mechanical contractor for corrections where needed.

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**B. Cooling Equipment**

*Comments:*

- 3 ton unit manufactured in 2012.  
3 ton unit manufactured in 2018.
- The downstairs system was operated and tested. The general standard for room air differential should be 15 - 22 degrees. Supply air temperature is 67 degrees, return air temperature is 77 degrees. (10 degrees differential). At the time of the inspection the system appears to be in need of service.
- The upstairs system was operated and tested. The general standard for room air differential should be 15 - 22 degrees. Supply air temperature is 66 degrees, return air temperature is 79 degrees. (13 degrees differential). At the time of the inspection the system appears to be in need of service.
- Gurgling noises heard at the master bathroom sink (this is where the A/C drain line is located). This could be an early sign of a clog. Recommend repairs by a qualified HVAC contractor.

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

*Comments:*

- Gaps noted at the return air box. Correction should be made by an HVAC contractor.

**IV. PLUMBING SYSTEMS**

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

*Comments:*

- Leak observed at the shower head (during operation). Recommend corrective actions by a licensed Plumber. **(Master Bathroom)**
- Loose faucet noted. Repairs should be performed by a qualified person or plumbing contractor.

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

*Comments:*

- Master bath basin has a non-functioning drain stop handle. Recommend a qualified person or Plumber for repairs.
- The overflow drain is not functioning as intended. Corrections should be made by a licensed Plumber.

**C. Water Heating Equipment**

*Comments:*

- Raw gas smell noted at the water heater. Further evaluation should be made by a licensed Plumber.

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- Drain line for the dishwasher is not "high looped". A licensed Plumber should establish a "high loop" to prevent back-siphoning (which is required when an air gap is not in use).

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

*Comments:*

- Anti-tip mechanism on the range was not performing or not installed which is considered a safety hazard. Recommend a qualified technician for corrections as needed.

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## INSPECTION REPORT

### I. STRUCTURAL SYSTEMS

#### A. Foundations

*Type of Foundation(s): Slab on grade*

*Comments:*

- **Cracks (which are not a structural concern) were observed on the foundation at the corners of the residence commonly called "corner-cracks" (see photos). This type of crack is quite common on foundations of this type. Sealing of cracks will prevent moisture intrusion and the continued deterioration of the area. (Exterior Front)**

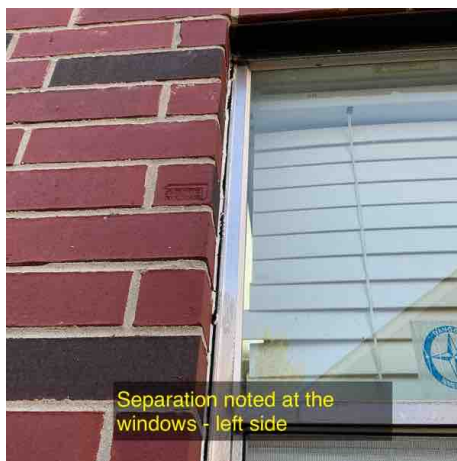
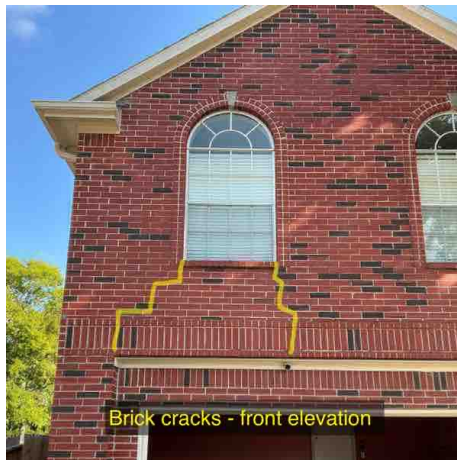


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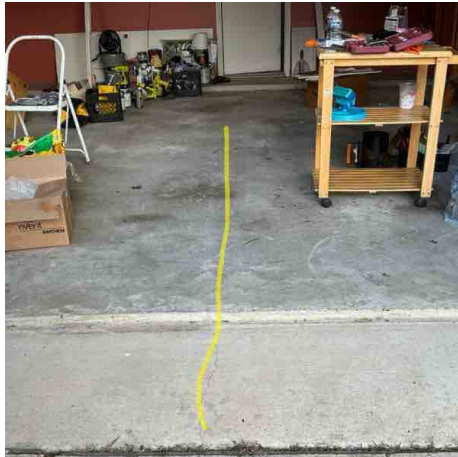
• The foundation appears to have movement that may be beyond normal settling. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

1. Cracks at the front elevation, brick veneer.
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5. Crack noted at the garage floor.



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- **The foundation has a corner chip (see photo). Corner should be filled in with cement to prevent further deterioration of the area. (Exterior Rear)**



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**B. Grading and Drainage**

*Comments:*

- Normal industry standards indicate water can pond in yards during rainstorms, but if the water does not dissipate within 48 hours after the rain stops from either soil absorption, or natural drainage runoff then a ponding issue exists.
- **Gutters have debris from nearby trees. Cleaning gutters will ensure storm water is processed to the ground and away from the structure as efficiently as possible.**



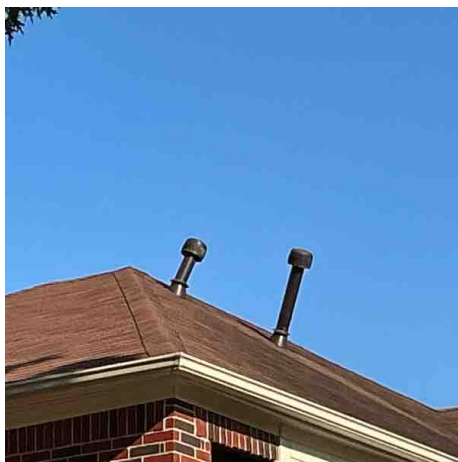
**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles, Flat Membrane*

