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## Property Inspection Report

3614 Cleburne St Houston, TX 77004

[Link to Web Report](#)

Property Size: 3218 sq ft

Property Year: 2020

Agent: Humberto Marquez

Inspector: Eligio Varela, MAC1884, TREC License #22209

Prepared For: Mogul

Order ID: 1132 - 120424

Inspection Date: 12-05-2024

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# PROPERTY INSPECTION REPORT FORM

<u>Mogul</u> <i>Name of Client</i>	<u>2024-12-05</u> <i>Date of Inspection</i>
<u>3614 Cleburne St, Houston, TX 77004</u> <i>Address of Inspected Property</i>	
<u>Eligio Varela, MAC1884</u> <i>Name of Inspector</i>	<u>22209</u> <i>TREC License #</i>
<u></u> <i>Name of Sponsor (if applicable)</i>	<u></u> <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 times 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### **General Comments:**

#### **INTRODUCTION:**

*Introduction:* We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure. Inspection may be limited by vegetation and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age and older have a limited life and could fail at any time. If there are concerns about appliances, we recommend that you have them checked by a specialist for the condition and possible life expectancy of the appliance.

*Exterior Notes:* Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected and should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can

have on structures. More damage has probably resulted from moisture and expansive soil than from most natural disasters. There should be gutters and downspouts with splash blocks installed that discharge water away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or “hairline” cracks in driveways, walkways or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Tripping hazards may occur from uneven surfaces or gaps in pavement and should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that although most roofs are walked by the inspector, some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed with the aid of a drone, from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continuous moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

*Interior Notes:* Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.


*Electrical Notes:* Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

*Heating / Air Conditioning Notes:* The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioning system using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat (“firebox”) exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

*Plumbing Notes:* Bathrooms can consist of many features from hydrotherapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring. Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40-gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

*Optional Devices Notes:* Sprinkler controls are tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested. Pool equipment is checked in manual mode only. A pools shell should be considered a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

*Occupancy:* Unoccupied

 **Description:** This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for the home inspection, especially the piping and wiring systems which have not been subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

*Foundation Type:*  Post Tension

*Opinion Required:* Some movement

**Description:** Although there has been some movement, at this time indications are that the foundation is supporting the structure and immediate significant repair needs are not evident due to little or minor settlement cracks noted at the time of inspection.

**🔧 (SS-1) Recommended Repair:**

There are form boards noted at the slab. It is recommended that all form boards be removed from around the slab and replaced with an approved backer rod and filler to help prevent water from gathering at the foundation as well as to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at -



*Front*

**🏠 (SS-2) Recommended Improvements:**

All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.



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I NI NP D

**🕒 (SS-3) Monitor:**

There are hairline cracks visible in the perimeter of the foundation. These cracks are typical of a poured concrete slab and are often caused by shrinkage or from the concrete drying too quickly in the post-pour process. Recommend monitoring for continued movement and if further movement occurs, contact a foundation specialist for further evaluation. Mainly at -



*Right*

**🕒 (SS-4) Monitor:** Expansion cracks were noted in the slab. Expansion cracks are often cosmetic but can be an indication of past foundation movement. These cracks may cause cracks in hard surface flooring materials if glued or secured to concrete slab. Mainly at -



*Right*



*Right*

**B. Grading**

*Comments:*

**🔧 (SS-5) Recommended Maintenance:**

The soil is very dry around the perimeter of the foundation and has separated from the edges of the slab. This should be corrected in order to help prevent future foundation problems. Water should never be poured into the cracks or voids next to the slab. It is a good idea to run a soaker hose approximately 18" away from the foundation to water the ground slowly.



