



PROPERTY INSPECTION REPORT FORM

Ray Williams <i>Name of Client</i>	12/16/2022 <i>Date of Inspection</i>
17627 Cook Forest Dr , Humble, TX 77346 <i>Address of Inspected Property</i>	
Dale Hall <i>Name of Inspector</i>	TX #21144 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Ray Williams



PROPERTY INSPECTED:
17627 Cook Forest Dr
Humble, TX 77346

DATE OF INSPECTION: 12/16/2022

Inspection No. 521082-1033

INSPECTED BY:

Dale Hall
26948 Carriage Manor
Kingwood, TX 77339
dale.hall@pillartopost.com
(832) 412-8495

INSPECTOR:

Dale Hall
Lic.#: TX #21144
dale.hall@pillartopost.com
(832) 412-8495

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Roof Covering Materials
 <i>Comments:</i></p> <ul style="list-style-type: none"> There are some raised shingles or flashing, some times called nail pops or a lack of adhesion. These all should be sealed down to help prevent wind/ water damage. Minor repairs to the roofing are recommended, examine and seal roof as required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> Secure or seal gap as needed. (Exterior Back) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> Replace missing button latches as needed. Both front right side bedroom closets. Primary bathroom towel closet Some doors are not square in the frames and rubbing. Adjustments may be needed. This is potentially loose hinge at the top. Including but not limited to. (Exterior Front) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>H. Windows
 <i>Comments:</i></p> <ul style="list-style-type: none"> There is a streak or run between panes of glass. This appears to be a manufacturing defect. Contact a window manufacturer for cost or repairs (Exterior Back) Recommend sealant in any cracks and gaps around outside window frames and / or inside sills to reduce possibility of leaking water or air. All windows should be evaluated and sealed as needed. <ul style="list-style-type: none"> Throughout Various |

II. ELECTRICAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Branch Circuits, Connected Devices, and Fixtures
 <i>Comments:</i></p> <ul style="list-style-type: none"> At the time of the inspection, one receptacle in front porch, one at the AC disconnect and two on the back patio are not functioning. I was not able to locate a GFCI's that protects these receptacles. Contact sellers for information on the location of the GFCI, or electrician for an evaluation and repairs. Recommend installation or repair of GFCI receptacles to reduce risk of electrical shock. In all required areas. This issue can be a safety hazard, Contact your electrician. Improve as needed. Including but not limited to. (Garage) |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

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I NI NP D*

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Slightly less than the average water flow at one faucet in the primary. This is common with singles handled fixtures, the control cartridge gets turned slightly and it just doesn't line up properly properly contact a plumber for an evaluation and possible adjustment.
- Slight leak at a hose bib airbreak when under pressure, consider repairs.
(Exterior Back)

V. APPLIANCES

H. Dryer Exhaust Systems

Comments:

- This vent pipe needs cleaned, Lint build-up can be a fire hazard.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- One head in zone seven is not rotating. Repair as needed.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s): Post tension slab on grade

Comments:

- In the opinion of the inspector, At the time of the inspection the foundation IS performing as expected. (Exceptions will be noted)

Based on visible evidence the structural condition of this foundation is average. We consider the home structurally sound. However soil conditions in this area are known to be unstable. Maintain positive slope of the soil away from the structure, use gutter, downspouts or under ground drainage pipes. These systems help prevent puddling or ponding of water, to help stop potential water entry into the home and subsequent damages. With normal care and attention to the moisture content of the soil at the foundation the slab should continue to be sound.

No warranty against future movement can be made. The type and amount of any reinforcing rods in the slab or piers cannot be determined by a visual inspection.

Cracks known as Corner Pops are common on the brick ledge of a slab (where it applies). They are mostly cosmetic in nature and do not affect the structural integrity of a foundation. However in some cases improvements may be needed. Do not seal the outside of the cracks, as it can allow hidden access point for insects.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

- Gutters / downspouts full of debris and require cleaning.
- Low spots observed, which may allow water to puddle. Improve grading where needed. **(Exterior Right)**
- Effective Grading and Draining should be maintain around the structure. Install gutters / down spouts when needed, use under ground drain systems when needed. Keep Soil/Mulch/Rock 4-inches below brick, 6-inches below siding to help pervent water and insect access to the home. These conditions are important to help stablize the moisture content. keeping it as stable as possible, helping the foundation support the home.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ground level with binoculars

Comments:

- Shingle Wind and or Impact rating can not be assessed with a visual inspection. Contact the sellers for a wind certification or installation receipt.

Regardless of age or condition, We do not determine insurability. That is decided by your insurance company.

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I NI NP D*

- There are some raised shingles or flashing, some times called nail pops or a lack of adhesion. These all should be sealed down to help prevent wind/ water damage. Minor repairs to the roofing are recommended, examine and seal roof as required.



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- No determination of remaining life expectancy is implied. With proper care and maintenance, Roofs typically last about 18 to 25 years before major roofing repairs or replacement is required.

With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges / flashing, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

The roof is a system that must work well together to provide weather protection for the house. The major elements in this system include the roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, wafer board), and the roof rafters themselves.

Make sure that roof valleys and gutters are kept clean seasonally from leaves & debris. Also, ensure that tree branches are not rubbing against walls, eaves and roof. Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.

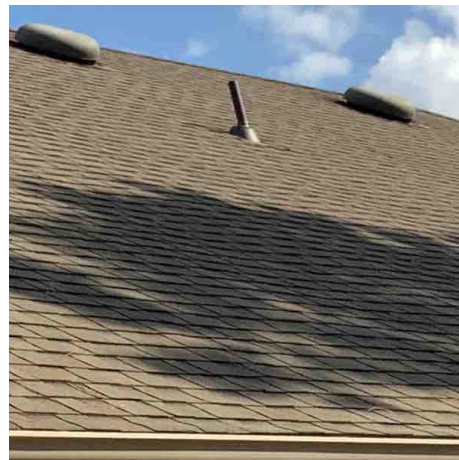
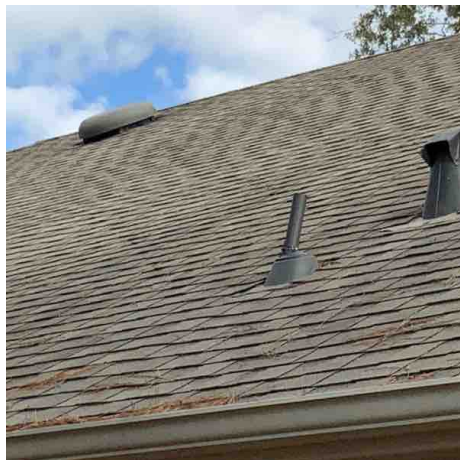
The roof covering appears to be in good condition at the time of the inspection.

Roof should be kept clean and free of debris, Trees should be trimmed away. This will extend its service life.