Drone

*Comments:*

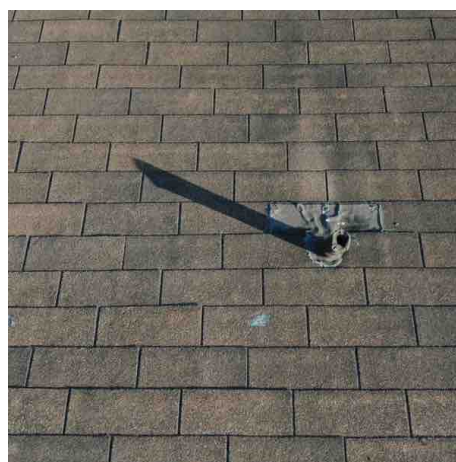
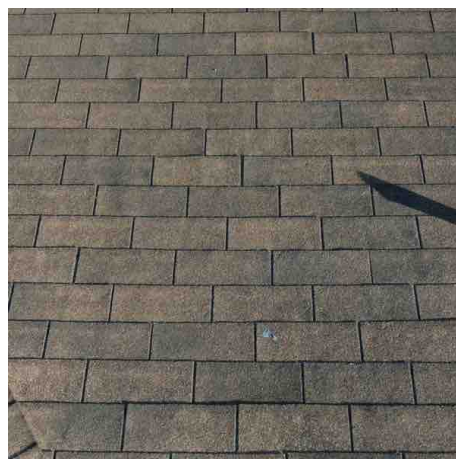
- **The inspector noted the mechanical flue was not in alignment at the roof covering. This condition can cause leaking around the storm collar. Correction should be made by a qualified contractor**



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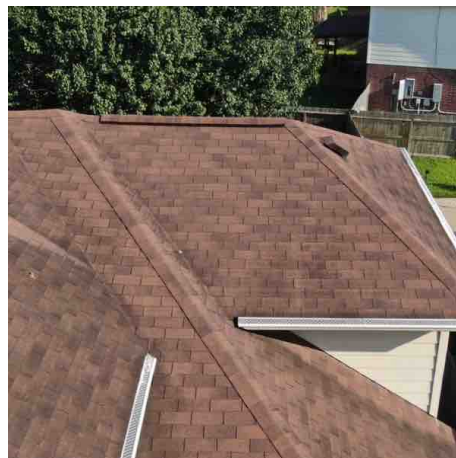
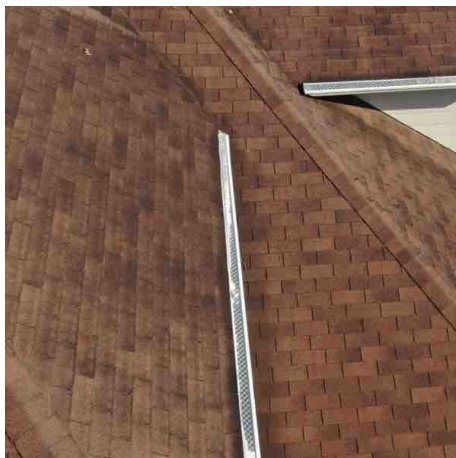
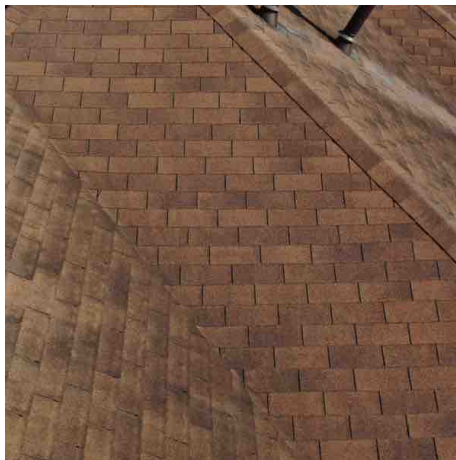
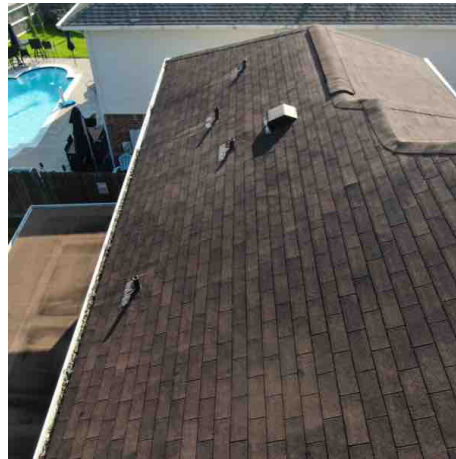
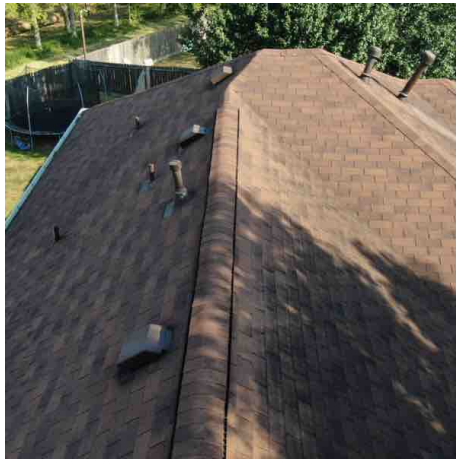
- **Damage, missing and deteriorated shingles observed at the roof covering (see photos below). A qualified roofing contractor should perform all repairs and a complete roof punch.**



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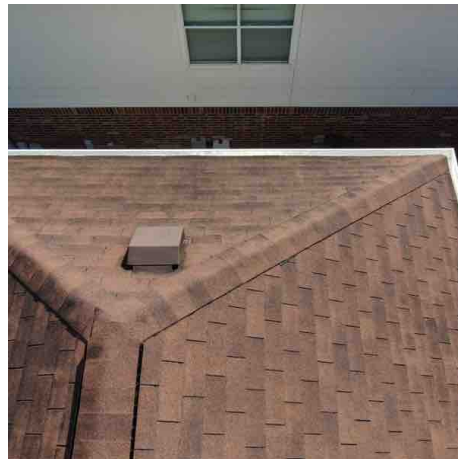
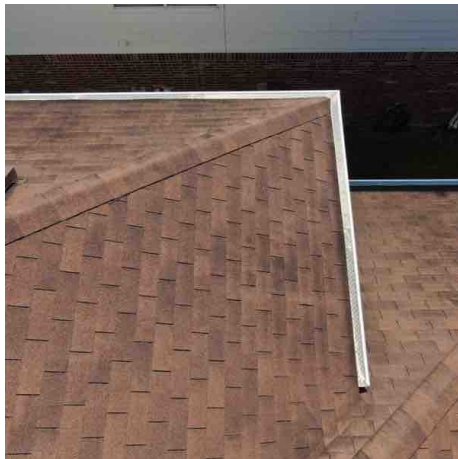
**I   NI   NP   D\***

- 30 year roof covering noted. Buyer's should consider having all penetration points and transitions re-sealed/caulked initially and every 3 to 5 years.