**C. Roof Covering**



I=Inspected

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D=Deficient

I	NI	NP	D
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*Comments:*

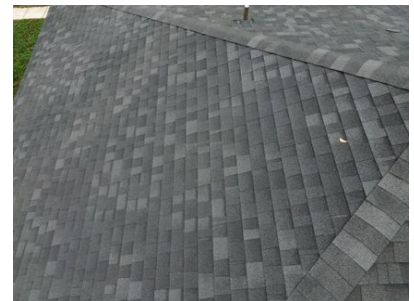
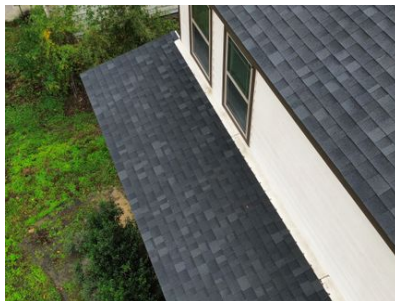
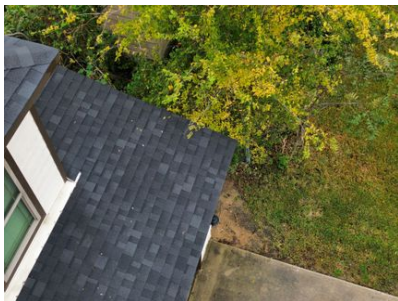
*Type(s) of Roof Covering:* Architectural composition shingles

**Description:** The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

*Viewed From:* Drone

**Description:** The roof was observed with pictures or video from a drone due to conditions existing which could be dangerous to the inspector, such as too high, or too steep of a roofing pitch. Rain water or condensation could make the surfaces of the roof too slippery to walk on safely. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. The accessible and visible portions of the underside of the roof decking in the attic is also inspected. Multiple layers of shingles or soft decking may not be visible with a drone. Water can enter through very small areas and may not be found until heavy rain storms occur. Wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

**Overview Photos:** Overview of Roof.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**(SS-6) Recommended Improvements:**

Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.



**(SS-7) Recommended Repair:**

There were exposed nails noted on the roof. It is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.



**(SS-8) Recommended Repair:**

The roof is missing the kick out flashing at the end of the roof to sidewall connection. Kick-out flashing is meant to help prevent water from running down or into the wall causing possible water penetration and deterioration. Mainly at -



**(SS-9) Recommended Repair:**

One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.



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D=Deficient

I	NI	NP	D
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**D. Roof Structure & Attic**

*Comments:*

*Roof System Inspected:* Enter accessible areas

The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.

*Roof Construction:* Conventional Framing

*Attic Ventilation:* Ridge Vents, Eave Vents

*Ceiling Insulation Type:* Blown Fiberglass

*Ceiling Insulation Depth:* 14-16 Inches

*Vertical Insulation Type:* None Present

*Vertical Insulation Depth:* N/A

 **Overview Photos:** Overview of Attic.



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I NI NP D



**🔧 (SS-10) Recommended Repair:**

The insulation has been heavily compressed by storage, age and/or varmints in some areas of the attic and does not meet today's energy requirements, recommend upgrading to today's standards of at least R30.



**E. Walls (Exterior)**

*Comments:*

*Prevalent exterior siding is made of: Stone, Concrete Fiberboard*

**🔧 (SS-11) Recommended Repair:** There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at -



*Left*



*Left*

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I	NI	NP	D
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 (SS-12) **Recommended Repair:** Recommend sealing header trim at windows.



 (SS-13) **Recommended Repair:**

Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.



 (SS-14) **Recommended Repair:**

The exterior receptacle is not sealed at box and/or wall connection, recommend sealing all exterior receptacles to help prevent water entry into box or wall. Mainly at -



*Porch*

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I NI NP D

**🔧 (SS-15) Recommended Repair:**

Settlement cracks were noted in the stonework. Mainly at -



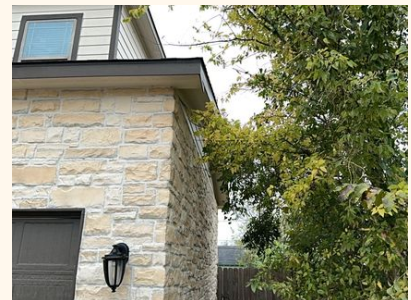
**🔧 (SS-16) Recommended Maintenance:**

There are signs of growth on exterior brickwork/siding, recommend cleaning to help prevent deterioration.