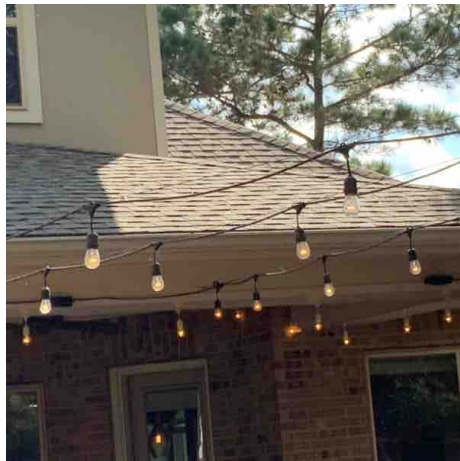
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D. Roof Structures and Attics

Approximate Average Depth of Insulation: Greater than 12 inches of insulation

Entered attic

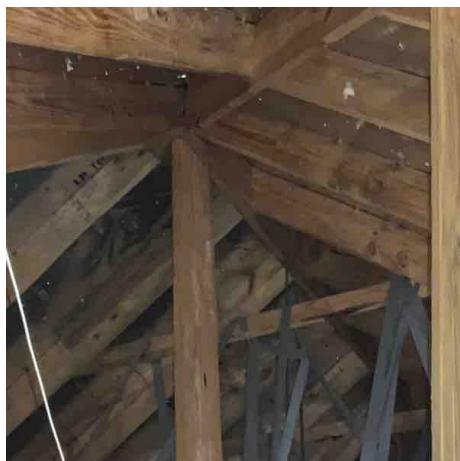
Comments:

- Roof structure is conventional wood framed, supported by the interior and exterior walls. It appears stable and to be performing as intended at this time. This is a standard method of construction. (Exceptions will be noted)

Ventilation: Roof and soffit vents appears to be of the time period. There is no evidence of excessive moisture in the attic. Insulation in attic appears to be adequate. (exceptions will be noted)

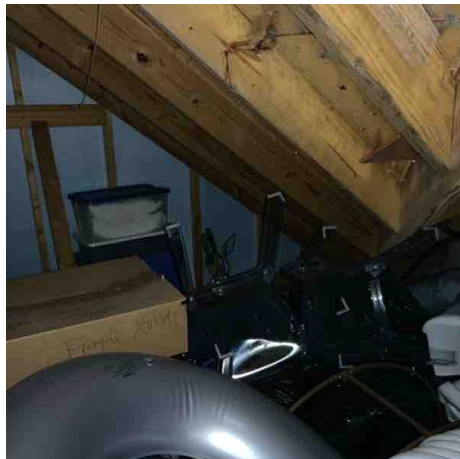
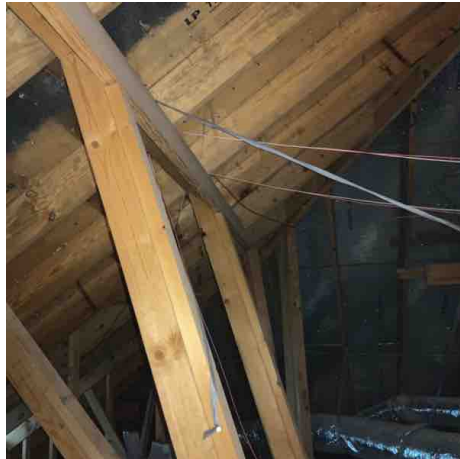
Energy Tip: Any improvements of insulation to attic access doors or stairs and / or additional roof and soffit venting, to provide more attic ventilation can help reduce energy costs and provide added comfort.

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.



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E. Walls (Interior and Exterior)

Comments:

- Secure or seal gap as needed. **(Exterior Back)**



- Exterior walls show typical minor cracks in the brick and mortar. These cracks are due to settling though do not necessarily indicate a serious problem. Monitor over time. Repair as needed. **(Exterior Back)**

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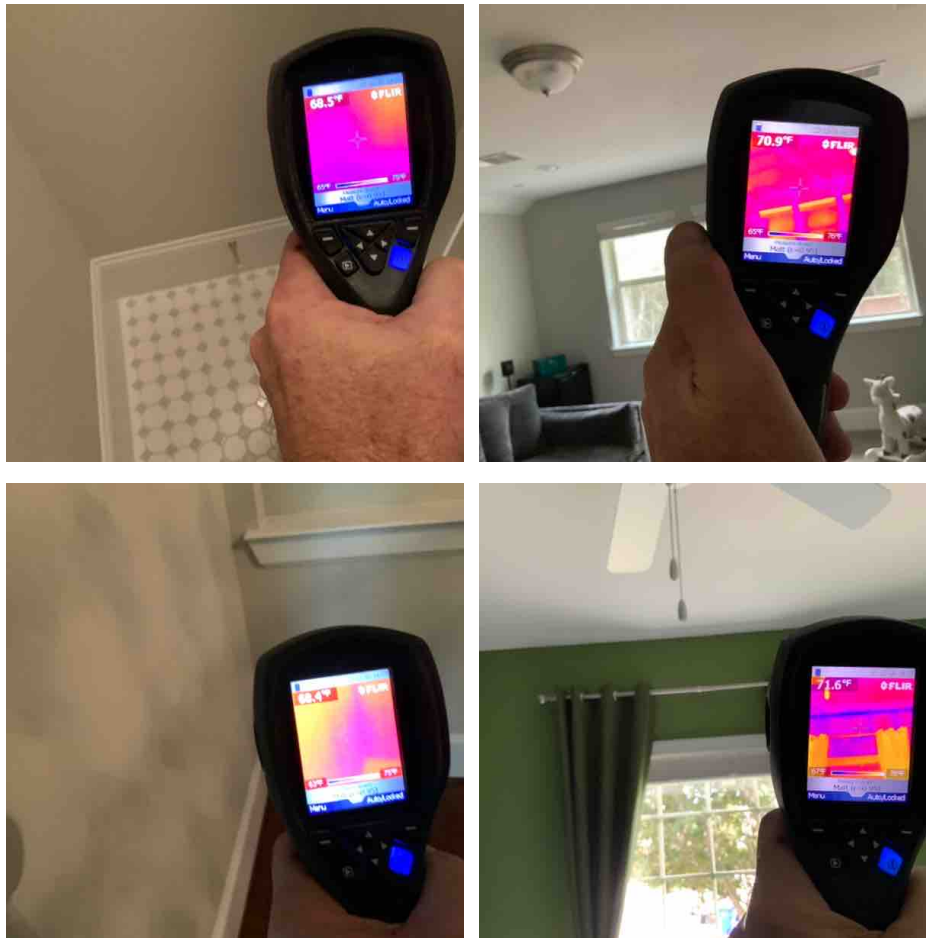
I NI NP D*

- Maintenance Tip: All Pipes, Holes, (not Brick weep holes) Light Fixtures, Vents and Electrical Boxes, should be sealed with sealant to prevent water penetration.