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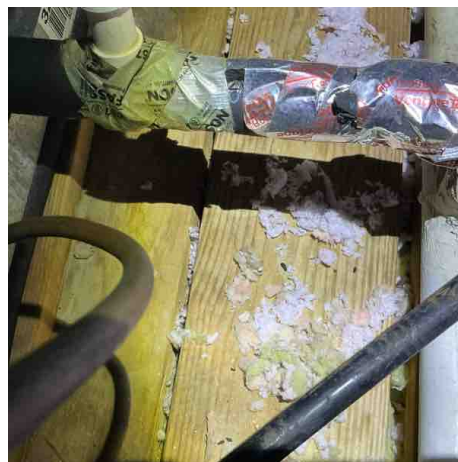
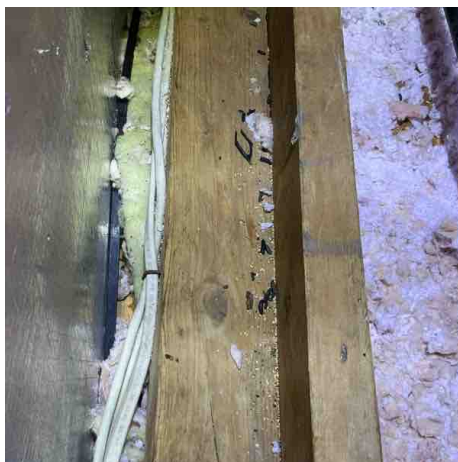


**D. Roof Structures and Attics**

*Comments:*

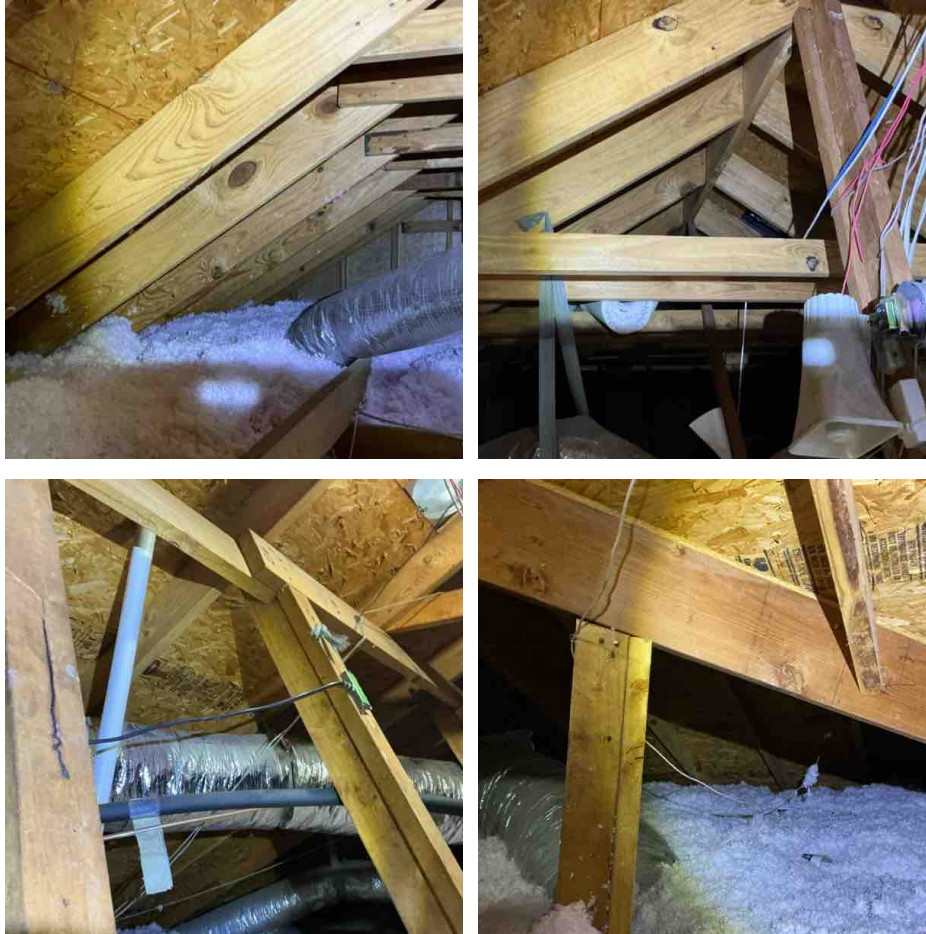
- **Rodent droppings noted in the attic space. Recommend a pest control contractor provide treatment.**



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- Roof structure is conventional wood framed rafter system. The roof framing is supported by interior and exterior bearing walls and beams. This is a standard method of construction. Ventilation is attic and soffit vents with blown insulation and appears to be adequate.



