



SULY HOME INSPECTIONS

469-247-2779



This Professional Inspection Report Has Been Prepared Exclusively For:

XXXXXXXX

Fort Worth, TX 76135

Inspector: ***Akram Amen*** TREC # **25896**

_____ <i>Name of Client</i>	<u>02/16/2024</u> <i>Date of Inspection</i>
<u>Fort Worth, TX 76135</u> <i>Address of Inspected Property</i>	
<u>Akram Amen</u> <i>Name of Inspector</i>	<u>25896</u> <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

Property inspected was: Fort Worth, TX 76135	Parties present at inspection: None
Real Estate Office:	Selling Agent:
House information: Approx. 3884 Sq. Ft	Approx. Yr Built 1999
Weather Condition at Time of Inspection 65	

Weather Condition during inspection:

Outside temperature at Arrival: 62°
Cost of inspection services: \$

Outside temperature at Departure: 66°
paid at: 2/16/2024

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Champions School of Real Estate in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Champions School of Real Estate for all of its attorney’s fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General’s Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Akram Amen TREC# 25896

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): *Post Slab on Grade*
Comments:

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.

Notes: home inspectors are not structural engineers. They are not qualified to assess the severity of foundation problems or to make recommendations for repairs.

Specific Limitations:

Home Inspector can only inspect the areas of the home that are accessible. This means that they may not be able to see foundation problems that are hidden behind walls, under the floor, or in the crawl space. They can only look for signs of foundation problems, such as cracks, bowing walls, and uneven floors. They cannot test the strength of the foundation or the extent of any damage. They can only identify foundation problems that are present at the time of the inspection. They cannot predict whether or not those problems will get worse in the future.

B. Grading and Drainage

Comments:

- *Gutters Present: partially (only in the back of the house)*
- *Positive Slope on All Sides of Home: No*



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1: Flat Grading: All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on ALL sides.

2: Missing Gutters(Partially): Recommendation: All slopes of the roof should have gutters to ensure that water is adequately diverted away from the structure.

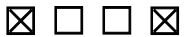
3: Inadequate Grading: The grade of the ground should be improved to direct the flow of water away from the home. This can be achieved by adding or removing top soil and/or installing a drainage system. The ground should slope away from the home at the rate of 6" for the first 10 feet. Recommendation: Contact a qualified landscaping contractor.

4: The gutters require cleaning.

Additional Notes:

About Grading and Drainage:

Grading and drainage are important aspects of a home inspection. The grading of a property refers to the slope of the land around the home. Proper grading helps to ensure that water will drain away from the foundation, preventing moisture problems. The drainage system of a home includes gutters, downspouts, and pipes that carry water away from the foundation, the properly functioning drainage system helps to prevent flooding and erosion.