The exterior walls of this house appear to be standard wood-frame construction. Typical minor flaws were observed. These were not critical in nature.

The interior walls are a drywall covering also in mostly good condition. Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as paint, minor cracks, scuffs and dings.

At the time of the inspection no moisture was indicated in the walls.



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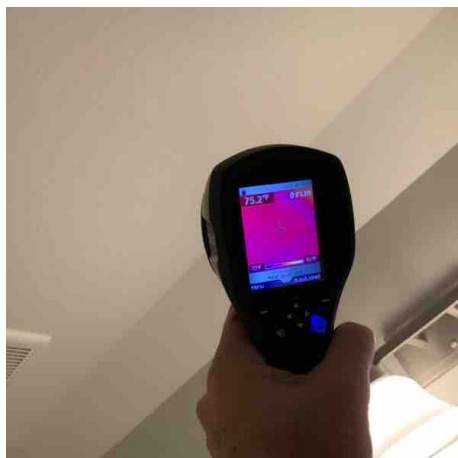
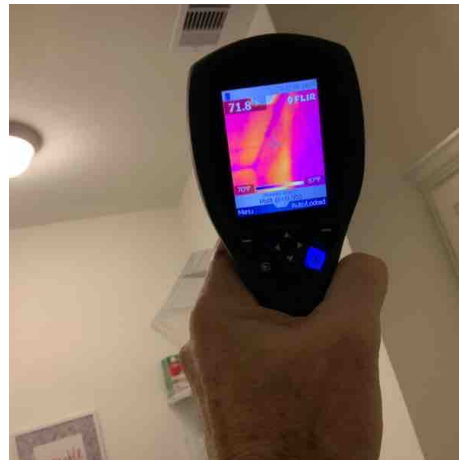
I NI NP D*

F. Ceilings and Floors

Comments:

- Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as minor cracks, scuffs and dings.

At the time of the inspection no moisture was indicated in the ceilings.



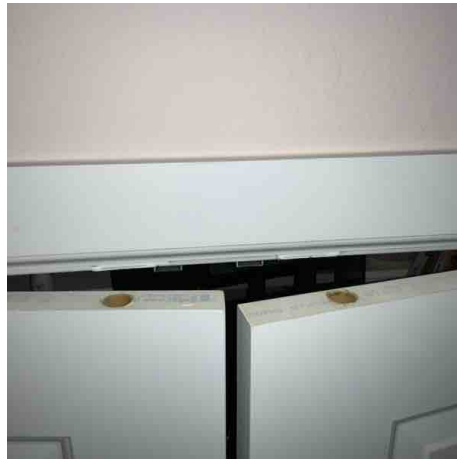
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I NI NP D*

G. Doors (Interior and Exterior)

Comments:

- We can not verify the rating on the garage walk-in door, label is covered or missing. Its appears to be a rated door as required.
- **Replace missing button latches as needed. Both front right side bedroom closets. Primary bathroom towel closet**



- **Some doors are not square in the frames and rubbing. Adjustments may be needed. This is potentially loose hinge at the top. Including but not limited to. (Exterior Front)**
- Doors were opened and closed and locks were tested. They are functioning at time of inspection. (Exceptions noted) Keep the weather seals on the exterior doors in good condition for improved comfort and energy savings.

H. Windows

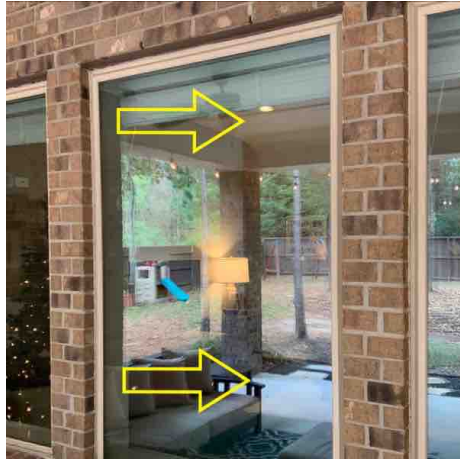
Comments:

- The windows in this house are vinyl-framed, single-hung, fixed and sliding, double pane windows. They are generally in operating order. The windows in this home are average quality. While some maintenance and repairs will be needed from time to time, these windows should be serviceable for years to come.

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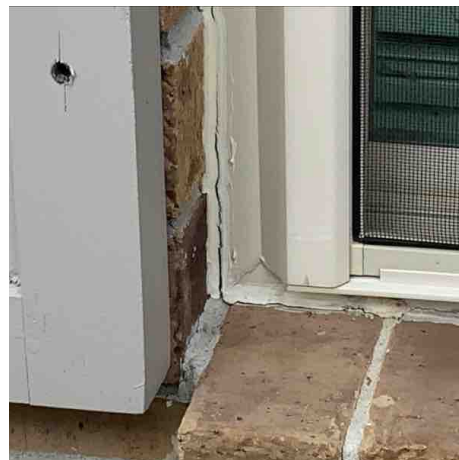
I NI NP D*

- There is a streak or run between panes of glass. This appears to be a manufacturing defect. Contact a window manufacturer for cost or repairs (Exterior Back)



- Recommend sealant in any cracks and gaps around outside window frames and / or inside sills to reduce possibility of leaking water or air. All windows should be evaluated and sealed as needed.

- Throughout
- Various



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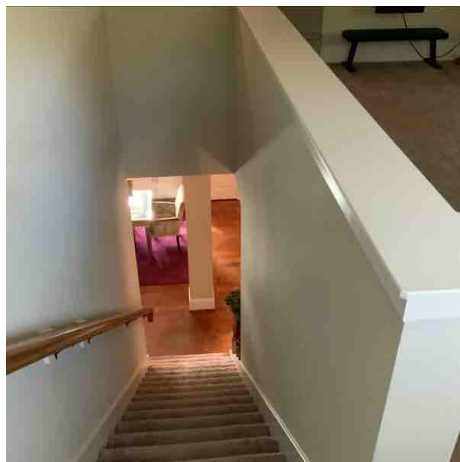
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I. Stairways (Interior and Exterior)

Comments:

- The stairs and railing appear to be in good condition.



J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

- The entry stoop is generally in good condition with no structural problems indicated.

The patio is concrete slab-on-grade with and in normal condition. Typical of patio's in this area.

Driveways and Sidewalks are in normal condition.

Minor cracking is common in the garage floor.

Some minor cracking in any concrete is common. (Exceptions are noted above)

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I NI NP D*

L. Other

Comments:

- Consider preparing a fire escape plan for the upstairs part of the home.
- Occupied Home: Due to personal belongings / stored items, there are limits to what could be inspected. Not all windows / doors, receptacles / outlets were able to be accessed.
- Be Advised, It's common for Tradesmen, Electricians, Plumbers, HVAC and Roofers, may want to update a system for issues not covered in this report. Sometimes due to State Licensing standards or a company policy. For issues not visible during the inspection or are outside the scope. Its common that additional (related and unrelated) issues, damage, improper materials and or workmanship can be found while making repairs or remodeling.

