



Simply The Best!

Inspection Report

Robert Hoskins

Property Address:
146 Snug Harbor Dr
Montgomery TX 77356



HG Home Inspection/Hilsher Group LLC

Steven Bradfute #21352 Texas Professional Home Inspector
2020 N Loop W #150
Houston, Tx 77018
281-782-7451

PROPERTY INSPECTION REPORT FORM

Robert Hoskins	6/14/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
146 Snug Harbor Dr, Montgomery, TX 77356	
<i>Address of Inspected Property</i>	
Steven Bradfute	#21352 Texas Professional Home Inspector
<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:

2015

Home Faces:

Northwest

Temperature:

84 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comments: set by buyer wv
ATTENDING BUYERS 4PM
NEED GATE ACCESS
SEND CMI
Referral: Realtor

Report Identification: 146 Snug Harbor Dr

Year Built: 2015

Square Footage: 1825

Rooms:

Utilities On: None

People Present at Inspection: Buyer

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Stick built roof structure with radiant barrier decking



approximately 12 inches of insulation in the attic



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I	NI	NP	D



☒☐☐☐ **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 poured on grade and appears to be performing as designed.

☒☐☐☒ **B. Grading and Drainage**

Comments:

(1) 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.

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B. Item 1 (Picture) multiple locations

(2) The downspouts need elbows and splash-blocks at the exterior areas.



B. Item 2 (Picture) rear right corner of the foundation

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Drone

Roof Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)

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C. Item 1 (Picture) right side of the roof

☒ ☐ ☐ ☒ D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: 2 X 6 Rafters

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Pull Down stairs, Light in attic

Comments:

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



D. Item 1 (Picture) additional insulation needed in multiple locations

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

Wall Structure: Wood

Comments:

☒ ☐ ☐ ☐ F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 2X6

Comments:

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

Comments:

(1) The interior garage door does not have the required self closing hinge. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



G. Item 1 (Picture)

(2) The interior door does not shut and latch properly. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



G. Item 2 (Picture) front bedroom closet door

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☒ ☐ ☐ ☒ **H. Windows**

Comments:

(1) Windows have damaged or missing screens. This is not considered to be today's standards. I recommend having a qualified person make repairs as needed.



H. Item 1 (Picture)

(2) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed.



H. Item 2 (Picture) seal all windows where needed

☐ ☐ ☒ ☐ **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.

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

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The patio is built with wood to ground to structure contact. This creates conducive conditions for certain types of wood destroying insects. I recommend having a qualified pest control company inspect and treat as needed.



K. Item 1 (Picture)

☒ ☐ ☐ ☒ **L. Other**

Comments:

Areas of the home 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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L. Item 1 (Picture) seal around the shared bathroom tub



L. Item 2 (Picture) seal around the master shower

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L. Item 3 (Picture) seal all cracks and gaps in the exterior

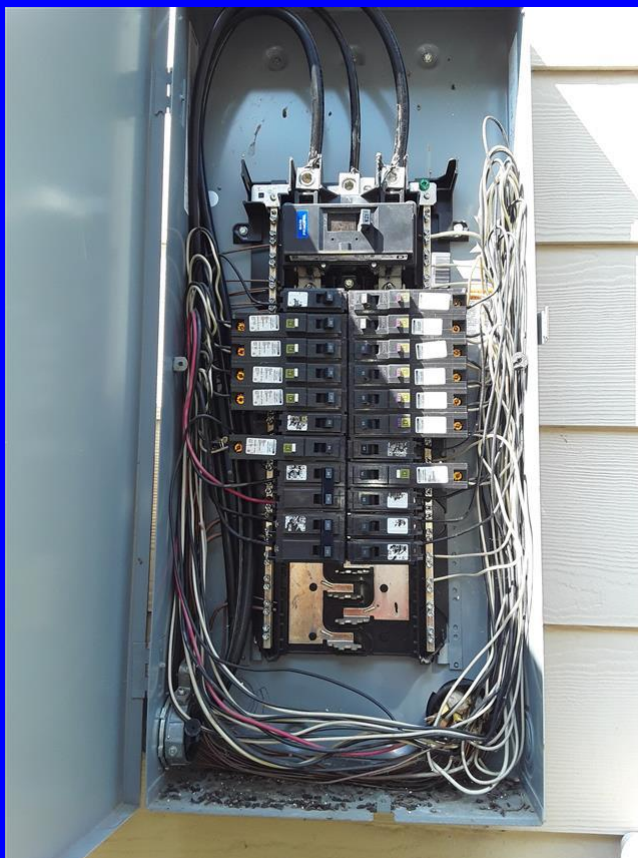


L. Item 4 (Picture) seal around the garage door jambs

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

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I	NI	NP	D
II. ELECTRICAL SYSTEMS The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.			



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

Comments:

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(1) The panel is missing circuit identification. **This is a safety hazard.** I recommend having a qualified person mark circuits as needed.



A. Item 1 (Picture)

(2) Lug covers were not installed at the service entrance wires. This is not considered today's standard.