C. Roof Covering Materials

Type(s) of Roof Covering: *Asphalt Shingles.*

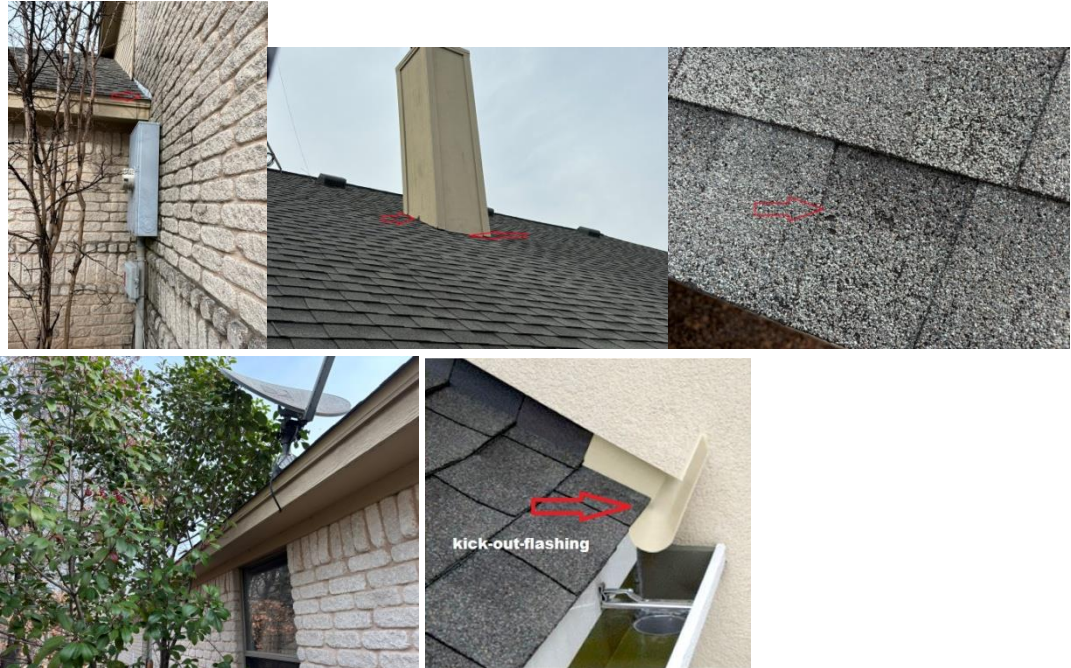
Viewed From: *Ladder*

Comments:



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- 1: Spotty Damage: There were areas of spotty damage. Recommendation: Contact a qualified roofing professional.
- 2: Kick out Flashing: Kick out flashing was not observed at the wall/roof connection point. Kick out flashing should be installed where the roof terminates along a vertical wall so as to reduce the possibility of water entering the home.
- 3: Aggregate Loss – Edges: There was aggregate loss present at the shingle edges. Recommendation: Contact a qualified roofing professional.
- 4: Possible Hail Damage - Front-left of the roof showing hail damage. Recommendation: Contact a qualified roofing professional.
- 5: Satellite Dish: There was a satellite dish installed on the roof.
- 6: There are tree limbs and/or shrubs in direct contact with the roof at east side. All trees should be trimmed back 3 to 5 feet from the structure. When trees are close to the house, their limbs should never touch the building, or serious damage can result.
- 7: Missing flashing around the Chimney. Recommendation: Contact a qualified roofing professional.
- 8: Missing Kick-out flashing to avoid water touch the wall.

Note: This inspection does not warrant against future roof leaks.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

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Specific Limitations:

Home inspector can only inspect the areas of the roof that are accessible. This means that they may not be able to see problems with the roof that are hidden behind gutters, flashing, or other obstructions. They can only look for signs of problems, such as missing shingles, damaged flashing, or loose nails. They cannot test the strength of the roof or the extent of any damage. They can only identify problems that are present at the time of the inspection. They cannot predict whether or not those problems will get worse in the future.

General Roof:

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

D. Roof Structure and Attics

Viewed From: *From Interior of Attic.*

Comments:

Approximate Average Thickness of Vertical Insulation: 20-40 Inches.

Attic Ventilation Type: *Ridge vent, Soffit vent.*



Attic

Attic Insulation: *Blown in Cellulose.*

Walk: Limitation: The inspector could not access or view all areas of the attic due to a limited/absent walkway.

Roof

Ventilation observed: *Yes* Condition: *Good*

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

1: The attic floor insulation needs to be redistributed in one or more locations.

Additional Notes:

Roof Structure and Attic Limitations:

Home inspectors are not roofers or structural engineers. They may not have the expertise to identify all potential problems with the roof structure or attic. Even the inspector able to access the attic, they may not be able to see everything. This could be due to poor lighting, obstructions, or the nature of the roof structure.