Its recommend you use your own repair people, sellers may not have your best interest when making a repair. If not you should require professional, licensed and get paid receipts noting the scope and work completed.

Further evaluations, are especially recommended with issues related to moisture, to confirm / identify the source, the extent and cost of repairs for the issue. Hidden damage can exist.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- ⊙ 150 Amp
- ⊙ Copper Service Wires
- ⊙ In Garage

Comments:

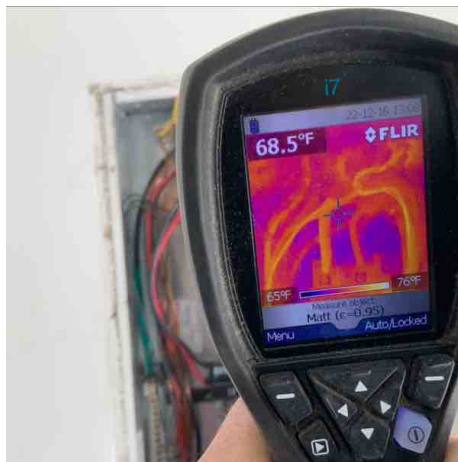
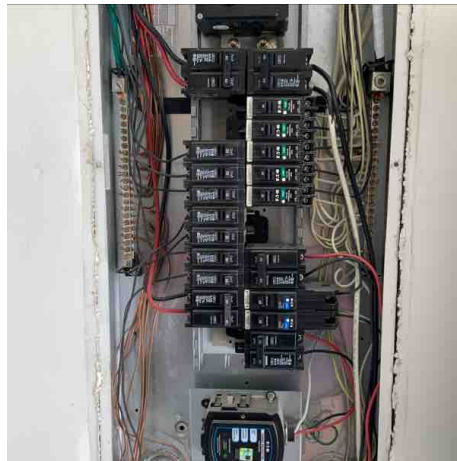
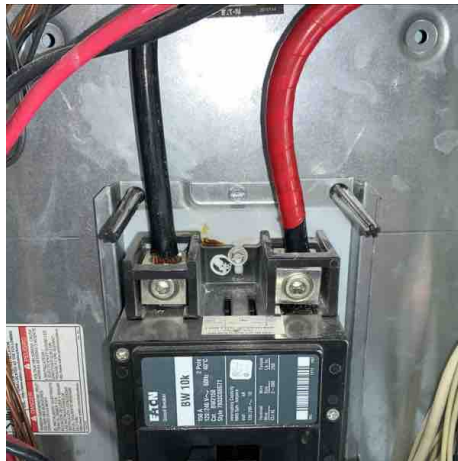
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- AFCI & GFCI breakers in the panel where not tested, the home is occupied.

Eaton brand, Main distribution panel : Service is 120/240 volt, copper service wires and uses breakers.

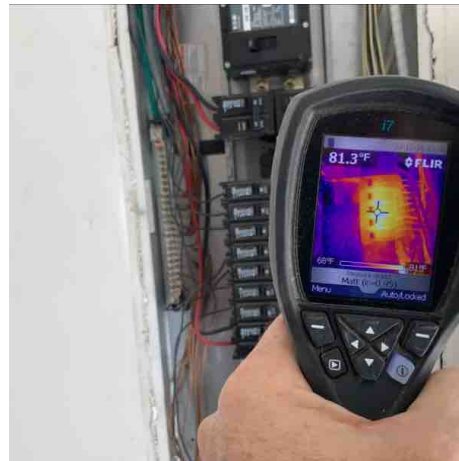
A typical electrical system consists of two distinct components: (1) the service entrance wires, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power through the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners,

At the of the inspection there are no arcing, sparking or overheating present.

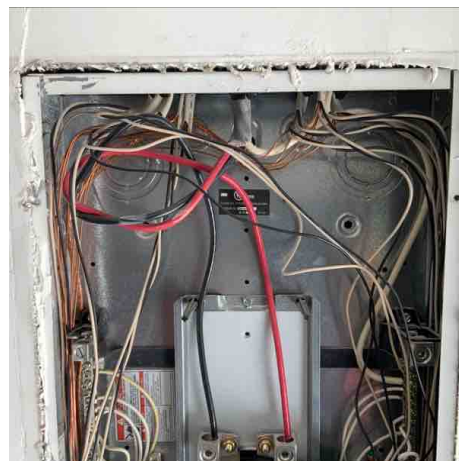
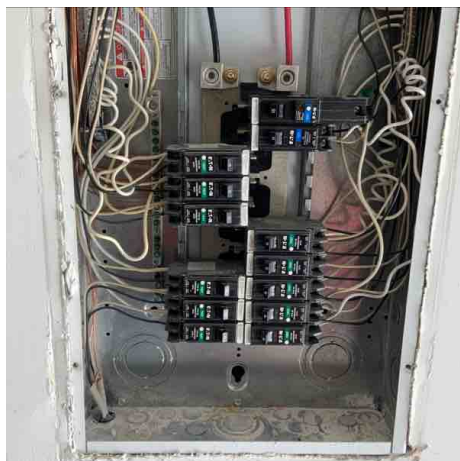


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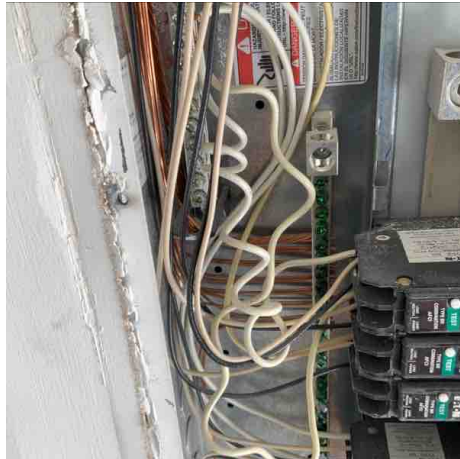


• Eaton brand, sub panel. Subpanel appears to be properly installed. And in good condition.



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• Whole house Generator is out side the scope of this inspection, and was not inspected.