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

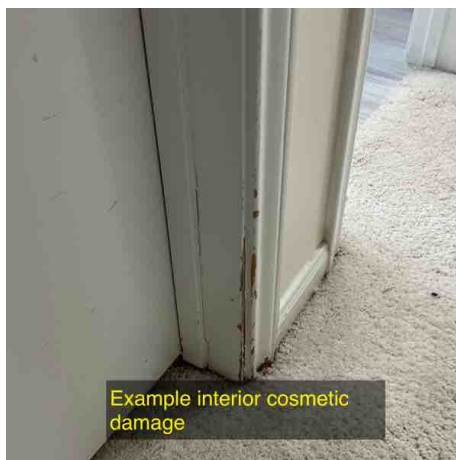
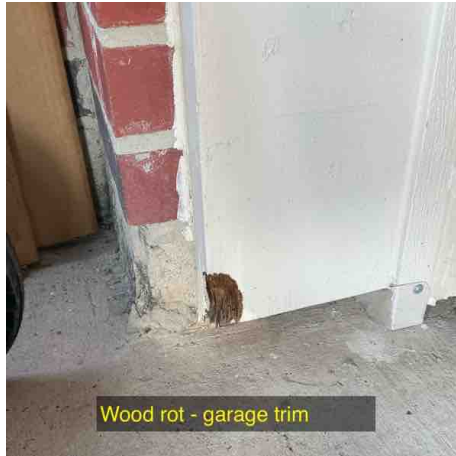
*Comments:*

- The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presence of cosmetic concerns such as paint, minor cracks, scuffs and dings.

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- Observe general painting needs, damage siding, wood rot, gaps and caulking touch-ups around the structure (see a representative number of photos below). Recommend corrective actions by a painting and general contractor as needed.



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- Shower enclosure has gaps in the grout. Grout should be sealed to prevent shower water from escaping the confines of the shower enclosure. This is especially important when there is a job built shower on the 2nd floor.



- Leak noted at the washer connection (hot side). This has caused moisture to accumulate on the nearby drywall. Recommend repairs and the water line and remediation at the nearby drywall.



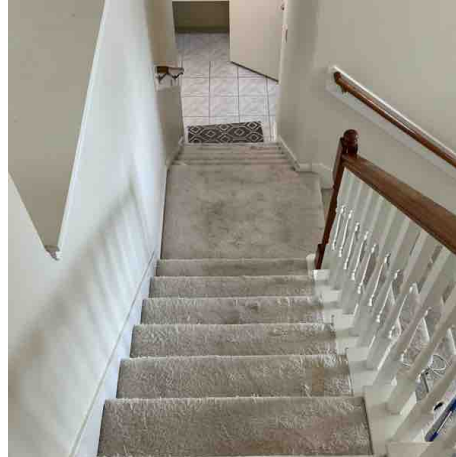
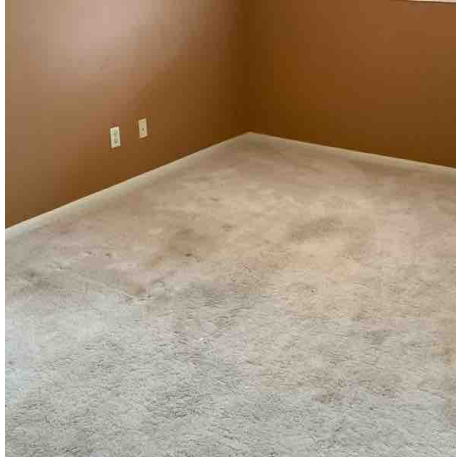
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**F. Ceilings and Floors**

*Comments:*

- **Stains observed at the carpeting. If the desire is to keep carpeting it should be professionally cleaned.**



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

*Comments:*

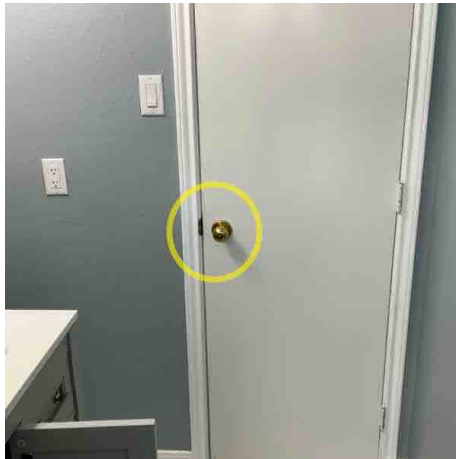
- **Drifting doors identified, which could be a nuisance to home occupants. Recommend adjustments by a qualified trim contractor.**



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- **Door hardware does not latch properly. Recommend adjusting the strike plate to promote proper closure. (Upstairs Hall Bathroom)**



- **Missing door noted. Replacement door should be installed as desired. (Upstairs Hall Bathroom)**



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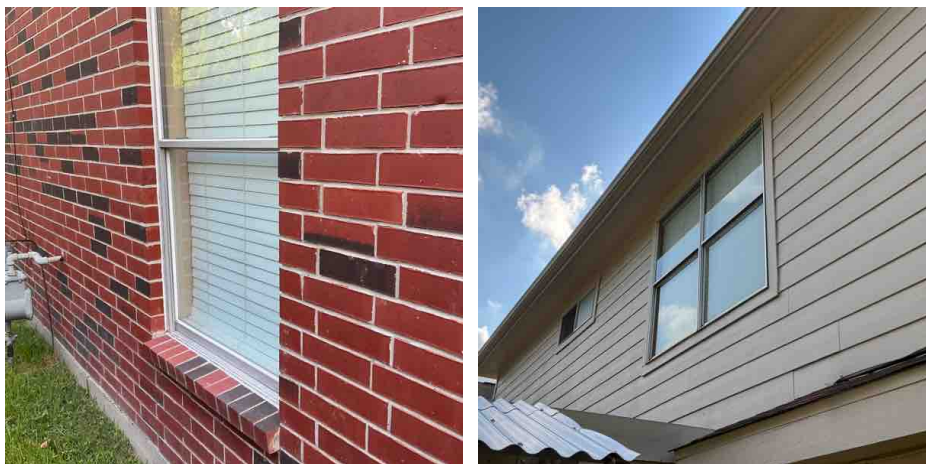
**H. Windows**

*Comments:*

- **Windows around the structure have missing and deteriorated caulking. Caulking windows with a good exterior grade caulking will prevent storm water intrusion.**



- **Screens missing on venting windows around the perimeter of the residence. Recommend installing new screens on venting units as needed.**



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

*Comments:*

- **Stairway has all proper measurements and hand rail that extend full length of stairway.**

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**J. Fireplaces and Chimneys**

*Comments:*

- **Fireplace would not operate at the time of inspection. Repairs should be made by a qualified contractor.**