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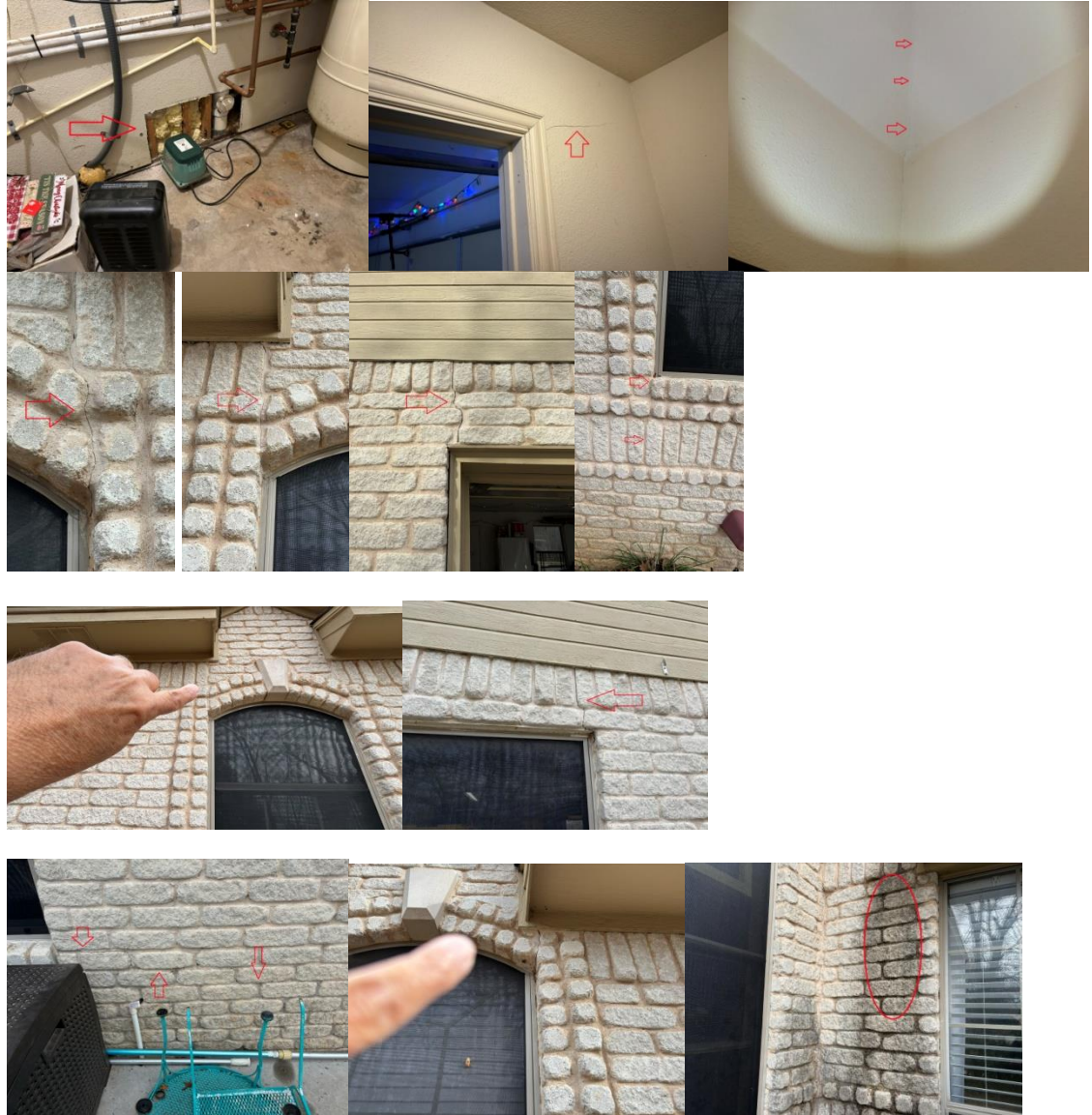
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E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: *Brick, Fiber Cement.*

Interior Wall: *Drywall (Gypsum Board)*



1: Wall surface damage was observed in the closet in Garage.

2- Minor Corner Cracks: Minor cracks observed inside the house.

Exterior Wall

1: Water stains / damage, because of missing gutter water damage observed in most exterior wall.

2: Crack observed in exterior wall especially around window, Recommendation: Contact a qualified professional engineer.

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3: Brick/Mortar Separation: There were areas of brick and mortar separation at the exterior walls. Recommendation: Contact a qualified masonry professional.

4: The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.

Additional Notes:

Specific Limitations: The inspector is not required to: (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, (B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non- structural systems; or (D) determine the cosmetic condition of paints, stains, or other surface coatings. The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

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F. Ceilings and Floors

Comments:

Ceiling Materials: Drywall

Floor Covering Materials: Carpet, Tile, Wood.

