



HOMEBASE INSPECTIONS

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TREC REI 7-6

4321 Mock Rd
Mock, TX 54321



Inspector

Matthew Owen

TREC # 26467

2814357774

mcocontracting76@yahoo.com



PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	09/20/2024 5:00 pm
4321 Mock Rd, Mock, TX 54321	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
Matthew Owen	TREC # 26467
<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 (AFCI) 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

In Attendance: Owner

Occupancy: Furnished, Occupied

Temperature (approximate): 80 Fahrenheit (F)



Type of Building: Single Family

Weather Conditions: Clear

Inspection Limited Due to Homeowner Belongings:

The inspection will be limited due to the personal belongings of the home owner. The inspector is not allowed to move furniture or large objects in the home.



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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation is Satisfactory: The foundation appears to be providing adequate support for the structure at the time of this inspection. No evidence was observed of the presence of adverse performance or significant deficiencies in the foundation.

Maintenance & Care Tips: Due to the expansive nature of the soil in our region, a foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with proper slope.

Limitations: The foundation performance opinion provided in no way addresses future foundation movement or settlement, nor does it certify that all portions of the floor are completely level. Weather conditions, drainage, leakage, and other adverse factors can affect structures, and floor coverings and/or stored articles can conceal cracking and other adverse effects. The inspector's opinion is based on visual observations of accessible and visible areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. Should you have any concerns at any time regarding the foundation's condition, you are advised to consult with a licensed professional engineer for further evaluation.

1: Foundation Cracks - Minor

Recommendation

Corner cracks in foundations are not a structural issue. However, corner cracks are an entry point for wood destroying insects and other pests. It's recommended that the cracks be sealed.

Recommendation: Contact a qualified professional.



Left Side



Building Rear

B. Grading and Drainage

Comments:

The grading and drainage around the property were inspected to assess their effectiveness in directing water away from the foundation and preventing water intrusion into the home. Proper grading and drainage are essential to maintain the structural integrity of the property and prevent potential water damage.

Notes: All components were found to be performing and in satisfactory condition on the day of the inspection

Limitations: The inspection was limited to visible and accessible areas. No invasive testing or excavation was performed. The inspection does not include an assessment of underground drainage systems or the condition of buried pipes. Weather conditions at the time of the inspection may affect the visibility of

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drainage issues. For example, dry conditions may not reveal areas prone to water pooling during heavy rains. The inspection does not cover potential future changes in grading or drainage due to landscaping or construction activities.

C. Roof Covering Materials

Types of Roof Covering: Asphalt

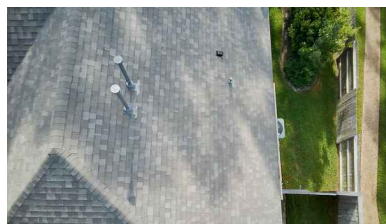
Viewed From: Ground, Drone

Comments:

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection. It appears to be in good condition with no visible signs of significant damage or wear. Shingles are intact and properly aligned, with no missing or broken shingles observed. Flashing around chimney and vents appears to be properly installed and in good condition, with nail heads properly sealed. Gutters and downspouts are securely attached and free of debris.

Maintenance & Care Tips: Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials.

Limitations: Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the ground as well as by drone. At times the inspector can walk on a roof during an inspection, but only if it can be done safely and without damaging the roof. Certain types of damage or defects may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.



D. Roof Structures and Attics

Viewed From: Attic

Attic Insulation Depth::

Attic insulation depth approximately 12 inches.

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The roof structure and attic were inspected to assess their condition and identify any potential issues that could affect the integrity of the home. This includes a visual examination of the visible and accessible areas of the roof framing, attic insulation, ventilation, and any signs of water intrusion or structural damage.

Notes: The roof framing appears to be in good condition with no visible signs of sagging or damage. There are no signs of water damage or staining on the roof sheathing, indicating that the roof covering is effectively preventing water intrusion. The roof structure is adequately ventilated, which helps to prevent moisture buildup and prolong the life of the roofing materials. The attic insulation is evenly distributed and appears to be sufficient in contributing to the energy efficiency of the home. There are no signs of pest infestation or rodent activity in the attic space. The attic access hatch is properly sealed and insulated, preventing heat loss from the living spaces below.