**🔧 (SS-17) Recommended Repair:**

Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



**🔧 (SS-18) Recommended Repair:** Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

I=Inspected

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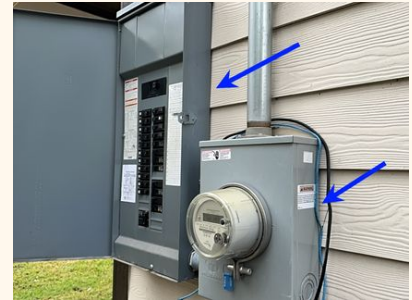
D=Deficient

I	NI	NP	D
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**🔧 (SS-19) Recommended Repair:**

It is recommended that Electric Panels, Meter Boxes and Disconnects be sealed between the box and the Exterior cladding to help prevent water penetration.



**🔧 (SS-20) Recommended Repair:** Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at -



*Left*



*Right*



I=Inspected

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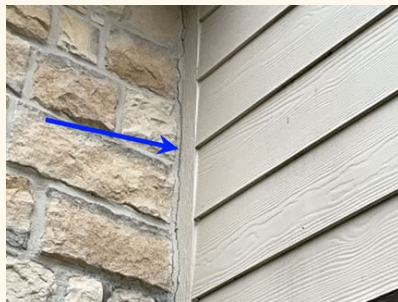
I	NI	NP	D
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**🔧 (SS-21) Recommended Repair:**

Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at -



**🔧 (SS-22) Recommended Repair:** Recommend sealing between the trim and stonework to help prevent water penetration. Mainly at -



*Right*



*Front*

**F. Walls (Interior)**

*Comments:*

**🔧 (SS-23) Recommended Repair:**

There is damage to the drywall, recommend repairs as needed. Mainly at -



*Garage*

I=Inspected

NI=Not Inspected

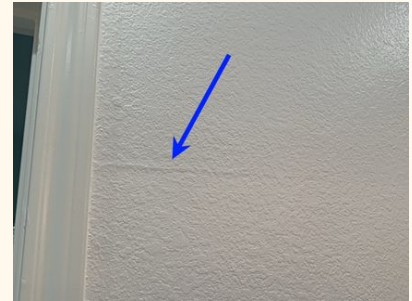
NP=Not Present

D=Deficient

I NI NP D

**🔧 (SS-24) Recommended Repair:**

Settlement cracks were noted at the tape joint in the drywall. The following locations were noted:



*Wall outside of front bedroom*

**G. Ceilings**

*Comments:*

**🔧 (SS-25) Recommended Repair:**

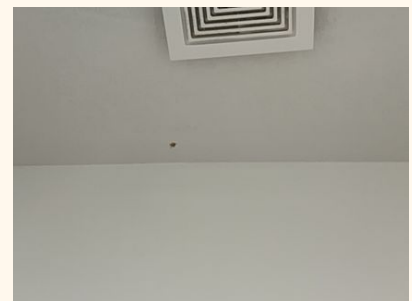
Settlement cracks were noted at the corner bead/tape joint in the drywall. Mainly at -



*Primary bedroom*

**🔧 (SS-26) Recommended Repair:**

Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at -



*Shared bath*

**H. Floors**

*Comments:*

I=Inspected

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D=Deficient

I NI NP D

**🔧 (SS-27) Recommended Repair:**

Uneven or sloping floors were noted. Sometimes in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout



**🔧 (SS-28) Recommended Repair:**

Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at -



*Porch*

**🔧 (SS-29) Recommended Repair:** The floor is squeaking/popping. May want to re-secure wood underlayment to help prevent squeaking. Mainly at - upstairs right rear bedroom

**I. Doors**

*Comments:*

**🔧 (SS-30) Recommended Repair:** *Door repairs needed.* The following observations were noted during the inspection:

Door Repairs Needed

- The garage door self-closing hinges are not activated.
- The door hits the frame when closing.

**Recommendations:**

Hire a qualified contractor to further evaluate and repair the doors as needed.