B. Branch Circuits, Connected Devices, and Fixtures

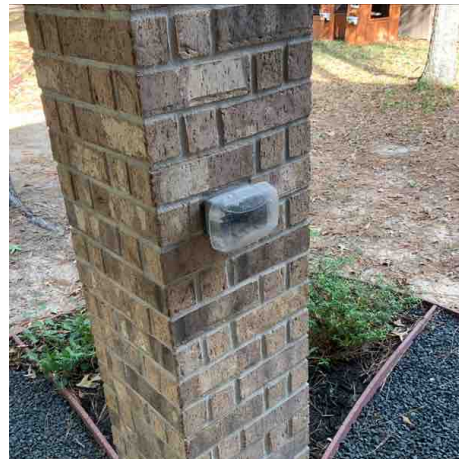
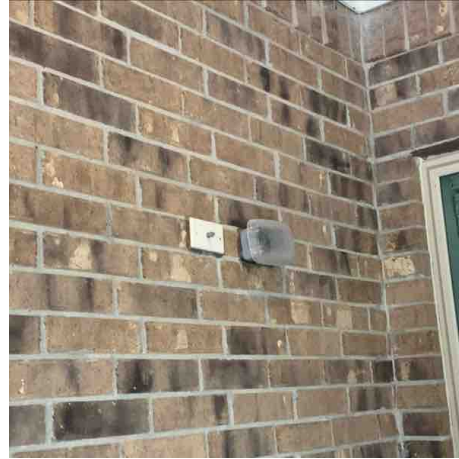
Type of Wiring: Copper

Comments:

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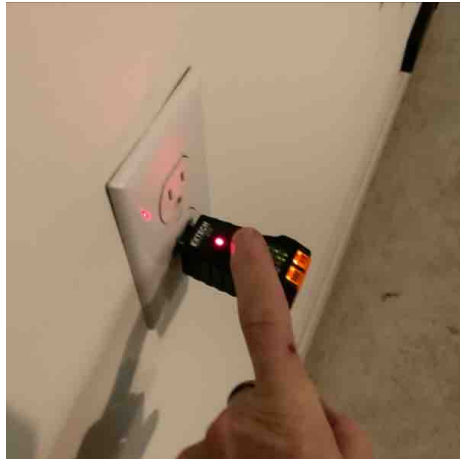
• At the time of the inspection, one receptacle in front porch, one at the AC disconnect and two on the back patio are not functioning. I was not able to locate a GFCI's that protects these receptacles. Contact sellers for information on the location of the GFCI, or electrician for an evaluation and repairs.



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I NI NP D*

- **Recommend installation or repair of GFCI receptacles to reduce risk of electrical shock. In all required areas. This issue can be a safety hazard, Contact your electrician. Improve as needed. Including but not limited to. (Garage)**



- There is a working GFCI noted on the ceiling on the back patio. No testing was done it is inaccessible at this time.



- Accessible plugs, lights, ceiling fans, GFCI, were tested. There are limits in occupied homes.

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.

Smoke detectors were not tested, Its unknown if the home is being monitored. They should be tested semi-annually, Keep good batteries in for safety. Detectors have a life cycle of 10 years, Check older units for an expiration date. Replace old detectors.

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C. Other

Comments:

- 2021, TREC SOP, require new electrical standards be reported. Under today's standards, Most circuits with few exceptions should be GFCI or AFCI protected, have child proof plugs. ect. Older homes do not meet today's safety standards for various reasons. Contact your trusted electrician for more information on feasibility and cost of updating. Some new homes are not using newer standards for various reasons. Contact builder on the standards used to complete this home. Update your home as it becomes feasible.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Natural gas

Comments:

- Please be aware that the heat exchanger (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. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air.



- The system(s) operated and appears to be delivering heat. Consider adding a home warranty to the home purchase.

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B. Cooling Equipment

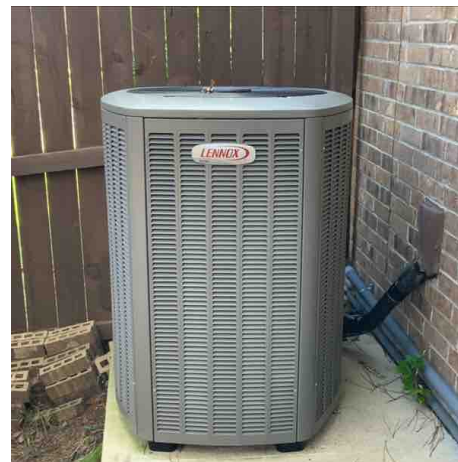
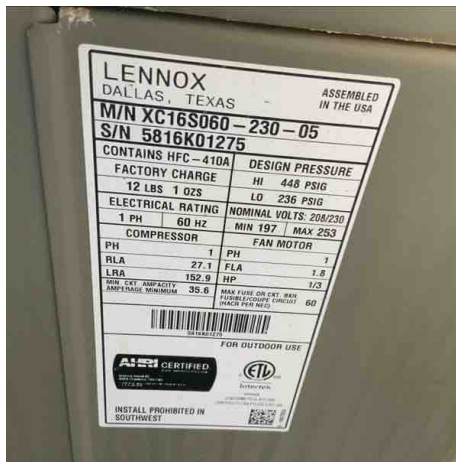
Comments:

- In the cooling mode, the systems when operating properly, can produce approximately -- 5 tons of cooling.

Compressors are located outside of the home. Manufacturing date- 2016

It should be kept in mind that the average life of the air conditioner compressor/ condenser is approximately 12 to 15 years. Where it applies, Ask present owner for any maintenance, service or warranty records. Watch for recurring repairs. Proper service and maintenance is vital to the performance and life of the HVAC system, Consider having a technician fully service and clean equipment annually.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. **(Exterior Right)**



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

I NI NP D*

- The system (s) were operated and tested. At the time of the inspection things appears to be functioning. (exceptions noted)

It's recommended to ask for any past service history / paperwork. Watch for recurring repairs.

The evaporator coil is located inside the air handler. Unit should kept cleaned, serviced and checked annually.

Any rust in an overflow catch pan indicates pasted blockage of the main drain. Depending on the amount of that rust, it can affect the future effectiveness of this device. Maintain the system as needed.

Drain maintenance:: Using anti-algae products in the primary A/C main drain maintenance tube, in the Fall and Winter will help prevent algae blockage. Commonly a 1/4 cup of bleach.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system.



C. Duct Systems, Chases, and Vents

Comments:

- Inspecting inside the duct work is outside the scope of this inspection. Not inspected.

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

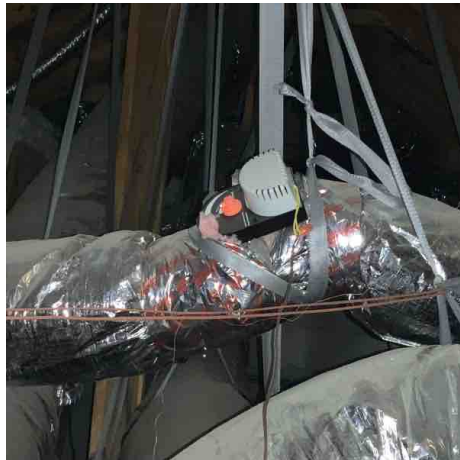
I NI NP D*

- Ductwork should have smooth curves, not hard turns or squeezed with the hanging straps. Improve duct runs, as needed for better air flow. Improve duck work as needed.