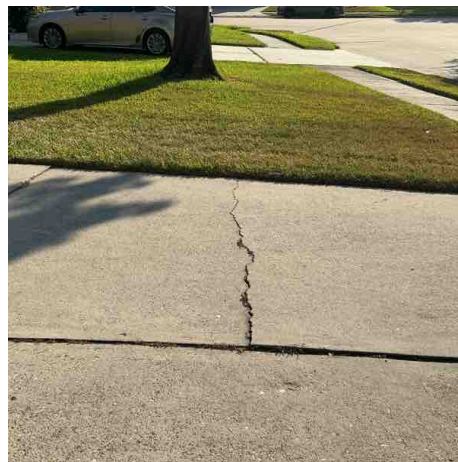
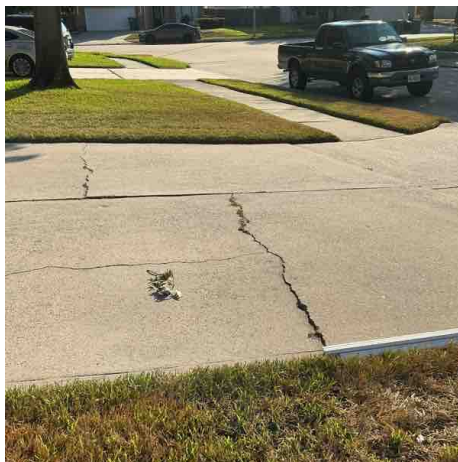


**K. Porches, Balconies, Decks, and Carports**

**L. Other**

*Comments:*

- Ants, other insects and rodents can occupy a home at any time, especially if the home is unoccupied at any point during the transition from the seller to the buyer. Therefore, an initial pest control treatment is recommended.
- **Broken driveway sections noted. Repairs should be made by a qualified concrete contractor as needed.**



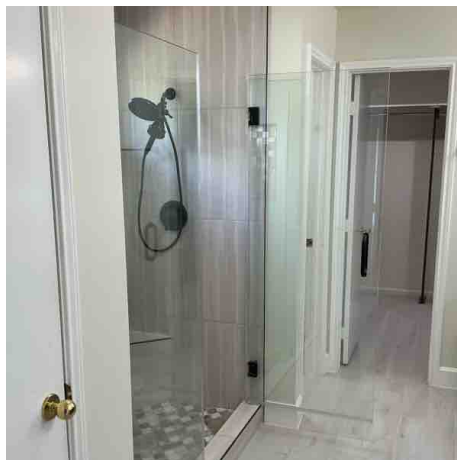
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- Exterior fence entrances have difficult to operate latches. Repairs should be made by a qualified contractor. (Exterior Right)



- Shower glass does not appear to be tempered (no stamp located). Corrections is recommended by a qualified contractor. (Master Bathroom)



**M. Limitations**

- △ Occupied home, all accessible windows were opened and closed. No deficiencies noted.
- △ NOTE: A home inspector cannot determine the remaining life of any component such as the roof. Roof life is determined by many factors to including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events. Even if a roof is satisfactory today, it is impossible to guarantee how long that condition shall remain.
- △ Areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, HVAC equipment and duct work restricting access and the view of certain areas.
- △ Where possible, the interior of this chimney was examined and found to be sound. The interior examination of the flue is very limited, and that a comprehensive examination can only be made by a qualified chimney sweep contractor.

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

I   NI   NP   D\*

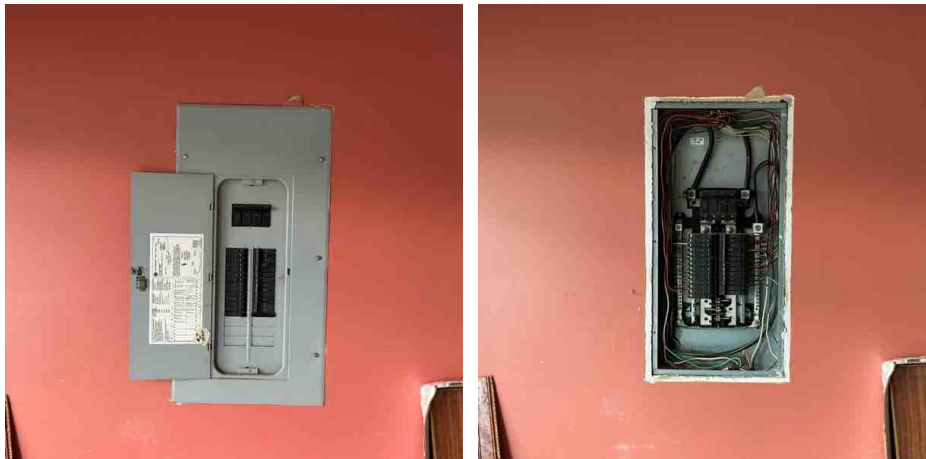
II. ELECTRICAL SYSTEMS

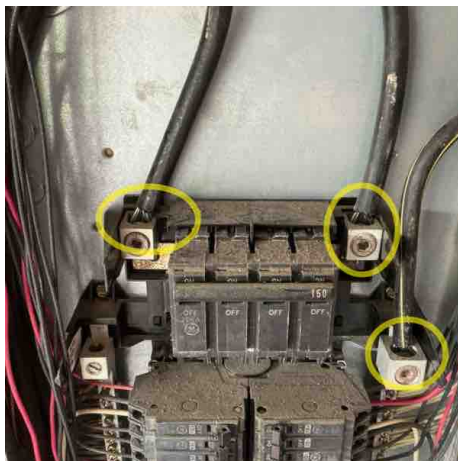
A. Service Entrance and Panels

Comments:

- Main distribution panel is 150 amp. Service is provided underground from the utility company, 120/240 volt, aluminum service wires and uses breakers. Copper type wiring exist for branch circuits.