Limitations: The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. No invasive testing or removal of insulation was performed. Many attic components, which include some structural members, plumbing, mechanical and electrical components, are covered with insulation and therefore cannot be seen by the inspector. Some areas of the attic are not accessible or visible due to the size of the crawl space and other obstructions (stored items, structural members, ducts, insulation, etc.).



E. Walls (Interior and Exterior)

Comments:

The interior and exterior walls of the property were inspected to assess their condition and identify any potential issues that could affect the structural integrity of the home. This inspection includes a visual examination of the walls for signs of damage, moisture intrusion, and other defects.

The interior walls are generally in good condition with no significant cracks or structural damage observed. No signs of moisture intrusion or mold were detected on the interior walls, indicating that the home is effectively protected from water damage.

The exterior walls are in good condition with no significant cracks or structural damage observed. The brick veneer and wood siding components are intact with no signs of warping or deterioration. There are no visible signs of moisture intrusion or water damage on the exterior walls.

Limitations: The inspector cannot determine the condition of wood or structural components behind the wall coverings. The condition of these components (structural members, vapor barriers, insulation is provided nor implied in this report. This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

1: Cracks - Minor

🔴 **Recommendation**

Minor cracking was observed where separation / deterioration of caulking and sealant has occurred, presenting risk for moisture and pest intrusion. It's recommended that a qualified professional assess and repair.

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Recommendation: Recommended DIY Project



Rear Window

F. Ceilings and Floors

Comments:

The ceilings and floors were inspected for any potential issues that could affect the structural integrity of the home. This inspection includes a visual examination of the floors and ceilings for signs of damage, moisture intrusion, and other defects.

Notes: The ceilings are generally in good condition with no significant cracks or structural damage observed. There are no apparent signs of moisture intrusion and the finishes are uniform with no major warping or other defects.

Limitations: The inspection was limited to visible and accessible areas only. No invasive testing or removal of floor coverings or wall coverings was performed. The inspection does not include an assessment of the subflooring or ceiling structure, nor surrounding concealed components such as electrical, plumbing, mechanical, insulation, etc. The inspection does not cover potential future changes in the condition of the ceilings and floors due to weather events, aging materials, or other factors. No comments or representation is made on the condition of thin sets, mortars, or tile grouts. Hollow spots or voids are not always detectable while doing a general inspection. If the clients have any flooring concerns at any time, flooring specialists should be consulted to further evaluate.

G. Doors (Interior and Exterior)

Comments:

The interior and exterior doors of the property were inspected to assess their condition and functionality. This inspection includes checking doors for signs of damage, proper operation, and any potential security concerns.

Notes: The interior doors are generally in good condition with no significant damage observed. All doors open and close smoothly, and the latches and locks are functioning properly. No signs of moisture damage or warping were detected on the interior doors.

The exterior doors are in good condition with no significant damage observed. All exterior doors open and close smoothly, and the locks and deadbolts are functioning properly, providing adequate security. The weatherstripping around the exterior doors is intact and effective in preventing drafts and moisture intrusion. There are no signs of moisture damage or warping on the exterior doors.

H. Windows

Comments:

The windows were inspected to assess for condition and functionality. This includes checking all accessible windows for signs of damage, proper operation, and any potential security concerns.

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Notes: The windows checked are generally in good condition with no significant damage observed. No signs of moisture damage or warping were detected on the window frames or sashes.

All windows checked open and close smoothly, and the locks are functioning properly, providing adequate security. The weatherstripping around the windows is intact and effective in preventing drafts and moisture intrusion. The window panes are clear and free of cracks or significant scratches.

Limitations: The inspector does not inspect or comment on the condition of storm windows, awnings, shutters, or other security devices or decorative systems. Failed thermal seals in insulated windows are not always detectable, depending atmospheric conditions or if they are particularly dirty. Furniture and stored items can also restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

Limitations: The inspection was limited to visible and accessible areas. No invasive testing or disassembly of fireplace or chimney components was performed. The inspection does not include a detailed assessment of the interior condition of the flue, which typically requires a specialized chimney sweep inspection. Weather conditions at the time of the inspection may affect the visibility of certain issues, such as active leaks or moisture intrusion. The inspection does not cover potential future changes in the condition of the fireplaces and chimneys due to use, weather events, or aging materials.