Ceilings:

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

Floors

1: Crack observed in the bathroom between the office and bedroom.



Additional Notes:

Specific Limitations: The inspector is not required to:

(A) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other. Surface coatings, cabinets or countertops. (B) Provide an exhaustive list of locations of deficiencies and water penetrations. (C) Determine the cosmetic condition of paints, stains, or other surface coatings.

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Note: The inspector cannot determine the condition of structural components in hidden ceiling or floor. Cavities. No opinion as to the condition of the wood, structural members, or other components in hidden. Areas is implied or intended by this report.

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G. Doors (Interior and Exterior)

Entry Door Type: Wood w/ glass.

Overhead Garage Door Type: Roller Door, Sectional Door and Counterweight Door.



Comments:

Interior:

1: The door is not latching properly in one of the closet.

Exterior:

1: Weather-stripping improvements are recommended for the front entry, backyard entry exterior door(s).

Garage Door:

1: Garage Door sides – Damaged: There are damaged siding on the overhead garage door.

2: It is recommended to lubricate the overhead garage door components, such as rollers, tracks and hinges.

3: Garage door refers not working.

Additional Notes:

Specific Limitations:

The inspector is not required to:

- (A) Report the condition of awnings, blinds, shutters, security devices, or other non- structural systems;
- (B) Determine the cosmetic condition of paints, stains, or other surface coatings; or;
- (C) Operate a lock if the key is not available,
- (D) Provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. We do NOT inspect for Safety Glass or Storm Doors.

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H. Windows

Comments:



1: Missing Screens: There were missing window screens.

2: There are a few windows that are jammed not able to open. Repairs can be performed by a handyman service, or a painting contractor.

3: Window around the Patio door should be tempered glass, Safety concern.

Additional Notes:

Specific Limitations: The inspector is not required to:
 (A) Exhaustively inspect insulated windows for evidence of broken seals;
 (B) Exhaustively inspect glazing for identifying labels; or
 (C) Identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

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I. Stairways (Interior and Exterior)

Comments:



1: One or more of the steps was observed to be loose and make noise when you step on it.

Specific Limitations:

The inspector is not required to exhaustively measure every stairway component.

J. Fireplace and Chimneys

Comments:

Type of fireplace: *Gas.*

Fuel Source: *Gas Logs.*

Damper: *Operational*

C clamp? *No*

Chimney Flue:



1: Crack observed in the interior wall of the Fireplace.

2: C Clamp – Missing: The damper stop clip is missing. There are gas logs inside of the unit and this clip should be installed to prevent combustion gases from entering the home if the damper is closed. Recommendation: Contact a qualified fireplace contractor.

Additional Notes:

Specific Limitations:

The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

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TREC Limitations: The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected



- 1: Patio/Porch Cracking: There is hairline cracking noted at the patio/porch concrete surfaces.
- 2: Between the Patio and the Pool missing safety fence, Safety Concern.

Additional Notes:

Specific Limitations:

The inspector is not required to:

- (A) Exhaustively measure every porch, balcony, deck, or attached carport components.
- (B) Enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

L. Other

Comments:

Additional Notes:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: *Garage / Closet*

Panel Condition: *Good*

Type of wiring: *Cooper*

Electrical Service Entrance: *Underground.*

Subpanel Location: *Garage / Closet*

Panel Brand:

Main Conductor Wiring Type: *Not Observed*

Panel Labeled? *Yes*

Over-Current Protection: *Breakers*

Main Disconnect Location: *At Main Panel Main*

- ❖ **Service Panel OK:** *The dead front was removed from the service panel and/or subpanel(s) for inspection. No deficiencies were observed inside the panel(s) at the time of the inspection.*
- ❖ **AFCI - Not Tested - Occupied Home:** *The Arc-Fault circuit interrupter devices were not tested. Property is occupied, and testing of these circuits could cause damage.*



1: Un proper location, un protected the (Electric Service Entrance), because of missing the gutter and kick out flashing, all the rain water falling on the electric box, recommending certify electrician.