A. Item 2 (Picture) lug covers needed

☒ ☐ ☐ ☒ 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

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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 equiped with gas fired appliances. Some detectors may not be available for inspection due to limiting circumstances (ex. wired with alarm company).
(2) Light fixture(s) is missing cover in the attic space. I recommend repair or replace as needed.



B. Item 1 (Picture)

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



B. Item 2 (Picture) doorbell button is damaged

(4) The electrical outlets located on the exterior of the home are not hot. No power. Recommend having a licensed electrician inspect and make all necessary repairs.

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B. Item 3 (Picture)

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



arrival



departure

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Comfortmaker gas furnace located in the attic



insulated ducts

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

I NI NP D



Condensing unit located on the left side of the home



condensing unit label

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Comfortmaker

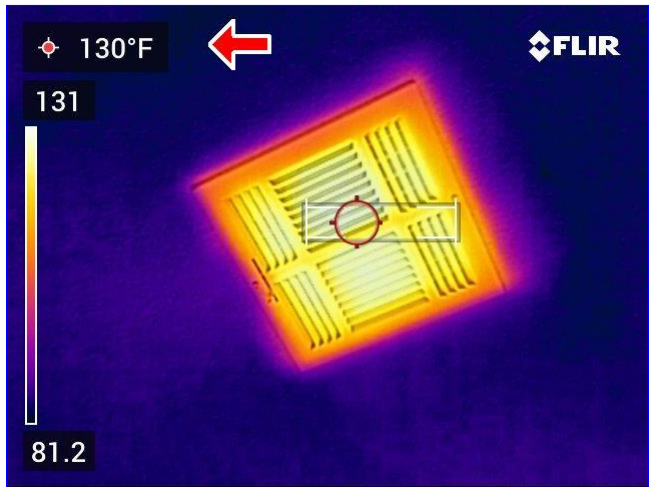
Number of Heat Systems (excluding wood): One

Comments:

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I	NI	NP	D
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- (1) It is recommend to have heating systems serviced annually.
- (2) Tested and working properly at the time of inspection.



A. Item 1 (Picture) vent temperature in heat mode

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems: Air conditioner unit

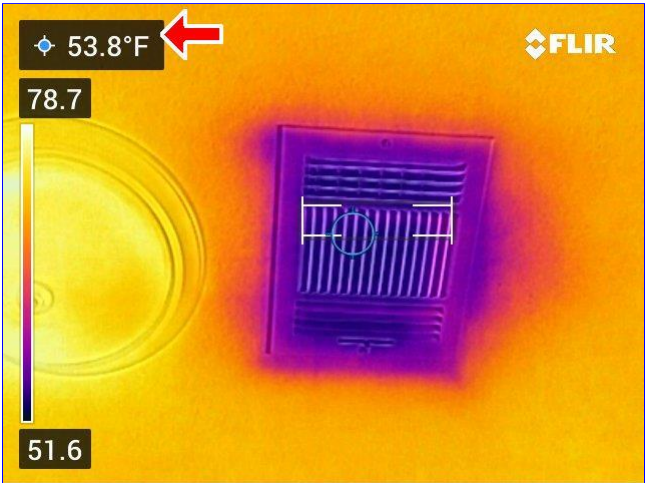
Central Air Manufacturer: Comfort Maker

Comments:

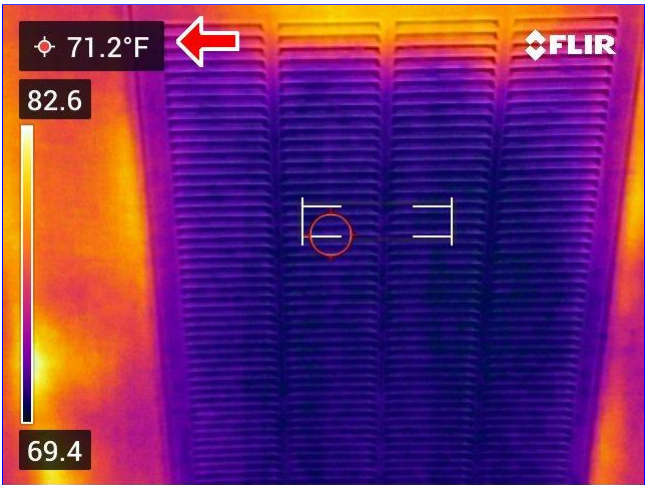
The ambient air test was performed by using infrared thermal equipment at the supply vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

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B. Item 1 (Picture) supply



B. Item 2 (Picture) return

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

Ductwork: Insulated

Filter Type: N/A

Filter Size: N/A

Comments:

I recommend changing all HVAC filters upon move in.