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I	NI	NP	D
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**🔧 (SS-31) Recommended Repair:**

Garage door is dented.



**🔧 (SS-32) Recommended Repair:**

The door is not square in jamb. Mainly at -



*Front door*

**🔧 (SS-33) Recommended Repair:**

The door hits the frame when closing. Mainly at -



*Rear door*

**🔧 (SS-34) Recommended Repair:** The door knob is loose. Mainly at - primary bath water closet

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I NI NP D

**🔧 (SS-35) Recommended Repair:**

The door jamb/frame is cracked or damaged. Recommend repairs to help prevent unwanted entry. Mainly at -



Pantry

**J. Windows**

Comments:

Window Types: Double pane

**📄 Description:** Windows in the home are double pane.

**K. Stairways**

Comments:

**L. Fireplace/Chimney**

Comments:

**M. Porches, Decks, Carports**

Comments:

**🔧 (SS-36) Recommended Repair:**

Minor settlement cracks are noted on the patio.



**N. Water Penetration/Other**

I=Inspected

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D=Deficient

I	NI	NP	D
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Comments:

**🔧 (SS-37) Recommended Repair:** There are signs of water damage in the cabinet under sink. Mainly at -



*Kitchen*



*Primary bath*



*Upstairs shared bath*

**🔧 (SS-38) Recommended Repair:**  
There are mold like stains under the sink. Mainly at -



*Kitchen*

**🔧 (SS-39) Recommended Repair:**  
Seal counter top at wall connection to help prevent moisture penetration in the event of a spill. Mainly at -



*Kitchen*

**🔧 (SS-40) Recommended Repair:** Some areas have limited access due to a locked door. Mainly at -

I=Inspected

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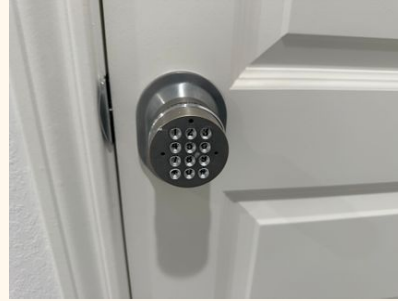
NP=Not Present

D=Deficient

I NI NP D



*Second floor hallway*



*Second floor hallway*

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Main Panel and Subpanel Locations:* Main Home exterior - left, Unable to inspect underground services.

*Main Panel Wire Type:* Aluminum Wiring

*Main Panel Amp Rating:* 150 Amps

*Main Panel Manufacturer:* Square D

*Bonding:* Water Line Bond Not Needed, Gas Bonding

The water line is plastic, therefore does not require bonding.

Bonding was Noted on the gas line as recommended.

I=Inspected

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I NI NP D

**Description:** The NEC stands for "National Electrical Code" and its primary purpose is to establish a set of standards for the safe installation of electrical wiring and equipment, aiming to protect people and property from electrical hazards by providing guidelines for electricians and contractors to follow when designing and installing electrical systems. As the National Electrical Code (NEC) is updated every three years by the National Fire Protection Association (NFPA) to incorporate the latest technologies and safety measures; based on the age of the home, today's standards may not be reflected in the installation of the electric system at the time of the home's construction. As Licensed Professional Home Inspectors, we are required by TREC, to report on systems and standards to today's standards, even though they may not apply to the code cycle that was established at the time the home was constructed.

**Overview Photos:** Overview of main electrical panel



**(ES-1) Recommended Repair:** The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**🔧 (ES-2) Recommended Repair:**

There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.



**🔧 (ES-3) Recommended Repair:**

There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.



**🔧 (ES-4) Recommended Repair:**

There are indications that the ground rod is not at the proper depth. The ground rod should be 8' deep. (This means it should be down to ground level since most ground rods are 8' in length)



**🔧 (ES-5) Recommended Repair:**

The breakers in the main electrical panel are not labeled.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**🔧 (ES-6) Recommended Repair:**

Electrical feeds were running through the trees, recommend trimming limbs from wires.