- Fresh air intake controller. This is normally monitored and maintain by your HVAC technician.

Fresh air intake vent is located on the left side of the house.



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

I NI NP D*

- Visible duct-work in the attic appears to be in connected and functioning at the time of the inspection.

Maintenance Tip: Check Air Filter regularly - service when dirty.



D. Other

IV. PLUMBING SYSTEMS

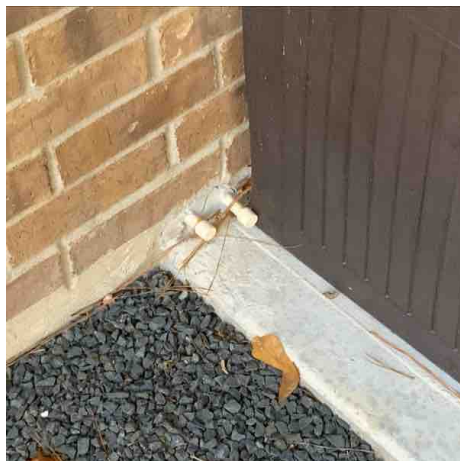
A. Plumbing Supply, Distribution Systems and Fixtures

Static water pressure reading: 70 to 80 psi at time of inspection

CPVC

Comments:

- Water supply connection for an outdoor kitchen



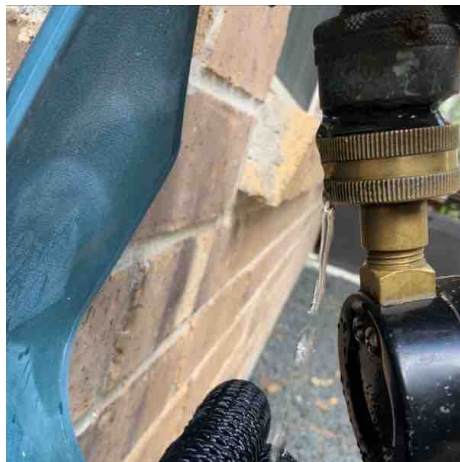
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I NI NP D*

- Slightly less than the average water flow at one faucet in the primary. This is common with singles handled fixtures, the control cartridge gets turned slightly and it just doesn't line up properly properly contact a plumber for an evaluation and possible adjustment.



- Slight leak at a hose bib airbreak when under pressure, consider repairs. (Exterior Back)



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

I NI NP D*

- Water pressure in the home was good. (exceptions noted) Water lines located in the attic or outdoors that may be prone to freezing - insulation is recommended. **(Exterior Left)**

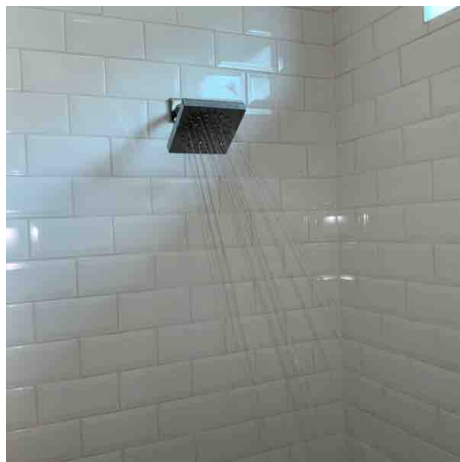


- Available fixtures inside and outside the home were tested and have functional flow. Where visible, this system was in good condition at the time of the inspection. (exceptions noted)

There is no way to verify with a visual inspection that a shower(s) pan was installed at the time of construction. A 24 hour leak test of the shower pan was not done.

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.

Maintenance Tip: Keep sealant / grout in the Lavatory's, Sinks, Showers and Tub areas clean and in good condition to help prevent leaking into the walls.

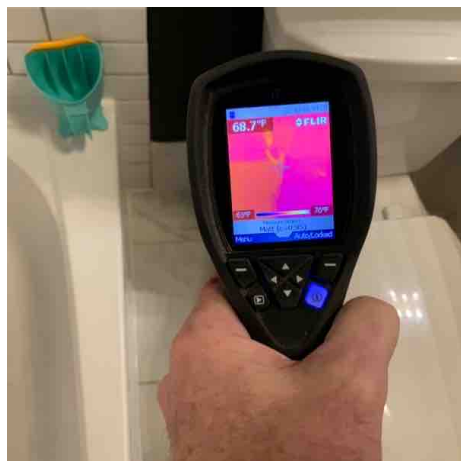
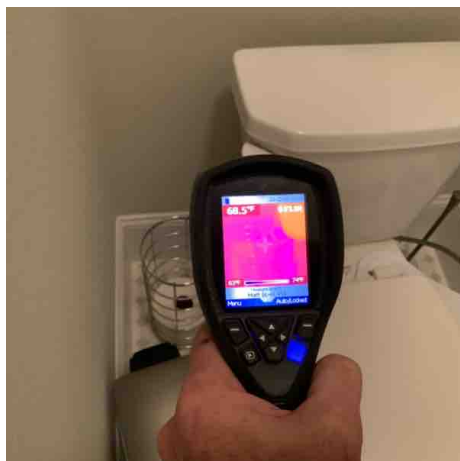
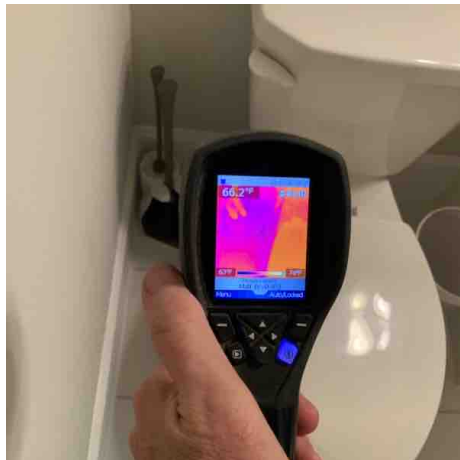


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*



• At the time of the inspection there was no indication of moisture from the supply system.



B. Drains, Wastes, and Vents

☉ PVC

Comments:

- It's recommended to invest in a catch pan for underneath the kitchen sink. They are normally inexpensive and invaluable when theres a water leak.