Additional Notes:

Specific Limitations:

The inspector is not required to:

- (A) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) Test arc- fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) Conduct voltage drop calculations;
- (D) Determine the accuracy of overcurrent device labeling;
- (E) Remove covers where hazardous as judged by the inspector;

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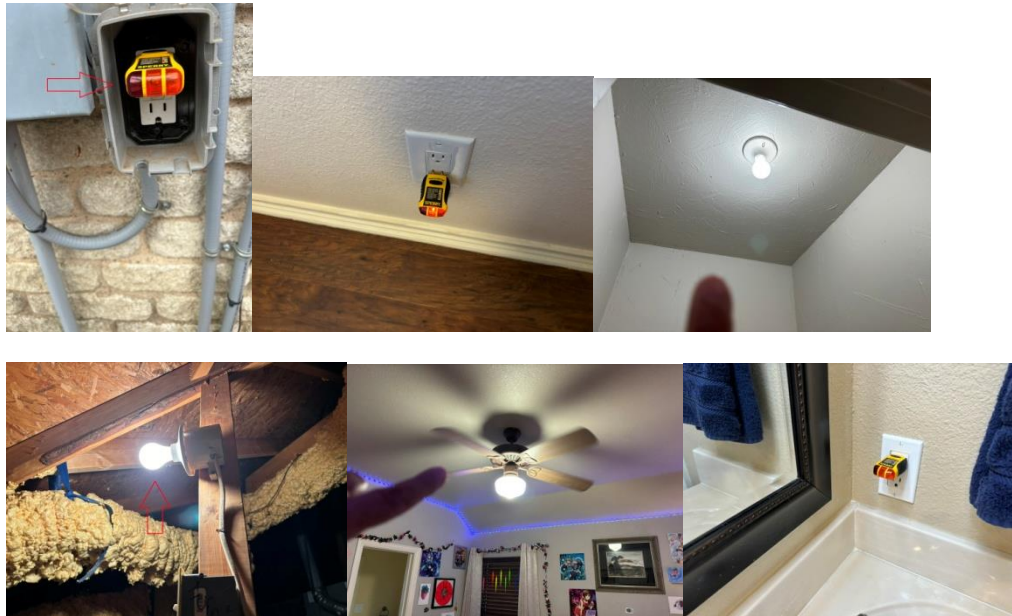
(F) Verify the effectiveness of overcurrent devices; or
 (G) Operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: *Cooper*
 Comments:

- ❖ *Smoke Detectors Present: Yes*
- ❖ *Smoke Detectors Hard Wired: Yes*
- ❖ *Carbon Monoxide Detectors: Not Observed*
- ❖ *GFCI - Bathrooms: Present and Tripping*
- ❖ *GFCI - Kitchen: Present and Tripping*
- ❖ *GFCI - Garage: Not Able To Test - Blocked*
- ❖ *Dryer Outlet Tested: No (Dryer plugged into outlet)*



- 1: *one of the receptacles next to the pool equipment doesn't have the power.*
- 2: *one of the receptacles in the Master bathroom doesn't have the power.*
- 3: *Ceiling Fans - Wobbles and noisy: Recommendation: Contact a qualified electrical contractor.*
- 4: *the receptacle in the office in the second floor not grounded.*
- 5: *The bulb light in the closet(s) missing cover.*
- 6: *The bulb light in the Attic missing cover.*

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Additional Notes:

Specific Limitations:

The inspector is not required to:

(A) Verify that smoke alarms are suitable for the hearing- impaired;

(B) Remove the covers of junction, fixture, and receptacle or switch boxes unless specifically required by these standards.

The inspector will report as in need of repair the lack of ground fault circuit protection where required.

**Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

C. Other

Comments:

Additional Notes:

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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: *Furnace*

Energy Sources: *Gas*

Furnace Location: *Attic.*

Comments:

Main Heating Unit Functional: The main house heating equipment appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Additional Notes:

Specific 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. 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 service by licensed HVAC technician. The inspector will describe the type of heating system and its energy sources and inspect each unit.