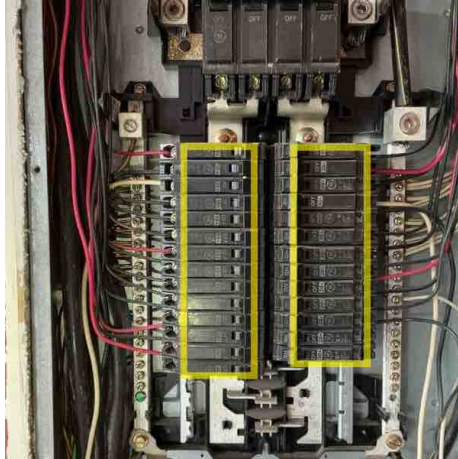
- **Anti-oxidant paste missing at the main aluminum conductor terminals inside the panel (see photo). Wires should be fully dipped in anti-oxidant paste to prevent oxidation from occurring. Recommend having a qualified person or Electrician apply paste as needed.**



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I   NI   NP   D\*

- Main distribution panel does not meet current standards which require arc-fault circuit interrupting breakers. In regards to safety, buyers should have a licensed Electrician install AFCI's in all required locations (ie. bedrooms, living areas, hallways and closets).



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

*Comments:*

- Branch circuit wiring is copper. All appears to be in good condition. All accessible plugs, lights, ceiling fans, GFCI and smoke alarms were tested.
- **The rear patio has exposed branch wiring. All branch wiring should terminate into a closed junction box.**



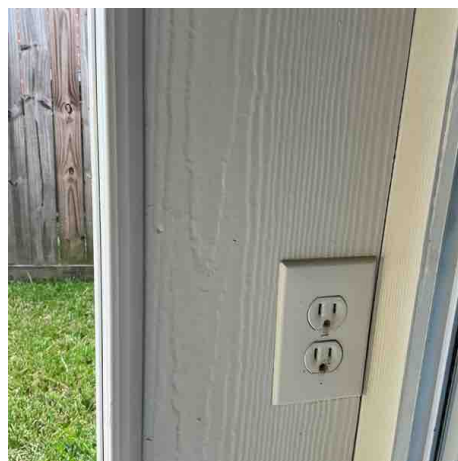
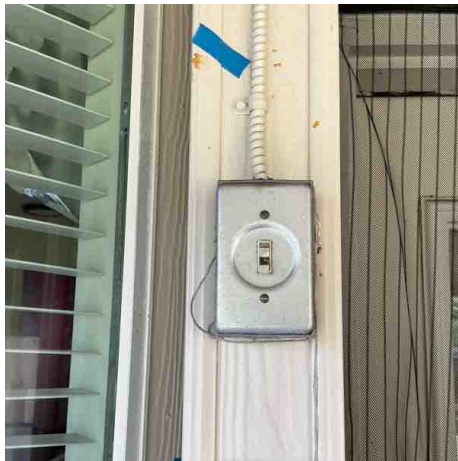
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

- **Loose rear exterior outlet box noted. A licensed Electrician should perform repairs.**



- **Rear patio exterior switch plates and outlets are exposed to moisture. Recommend adding a dome style protective cover as a correction.**



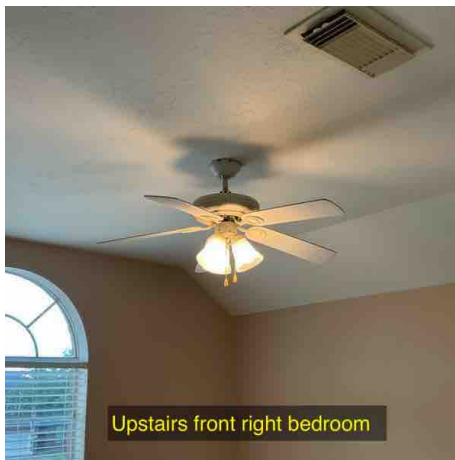
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

- **Rear patio outlet would not accept a tester. This could be the result of something blocking the grounding port. Corrections should be made by a licensed Electrician.**



- **Ceiling fan wobbles (typical of fan blades that are not balanced properly). Recommend corrective action by a ceiling fan contractor.**



- **Some light bulbs were not functioning during the inspection. Light bulbs should be replaced, and fixture operation verified to ensure an underlying electrical issue does not exist.**

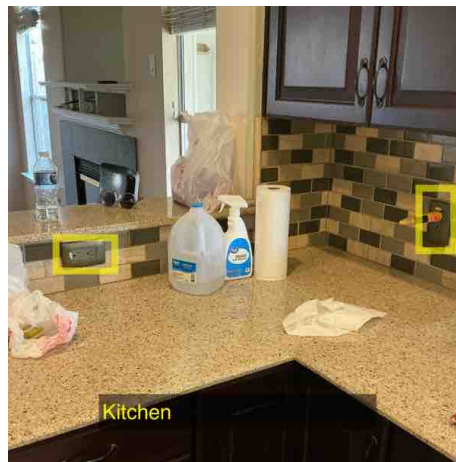


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• Electrical outlets have reversed polarity which means the hot and neutral wires are reversed. This could create a safety hazard. Corrective actions should be made by the installation electrical contractor.



• The Inspector verified the electrical connection for the dryer has power. The Inspector cannot verify the effectiveness of the outlet.  
• Light bulbs around the structure can go out at any point and are classified as a maintenance issue. If potential buyers notice a blown bulb, it should be replaced to insure there are no underlying electrical issues.

**C. Other**

**D. Limitations**

△ Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.

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

**A. Heating Equipment**

*Energy Sources: Natural gas*

*Comments:*

• Buyers should obtain a service for this mechanical equipment prior to the appropriate season.

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**I   NI   NP   D\***

- The downstairs system was operated and tested. The general standard for room air differential should be 30-60 degrees. Supply air temperature is 120 degrees, return air temperature is 80 degrees. (40 degrees differential).



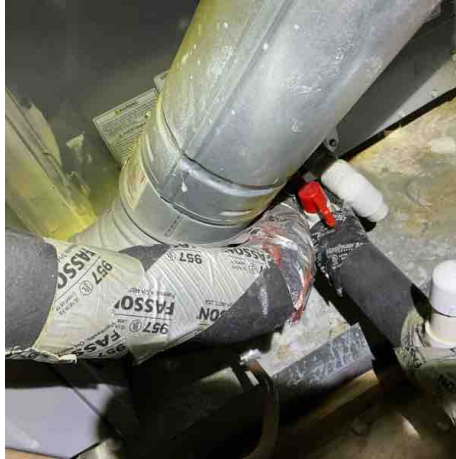
- The upstairs system was operated and tested. The general standard for room air differential should be 30-60 degrees. Supply air temperature is 113 degrees, return air temperature is 82 degrees. (31 degrees differential).