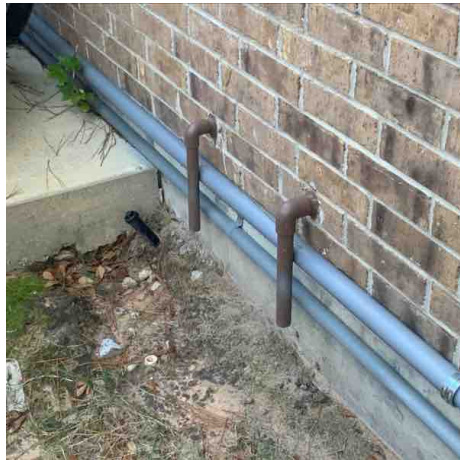
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

- Drain system connection for an outdoor kitchen



- Emergency overflow water heater drain lines. **(Exterior Right)**



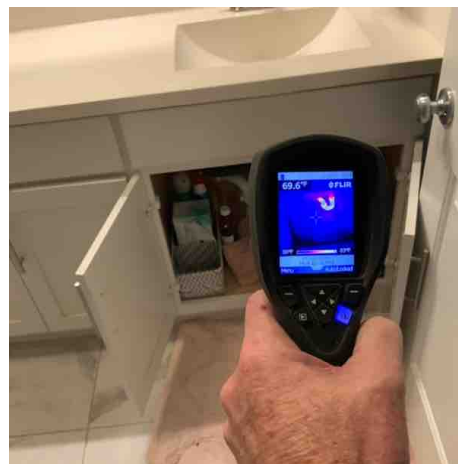
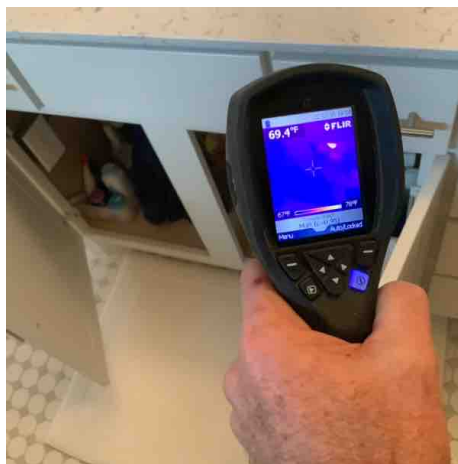
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

- All drains (when possible) were tested under a load test, filling and dumping the full sink to the drain line. Where visible, this system was in good condition. (exceptions noted)

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 (ie: underground or tubs) or not accessible are excluded from this report. Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test. This testing is recommend on older / metal sewer lines.

At the time of the inspection there was no indication of moisture under drains



-
-
-
-

C. Water Heating Equipment

*Energy Sources: Natural gas
Capacity: 50 gallon*

In Attic

Comments:

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

I NI NP D*

- Manufacturing Date-- 2016

A water Shut Off is located on the cold water in supply line next to the heater.

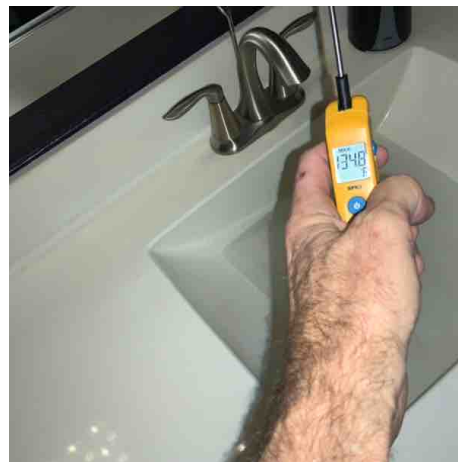
Relief valve(s) are installed. This is a safety device that is required. Relief valve was NOT tested, testing can lead to leaks with the rubber seals when not tested regularly. If the valve is over two years old, consider replacing.



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

I NI NP D*

- Water Heater(s) provides hot water and in operation at the time of the inspection. Temp setting over 125 deg, can be a safety issue, adjust as needed.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

- ⊙ Appliance connectors
- ⊙ Black Pipe

Comments:

- The effectiveness of any Bonding of any gas lines, for lightning protection can not be verified during a visual inspection. This can only be done by a licensed electrician.

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

I NI NP D*

- Gas grill connection for an outdoor grill **(Exterior Back)**



- Bonding is visible on the main service gas line. The protection effectiveness against a lightning strike can not be verified during a visual inspection. **(Exterior Right)**

F. Other

Comments:

- Water and Gas pipes are identified by piping that is visible. What's inside walls or not accessible can not be reported.
- Noted : It is not required, but recommended to install carbon monoxide detectors where gas appliances are being used.

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher is in good condition. It was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak.

B. Food Waste Disposers

Comments:

- Waste disposer is secure and appears to be in good condition. Disposer operates as designed.

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

I **NI** **NP** **D***

C. Range Hood and Exhaust Systems

Comments:

- Kitchen range exhaust and light are in good condition and operate satisfactorily. Keep Charcoal and Grease filters clean.

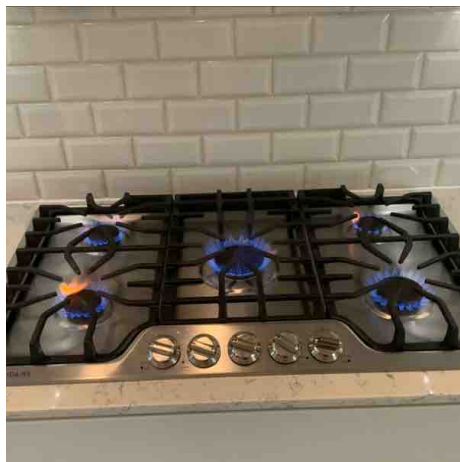


D. Ranges, Cooktops, and Ovens

- ⦿ Gas Shut Valve Left Cabinet

Comments:

- Cook top and oven are in good condition. All burners on cook top were checked and oven set at 350, actual temperature was 325, The temperature is allowed under my standards. However some sort of calibration or adjustments to the thermostats may be needed.



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

I NI NP D*



E. Microwave Ovens

Comments:

- Microwave oven is in good condition. It was tested by heating water and appears to function properly. Microwave not tested for radiation leak.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

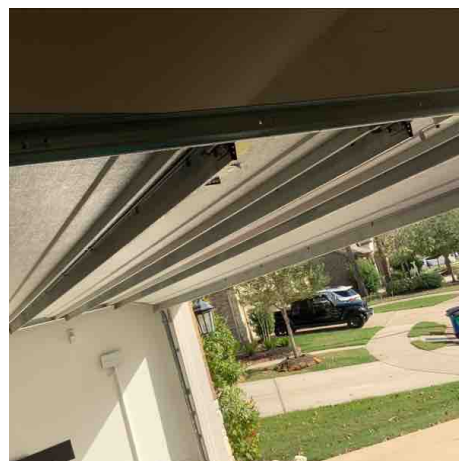
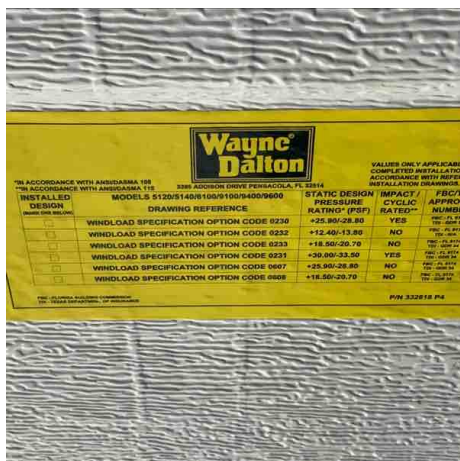
- Mechanical exhaust vent fans appear to operate satisfactorily.