Heat Exchanger: Full integrity of the heat exchanger requires dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices. Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.

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B. Cooling Equipment

Type of System: *Central Air Conditioner*
Comments:



Brand Name: *Lennox + Armstrong*



- *Main Unit Functional: The main house interior and exterior cooling equipment was inspected and no deficiencies were noted at the time of the inspection.*
- *Upstairs Unit Functional: The upstairs interior and exterior cooling equipment was inspected and no deficiencies were noted at the time of the inspection.*

1: The Outside Unite should be clear from bushes and clean, recommend landscape contractor.

Additional Notes:

Specific Limitations:

The system fan and evaporative 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. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit. The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory.

The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system

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C. Duct Systems, Chases and Vents

Comments:

Filter Types: *Disposable*
 Filter Location: *In the Attic at the Unit(s)*
 Duct Location: *Attic*
 Duct Type: *Flexible*

Additional Notes:

Specific Limitations:
 The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

D. Other

Comments:

Additional Notes:

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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: *Property using Well.*

Location of main water supply valve: *Garage/Closet behind the water tank.*

Static water pressure reading:

Type of supply piping material: *(where visible):steel, and PVC*

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Note: No Leak observed under the sinks.



1: Slow drain: Jack and Jill bathroom sink has slow draining water.

2: One or more of the exterior water hose bibbs (faucet)is leaking, Recommend contact certified Plumber.

3: Surface Damage – Landry room sink There was surface damage present at the bathroom bathtub.

4: Surface Damage – Bathtub: first floor Bathroom There was surface damage present at the bathroom bathtub.

5: First floor bathtub caulking seal damage and need to be fixed.

6: Kitchen under sink cabinet rotted.

7: Master Bathroom missing ventilation fan to remove moisture.

Additional Notes:

Specific Limitations:

The inspector cannot operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect the quality or the volume of the water; determine the portability of any water system; circulating pumps, free- standing appliances, solar

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water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; determine the effectiveness of anti-siphon devices, operate free-standing appliances; inspect the inaccessible gas supply systems for leaks, inspect for the presence or performance of private sewage disposal systems.

Plumbing: Plumbing Areas - Only Visible Plumbing Inspected

B. Drain, Wastes and Vents

Type of drain piping material: (where visible): PVC

Comments:

- All sinks and tubs filled: All sinks and tubs throughout the home were filled and drained. This applies maximum pressure to the drain lines. The system performed as intended at the time of the inspection.
- Toilets functional: Toilets were inspected and operated throughout the home. No deficiencies were observed.

Additional Notes:

Specific Limitations:

The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, visible areas ONLY.

C. Water Heating Equipment

Energy Source: Gas

Capacity: Tankless.

Water Heater Location: Garage/Closest.



Comments:

Water Heater OK: Hot water was verified at all interior fixtures and showers,

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1: Base on the size of the house and using tank less water heater, the hot water was delay and not getting too hot.

Additional Notes:

Specific Limitations:

The inspector is not required to: (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater

D. Hydro-Massage Therapy Equipment

Comments:
GFCI condition: Good

The Jacuzzi appears to be performing adequately at the time of this inspection



1: The master bathroom Jacuzzi doesn't have access in case of maintains.

Additional Notes:

Specific Limitations:

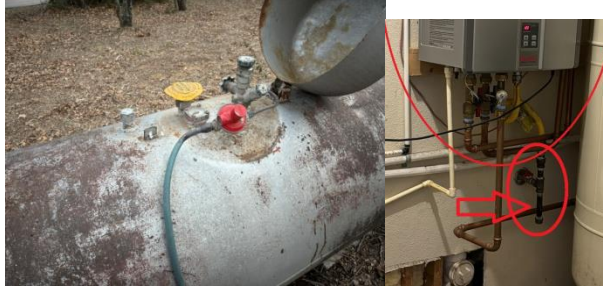
Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com GFCI Present: N/A Pump Access: N/A Specific Limitations: Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

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E. Gas Distribution System and Gas Appliances

Location of gas meter: Portable Tank outside the house in the left side



Type of gas distribution piping material: (where visible): Steel Pipe.