K. Porches, Balconies, Decks, and Carports
Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

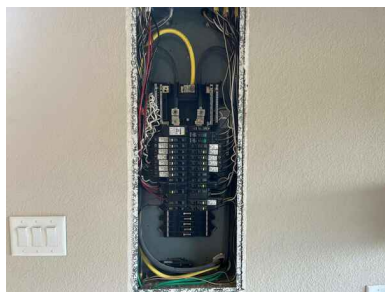
The electrical service entrances and panels were inspected for condition and safety. This inspector visually assesses components of the main service entrance, electrical panels, breakers, and associated wiring, where visible and accessible.

Notes:

The main electrical service entrance is properly secured and grounded. The service entrance cables are in good condition with no visible signs of damage or wear. The meter box is securely mounted and shows no signs of tampering or damage.

The main electrical panel and any subpanels are properly labeled, making it easy to identify circuits. The panel covers are securely fastened, and there are no missing or loose breakers. The breakers are in good condition with no signs of overheating or corrosion. The wiring inside the panels is neatly arranged and shows no signs of damage or improper connections. The grounding and bonding are properly installed, ensuring the safety of the electrical system.

Limitations: The inspection was limited to visible and accessible areas. No invasive testing or removal of protective covers was performed. The inspection does not include a detailed assessment of the condition of the wiring within walls or other concealed areas. The inspection does not cover the operation of individual electrical devices or appliances that are not permanently installed / built-in and connected to the system. The inspection does not include testing of the electrical system under load conditions.



1: Anti-Oxidant Paste Missing

➔ Recommendation

In order to prevent oxidation of the aluminum electric service line connection at the electric panel service box (which could lead to loose connections in the future), it's recommended that a licensed electrician completely cover the connections points with the anti oxidant paste to the point where the above mentioned oxidation cannot occur.

Recommendation: Contact a qualified electrical contractor.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The branch circuits, connected devices, and fixtures of the property were inspected to assess their condition, functionality, and safety. The inspector visually assessed the electrical wiring, outlets, switches, light fixtures, and other connected devices that were visible and accessible.

The branch circuit wiring is in good condition with no visible signs of damage or wear. The wiring is properly secured and supported, reducing the risk of electrical hazards. There are no signs of overheating or arcing at the connections.

All accessible electrical outlets and switches are functioning properly. The outlets are properly grounded, and GFCI (Ground Fault Circuit Interrupter) outlets are installed in required areas, such as kitchens, bathrooms, and outdoor locations. There are no signs of damage or wear on the outlets and switches.

All light fixtures are securely mounted and functioning properly. There are no signs of damage or wear on the fixtures. The bulbs in the fixtures are of the correct wattage and type as recommended by the manufacturer.

Limitations: The inspection was limited to visible and accessible areas. No invasive testing or removal of electrical components was performed. The inspection does not include a detailed assessment of the condition of the wiring within walls or other concealed areas. The inspection does not cover the operation of individual electrical devices or appliances which are not permanently installed / built-in and connected to the system.

The inspection does not include testing of the electrical system under load conditions.

C. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Comments:

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Limitations: The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed.

Hot Weather:

Heating system could not be tested due to risk of damage in hot weather.



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

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B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

The cooling equipment inspected for condition, functionality, and safety. The inspector assessed the visible and accessible air conditioning system components.

The condenser unit is in good condition with no visible signs of damage or wear. The unit operates smoothly and provides adequate cooling throughout the home. The area around the condenser unit is clear of debris and vegetation, allowing for proper airflow.

The ductwork is properly secured and shows no signs of leaks or damage. The ducts are clean and free of obstructions, allowing for efficient airflow. The insulation around the ductwork is intact and in good condition, helping to maintain energy efficiency.

The thermostat is functioning properly under normal operating mode. The thermostat is conveniently located and easy to operate.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Limitations: The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs. While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

Access Panel is Taped :

The access panel to the attic furnace was taped shut at time of inspection. The inspector does not remove tape or sealants of any kind. The panel could not be removed and condition of components inside unit could not be assessed.



C. Duct Systems, Chases, and Vents

Comments:

The inspector assessed visible and accessible ductwork, vents, and chases.

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A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.

Limitations: The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..

Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.



D. Other

Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Street

Location of Main Water Supply Valve : Closet

Static Water Pressure Reading: 60

Type of Supply Piping Material: Pex

Comments:

The inspector has observed visible and accessible plumbing components which includes the condition and functionality of faucets & fixtures, water supply & distribution pipes, drains, vents, water heating components. All sink, tub, and shower locations were checked for hot water.