G. Garage Door Operators

Comments:

- Garage door(s) are equipped with electric garage door opener(s). The safety features were tested and worked. (Exceptions noted). The manual mechanical locks should be bolted in the open position to prevent damage if locked and someone tries to use the opener. The opener should be tested regularly to be sure it stops or reverses when under pressure or strikes an obstruction and when a person or object passes beneath it while closing. (breaks photo-eye)

Based on the bracing and label, this appears to be a hurricane rated door.



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

I NI NP D*

H. Dryer Exhaust Systems

Comments:

- Dryer vent appears to be installed to vent outside as required. All dryer vents should be kept clear and clean. Lint build-up can be a fire hazard. Inside the vent pipe was not inspected. This is very important if its a vertical vent.
- **This vent pipe needs cleaned, Lint build-up can be a fire hazard.**
- Dryer vent is using an old style vent at the roof top. Consider upgrading to an approved roof level dryer vent or go to the soffit, new vent covers have back flow damper. At least keep it sealed at the roof line to not allow lint into the attic. Lint build-up in the pipe and attic can become a fire hazard.



I. Other

Comments:

- Counter-tops and a representative number of cabinets were inspected and found to be functioning.
- Appliances found operable on the day of the inspection are NOT warranted past the inspection date. You should consider a home warranty to cover them, at least for the first year.

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

I NI NP D*

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

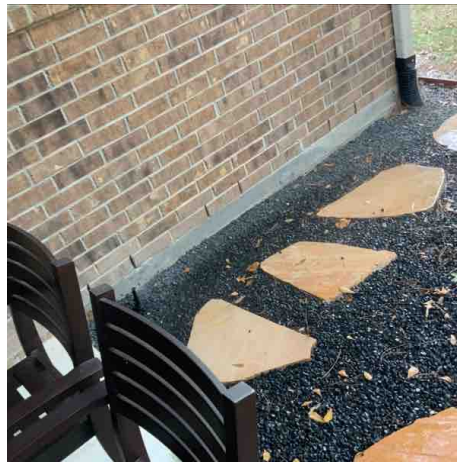
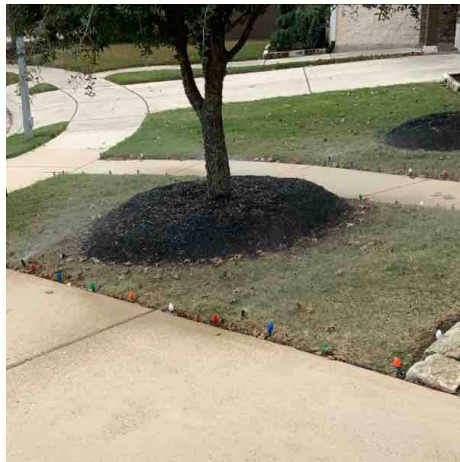
Comments:

- Zone 1-- Front Yard, Bushes,, 2-- Unknown,, 3--4--5--6-- 7-- Back Yard,,

At the time of the inspection there are no visible issues, identifying underground leaks is outside of the scope of this inspection. The effectiveness of each zone should be adjusted as needed. Maintain the system as needed. Exceptions in zone seven noted.

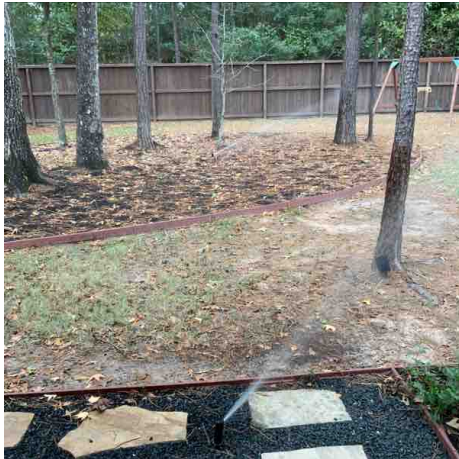
Spray heads should be kept adjusted as to not hit the house and on to the lawn as much as possible.

The effectiveness of the zone heads distribution is not evaluated in this report, adjust as needed.



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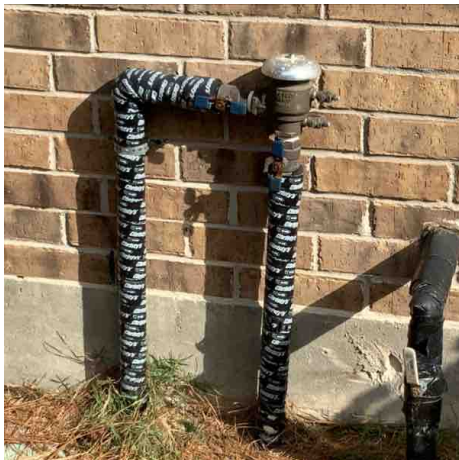
I NI NP D*



• One head in zone seven is not rotating. Repair as needed.



• Keep Water lines located outdoors prone to freezing insulated or add as needed. Winterize the air-break as needed. **(Exterior Left)**



B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

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

I NI NP D*

 E. Private Sewage Disposal Systems

 F. Other Built-in Appliances

 G. Other

Comments:

• As requested, an inspection of this property has been conducted using the Texas Real Estate Commission (TREC) standards and a signed Visual Inspection Agreement. Pillar to Post Home Inspectors of Kingwood TX, operated by Hall Inspection Group LLC, is pleased to submit this inspection report for your consideration. This report is a professional opinion of major components, conditions and safety issues; based on the accessible components of the property at time of inspection. This report is not an exhaustive technical evaluation. Please understand in an occupied home, any components may not be visible or accessible during the inspection. The goal is to provide you with best practices information as we can about the condition of this home, at the time of the inspection. To help reduce your risk upon purchasing a property. We cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. It is possible that not every defect was discovered. Some areas may have been obstructed from view by furniture, furnishings, finished walls and ceilings or limited access. Or situations out the scope of this inspection. All information included in this report was gathered using the best of our ability at the time of the inspection and should be reviewed closely. There may also be minor repairs or normal maintenance type repairs, typical for any age of a home that may not be included in this report. Your attention is directed to the Visual Inspection Agreement you have been provided with ahead of the inspection. It more specifically explains the scope of the inspection and the limit of our liability in performing this home inspection. The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose what so ever. Any person or party who chooses to rely on this report for any reason or purpose, does so at their own risk and by doing so, waives any claim of Error or Discrepancy in the report.

Thank you for selecting our company.

Dale Hall Owner, Professional Home Inspector (TREC #21144) Pillar to Post Home inspectors.



Inspection #: 521082-1033