Comments:

Additional Notes:

F. Other

Comments:

Additional Notes:

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

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V. APPLIANCES

A. Dishwashers

Comments:

*Brand Name: KitchenAid
DW Back Flow: Visible
Evidence of Leaks: No*



Additional Notes:

B. Food Waste Disposers

Comments:

Disposer Functioning Properly: The unit was operated and appeared functional at time of the inspection.



Additional Notes:

C. Range Hood and Exhaust Systems

Comments:



Functioning properly: The range hood light fixture and all fan speeds were tested and appeared to be functional at the time of the inspection.

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Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/Cooktop: *Electrical* Type of Oven: *Electrical*



Range Energy Source: *Electric*
Oven Energy Source: *Electric*
Oven Heating Within 25 Degrees of 350: *Yes*

1: Burners Functioned Properly: All range burners functioned except one as intended at the time of inspection.

2: The top oven tested and reached 350 degree but I was an able to test the bottom oven because of seller belongs.

Additional Notes:

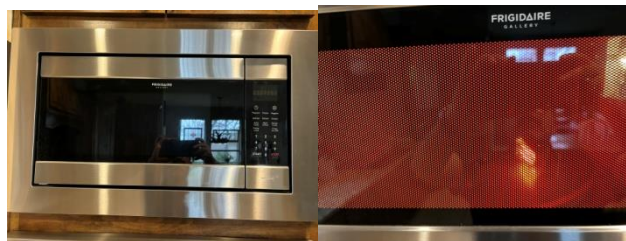
E. Microwave Ovens

Comments:

Brand Name: *Frigidaire*
Micro Heat: *Yes*

Microwave Functioning Properly: The unit was tested using an LED microwave indicator. No deficiencies were present to report.

This component appears to be performing adequately at the time of this inspection.



Additional Notes:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fans In Bathroom: Yes
Exhaust Fan In Laundry: Yes
Exhaust Fan Term Vent to Exterior: Yes

Functioning Properly: All exhaust fans and/or bathroom heaters were operated and no deficiencies were noted.

Additional Notes:

G. Garage Door Operators

Comments:

Door Operated: Yes - Automatic door controls
Sensors 6 Inches Or Less From Garage Floor: No
Unit Operational: Yes
Electric Eye Reverse Test Acceptable: Yes

1: Auto Reverse Test: Not working



Additional Notes:

H. Dryer Exhaust Systems

Comments:



Additional Notes:

I. Other

Comments:

Additional Notes:

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler Panel Loc: Back of the house next to pool equipments.

Full Yard Coverage: Yes

Sprinkler All Heads Responding: Zone 1 to 9 working but zone number 10,11,12 not observed the owner said is going to the pool.

Rain Sensor: Not Observed If Present



Specific Limitations:

TREC Limitations. The inspector is not required to inspect the automatic function of the timer or control box; the rain sensor; or the effectiveness and sizing of the anti-siphon valves or backflow preventers

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

C. Outbuildings

Comments:

Improper sensor height (more than six inches above garage floor)

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

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

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I	NI	NP	D
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Type of Well:
 Coliform test performed by []
 Drip leg missing on gas heater



E. Private Sewage Disposal Systems

Type of System:
 Location of Drain Field:
 Comments:
 System presently in use:

F. Other Built-in Appliances

Comments:

G. Other:

Comments:

Misc:



*1: Driveway Cracking:
 Cracking was observed at the driveway. Recommend a qualified professional evaluate and repair as needed. Recommendation: Contact a qualified professional.*

*2: Walkway Cracking:
 Cracking was observed at the walkway.*

3: One of the bathroom cabinet doors is broken.

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I	NI	NP	D
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PROPERTY PHOTOS



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General:

FINAL CHECKLIST

1:Oven/Range Turned Off: Yes

2: Lights Turned Off: Yes

3: Exterior Doors Locked: Yes

4: Thermostat Initial Setting: 68 Degrees Fahrenheit

5: Thermostat Leaving Setting: 68 Degrees Fahrenheit

6: Sprinkler System Initial Setting: off

7: Sprinkler System Departure Setting: off