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

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I	NI	NP	D
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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



water heater located at the street on the right



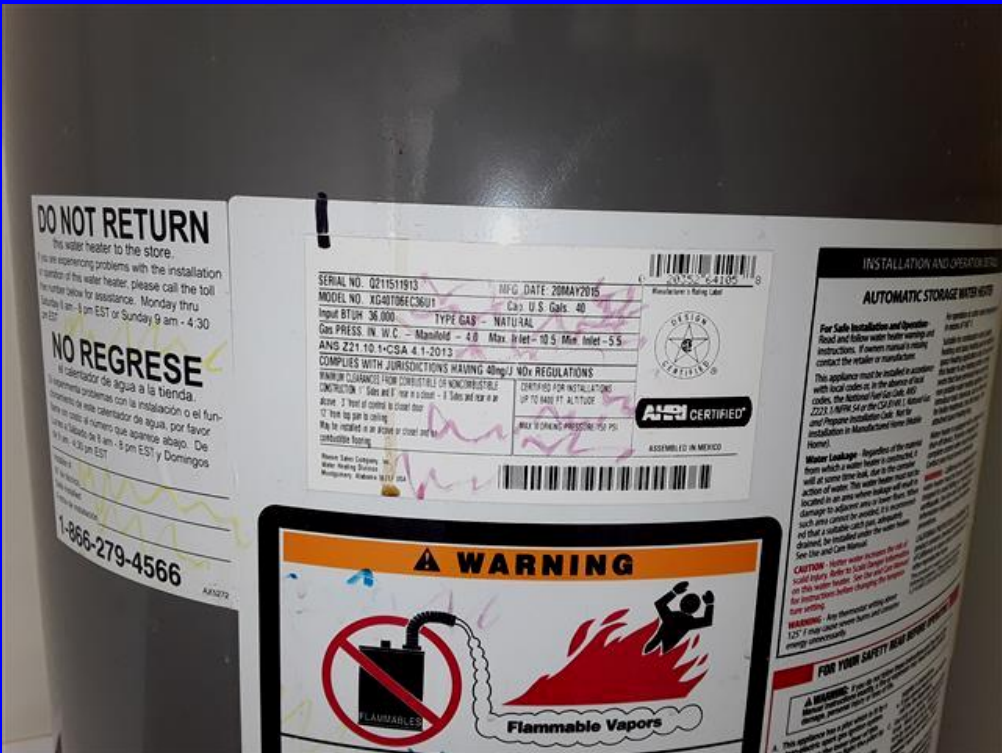
main water shutoff valve located in the garage on the right wall

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

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Rheem 40 gallon gas water heater located in the garage



water heater label

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

I	NI	NP	D
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PEX water distribution manifold located inside the garage on the rear wall



55 PSI

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

I	NI	NP	D
 gas meter located on the right side of the home			

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

Location of water meter: Street
Location of main water supply valve: Garage
Static water pressure reading: 55 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): PEX
Water Filters: (We do not inspect filtration systems)
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) Water temperature exceeds the recommend standard (120F). I recommend having a qualified plumber inspect and repair as needed.



A. Item 1 (Picture) hot water temperature

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Drains, Waste, and Vents**

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

- (1) All drainage piping was not visible at time of inspection process due to cabinetry or construction materials. This is for your information.
- (2) The front master bathroom lavatory drain is leaking at the bottom of the basin. Recommend having a licensed plumber inspect and make all necessary repairs.



B. Item 1 (Picture)

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

Energy Sources: Gas (quick recovery)

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

Water Heater Manufacturer: Rheem

Water Heater Location: Garage

Comments:

The water heater is making a knocking sound. Recommend having a licensed plumber inspect and make all necessary repairs.

☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

The Hydro-Massage Therapy equipment worked properly at time of inspection.

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

I	NI	NP	D
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D. Item 1 (Picture)

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

Location of gas meter: Right Side of Home

Comments:

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

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I	NI	NP	D
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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



☒ ☐ ☐ ☐ **A. Dishwashers**

Dishwasher Brand: General Electric

Comments:

Tested and working properly at the time of inspection.

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I	NI	NP	D
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☒ ☐ ☐ ☒ B. Food Waste Disposers

Disposer Brand: Unknown

Comments:

The disposal is leaking water at the basket strainer. Recommend having a licensed plumber inspect and make all necessary repairs.



B. Item 1 (Picture)

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented, Whirlpool

Comments:

Tested and working properly at the time of inspection.

☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

Tested and working properly at the time of inspection.

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I	NI	NP	D
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D. Item 1 (Picture) oven tested at 350 degrees



D. Item 2 (Picture)

☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave: Whirlpool

Comments:

Tested and working properly at the time of inspection.

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

Comments:

Tested and working properly at the time of inspection.

☒ ☐ ☐ ☐ G. Garage Door Operator(s)

Comments:

- (1) The sensors are in place for garage door(s) and will reverse the door.
- (2) The garage door at the front of home has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. This is a small repair. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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G. Item 1 (Picture)

☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

[Comments:](#)

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

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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****Type of Construction:****Style:****Shape:****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)****Type of Pump (well):****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****Type of System (septic):****Location of Drain Field:****Septic Tank:****Comments:**☐ ☐ ☐ ☐ **F. Outdoor Cooking Equipment****Energy Source (outdoor cooking):****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.