I was unable to determine the location of the main water shut-off valve.

Limitations: The inspector will not operate any main, branch, or shut-off valves; inspect the quality or the volume of the water; determine the potability of any water system; inspect water conditioning equipment, water filtration systems and/or softeners; determine the effectiveness of anti-siphon device, operate freestanding appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The washing machine valves are sometimes concealed or blocked and cannot be seen, and the washer is not operated. We do not inspect any system that has been shut down. The inspection does not include an assessment of the condition of plumbing pipes and components within walls or other concealed areas. The inspector is not a plumbing specialist. If any concerns arise, it is recommended to consult with a licensed plumbing contractor for a more detailed evaluation.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

The inspector assessed visible and accessible drain, waste, and vent pipes for proper drainage, leaks, and other possible defects. All components seen appear to be in good condition and function as intended.

Limitations: Water was drained from all sink, shower, and tub locations, but this cannot simulate the waste-flow characteristics of full occupancy. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes, below the structure, and beneath the yard were not inspected. A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations.



Kitchen Sink Plumbing

C. Water Heating Equipment

Energy Sources: Gas -

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Model and serial number listed in the image. This information can be used to register your appliances/units for warranty or to look up possible recalls on the units.

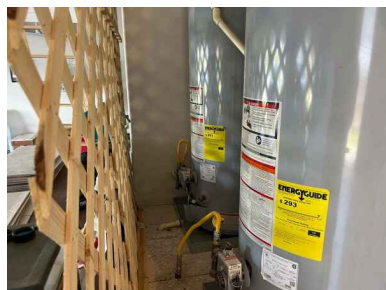
Model And Serial:

Capacity: 100 Capacity:

Comments:

The hot water heaters were functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding. It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

Limitations: Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing. While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.



Limited access:

Access to the water heaters was limited and the pilot flame could not be observed in the 2nd water heater.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right Side of Home

Type of Gas Distribution Piping Material: Steel

Comments:

The inspector assessed visible gas distribution components at the gas meter and entry location into home, water heater, furnace, and other locations where gas distribution lines are present and visible.

Corrugated Stainless Steel Tubing (CSST) is being utilized as the gas supply system at this property. Recent events have led the state fire marshal's office to make certain recommendations in regards to the bonding of the type of gas supply line. Information regarding installation and safety of this material may be referenced at <http://www.csstsafety.com> . All modifications and / or repairs of this system should be conducted by an approved / licensed / qualified tradesman.

Limitations: Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls

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and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:
Model & Serial #

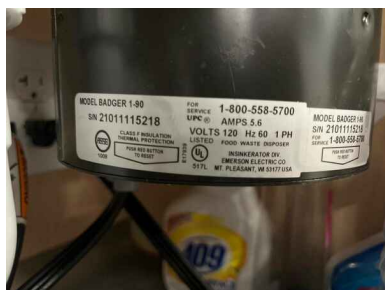


Appliances:
Appliance Home:

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. 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. All directional cues in this report are from the street facing the front of the home, unless a point of reference is used in the report image. All beginning sentences with "Note:" are not necessarily a deficiency, but a point of interest for the buyer to be aware of.

B. Food Waste Disposers

Comments:
Model & Serial #



C. Range Hood and Exhaust Systems

Comments:

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

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Ovens, ranges, and cooktops are operated under normal controls and are not exhaustive in nature.

All cooktop burners were tested and were functioning properly at time of inspection.

The ovens were both set to heat to 350 degrees and a thermometer was inserted to gauge the actual temperature.

1: Oven Not Heating to Temperature

Recommendation

The oven temperature display showed the top oven had reached the set temperature of 350 degrees, but actual temperature measured was approximately 325 degrees. It's recommended that an appliance specialist evaluate the unit for proper assessment and diagnosis.

Recommendation: Contact a qualified appliance repair professional.



Oven Temperature Display



Upper Oven Temperature Reading

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

H. Dryer Exhaust Systems

Comments:

Note: Dryer vent not inspected. Washer and dryer installed at the time of the inspection. It's recommended that the dryer vent be cleaned annually to ensure efficient drying of clothes and to prevent the chance of fire.

Dryer vent pipe could not be inspected:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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