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I   NI   NP   D\*

- Flue pipe has inadequate clearance from the suction line insulation in attic. A minimum of 1" clearance is required around the vent pipe. Recommend a qualified mechanical contractor for corrections where needed.

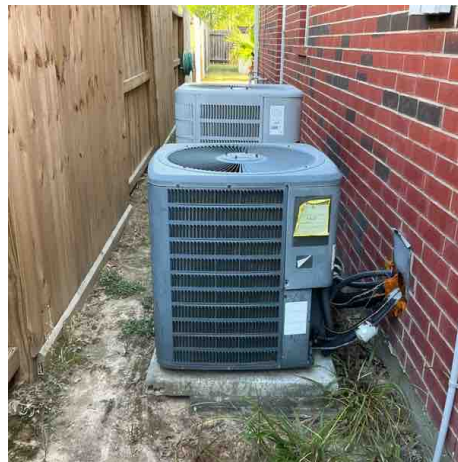
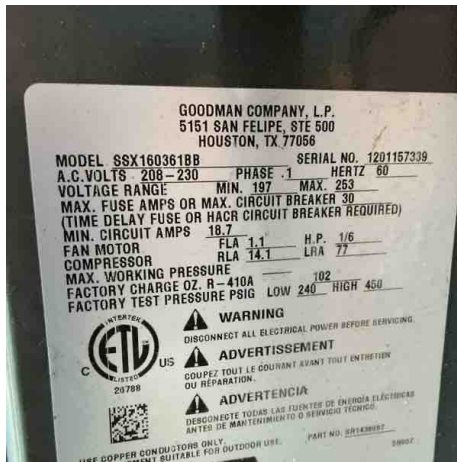


**B. Cooling Equipment**

Type of Systems: Forced air electric, Split system central air conditioning  
 Comments:

- Buyers should obtain a service for this mechanical equipment prior to the appropriate season.
- 3 ton unit manufactured in 2012.
- 3 ton unit manufactured in 2018.



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**I   NI   NP   D\***



• The downstairs system was operated and tested. The general standard for room air differential should be 15 - 22 degrees. Supply air temperature is 67 degrees, return air temperature is 77 degrees. (10 degrees differential). At the time of the inspection the system appears to be in need of service.



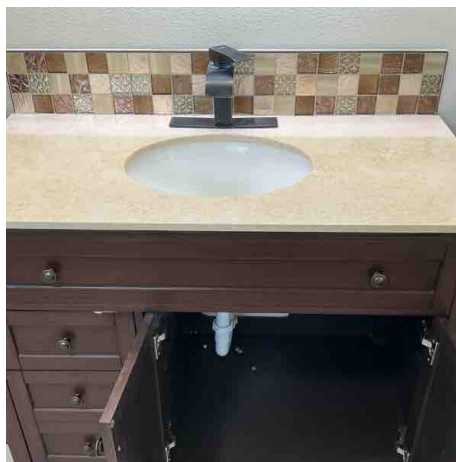
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

- The upstairs system was operated and tested. The general standard for room air differential should be 15 - 22 degrees. Supply air temperature is 66 degrees, return air temperature is 79 degrees. (13 degrees differential). At the time of the inspection the system appears to be in need of service.



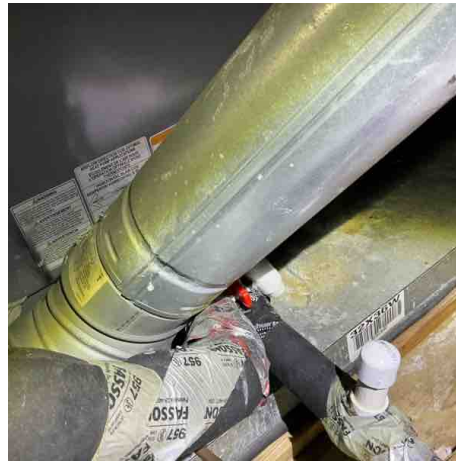
- Gurgling noises heard at the master bathroom sink (this is where the A/C drain line is located). This could be an early sign of a clog. Recommend repairs by a qualified HVAC contractor.



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

**I   NI   NP   D\***

- No rust or moisture noted in the evaporator coil pan. No deficiencies noted.



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

I   NI   NP   D\*

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

*Comments:*

- All visible ductwork in the attic appears to be in good condition, connected and functioning properly at the time of the inspection.



- Gaps noted at the return air box. Correction should be made by an HVAC contractor.



**D. Other**

**E. Limitations**

- △ Please be aware that the heat exchange (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable.
- △ The visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically.
- △ Due to the limitations associated with the duct system, the Inspector recommend the buyers obtain a duct cleaning from a qualified contractor. Doing so will reduce and/or element the amount of harmful particles and mold spores (if any) from affecting home occupants.

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IV. PLUMBING SYSTEMS

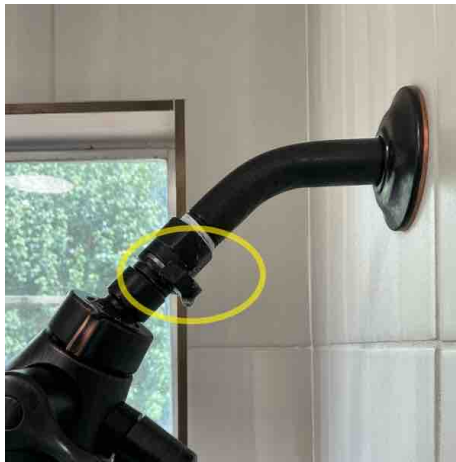
A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Location of the water meter and shut off valve. No deficiencies noted.



- Leak observed at the shower head (during operation). Recommend corrective actions by a licensed Plumber. (Master Bathroom)



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**I   NI   NP   D\***

- **Loose faucet noted. Repairs should be performed by a qualified person or plumbing contractor.**



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

*Comments:*

- **Master bath basin has a non-functioning drain stop handle. Recommend a qualified person or Plumber for repairs.**



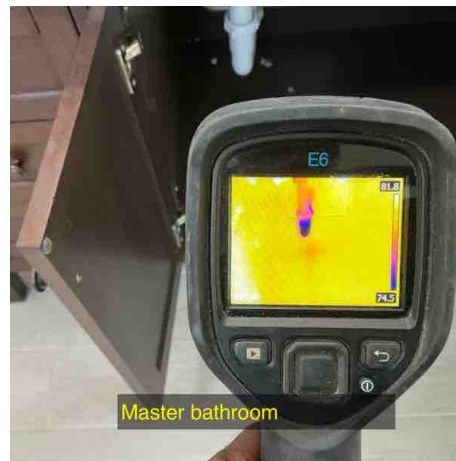
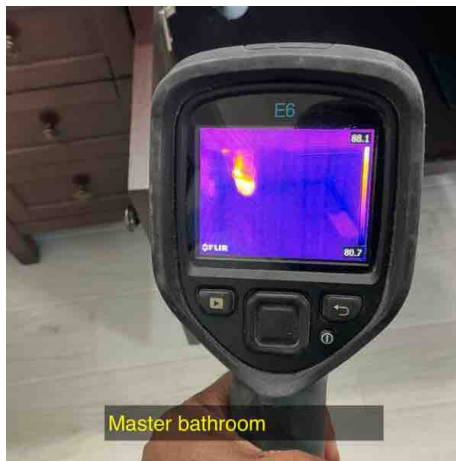
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

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- The overflow drain is not functioning as intended. Corrections should be made by a licensed Plumber.



- All bathroom drain lines were evaluated and tested for leaks with the water supply in use. No leaks detected.



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I   NI   NP   D\*



**C. Water Heating Equipment**

*Comments:*

- 40 gallon unit manufactured in 2023.



- Raw gas smell noted at the water heater. Further evaluation should be made by a licensed Plumber.



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

**I   NI   NP   D\***

- Hot water temperature at the time of the inspection.



**D. Hydro-Massage Therapy Equipment**

**E. Gas Distribution Systems and Gas Appliances**

*Type of gas distribution piping material: Steel*

*Comments:*

- Gas meter located on the Left side. No deficiencies noted.



**F. Other**

**G. Limitations**

- △ Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.
- △ Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.

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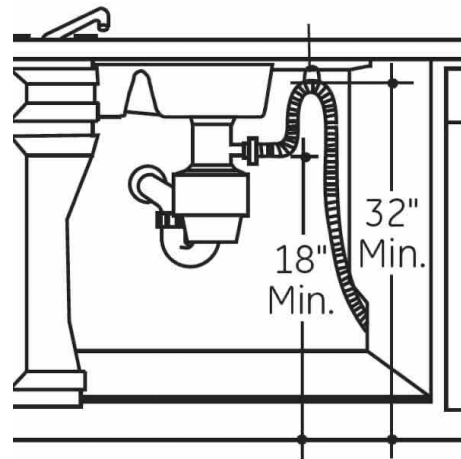
V. APPLIANCES

A. Dishwasher

Comments:

- Drain line for the dishwasher is not "high looped". A licensed Plumber should establish a "high loop" to prevent back-siphoning (which is required when an air gap is not in use).



- Dishwasher was operated and run through a complete cycle. Functionality and operation appear to be normal with no leaks detected.



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**I   NI   NP   D\***

**B. Food Waste Disposers**

*Comments:*

- Waste disposer is secure and operated.



**C. Range Hood and Exhaust Systems**

*Comments:*

- Range hood and lights functioned at time of inspection. No deficiencies noted.



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

I   NI   NP   D\*

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

*Comments:*

- **Anti-tip mechanism on the range was not performing or not installed which is considered a safety hazard. Recommend a qualified technician for corrections as needed.**



- Oven was tested at a temperature setting of 350 degrees. The oven measured 370 degrees; which is considered within normal operation parameters (+ / - 25 degrees).



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

**I   NI   NP   D\***

- Cook top in operation - no deficiencies noted.



**E. Microwave Ovens**

*Comments:*

- Microwave tested with a heat detector - no deficiencies noted.



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

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

**I   NI   NP   D\***

**G. Garage Door Operators**

*Comments:*

- Garage door operated as intended. No deficiencies noted.



**H. Dryer Exhaust Systems**

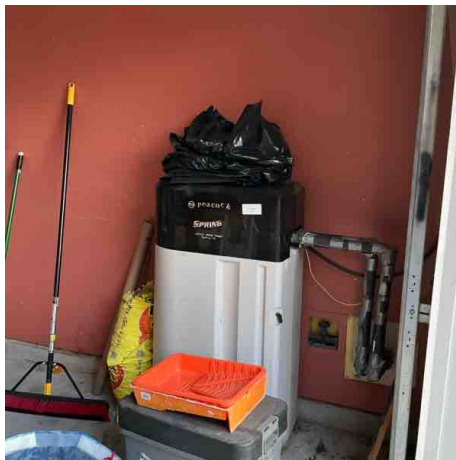
*Comments:*

- At the time of the inspection the dryer vent cover is clear. Dryer's lint screen should be cleaned after every use and dryer vent line should be cleared every 5 years or as needed.

**I. Other**

*Comments:*

- This home has a water purification system which is outside the scope of a standard home inspection. Recommend consulting with the sellers regarding history.



**VI. OPTIONAL SYSTEMS**

**A. Outbuildings**

**B. Private Water Wells**

**C. Private Sewage Disposal Systems**

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

**I   NI   NP   D\***

**D. Other Built-in Appliances**

**E. Other**

**VII. REINSPECTION**

**A. Structural Systems**

- \*Inspected
- \*Deficient

**B. Electrical Systems**

- \*Inspected
- \*Deficient

**C. Heating, Ventilation and Air Conditioning Systems**

- \*Inspected
- \*Deficient

**D. Plumbing Systems**

- \*Inspected
- \*Deficient

**E. Appliances**

- \*Inspected
- \*Deficient



Inspection #: 521154-2855