**B. Branch Circuits/GFCI/Wiring/General**

*Comments:*

*Branch Circuit Wire Type:* Copper Wiring

*Branch Circuits AFCI/GFCI Protected:* Arc-Fault tested - Home is Vacant

*GFCI resets were noted in the following locations:* Garage, Porch, Electric panel, AC condenser, Primary bath

*Smoke/Carbon Monoxide Detectors :* Smoke Detectors tested, Carbon Monoxide Detectors present

**☆ Note:**

As of 2023, kitchen island receptacles are no longer allowed to be installed in the exposed vertical surfaces below the countertop. Per the NEC 210.52(C)(2) Island and Peninsular Countertops and work surface receptacles, if installed, shall be located in one or more of the following areas. (1) On or above, but not exceeding 20 inches above, a countertop or work surface. (2) In a countertop using receptacle outlet assemblies listed for use in countertops. (3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops.



Smoke detectors are tested with test button only.

The carbon monoxide detectors were noted in all the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.


I=Inspected

NI=Not Inspected


NP=Not Present


D=Deficient

I	NI	NP	D
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 (ES-9) **Recommended Repair:** The ceiling fan(s) wobbles. Mainly at - patio

Arc-Fault / Ground-Fault Circuit Interrupters were present and tested during inspection.

 **Note:** Arc-Fault Circuit Interrupters (AFCI's) were **NOT** noted in all the recommended areas at the time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed to provide coverage for the following areas Kitchens (microwaves, dishwashers, garbage disposals), family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas, and 250V dryer receptacles. This may not have been required at the time of construction, but is the current standard.

 (ES-11) **Recommended Repair:** Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters. Mainly at -



*Front right bedroom*



*Upstairs left side shared bath*



*Upstairs rear right bedroom*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**🔧 (ES-12) Recommended Repair:**

Switch plate missing fasteners. Mainly at -



*Front right bedroom bath*

**🔧 (ES-13) Recommended Repair:** Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - front left bedroom

**🔧 (ES-14) Recommended Repair:**

Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - various locations



*Bar area*

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

**A. Heating Equipment**

*Comments:*

*Type of Heating System:* Central Forced Air

*Quantity of A/C & Heating units for this Property:* 2

*A/C & Heating unit #1 is located in the:* 2nd Floor Attic

*A/C & Heating unit #1 services the following area:* 1st Floor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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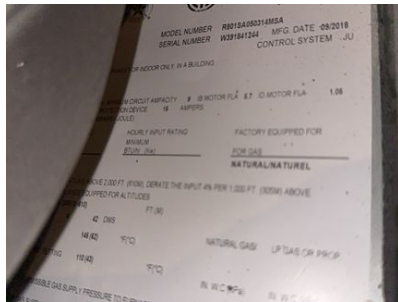
A/C & Heating unit #2 is located in the: 2nd Floor Attic

A/C & Heating unit #2 services the following area: 2nd Floor

Furnace Energy Source and Type of Igniter: Heating Unit is Natural Gas, Automatic Igniters were noted

**Manufacturer's Tag:** Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance

[Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



**Overview Photos:** Overview of Furnace equipment



**Overview Photos:** Overview of Furnace burner compartment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Cooling Equipment**

Comments:

Type of Cooling System: Central Forced Air

Unit #1 Cooling Differential: The differential for A/C unit #1 is 17 degrees. Low/High differential should fall between 15 and 22 degrees at the unit for proper cooling. It is recommended that all A/C and furnace units, especially those more than 10 years of age, be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

Unit #2 Cooling Differential: The differential for A/C unit #2 is 19 degrees. Low/High differential should fall between 15 and 22 degrees at the unit for proper cooling. It is recommended that all A/C and furnace units, especially those more than 10 years of age, be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

A/C Compressor is: Electric

**Manufacturer's Tag:** Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](http://www.replacementparts.com)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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 **Overview Photos:**

Overview of A/C Condenser





 **Overview Photos:** Overview of A/C Evaporator



**C. Ducts/Chases/Vents**

*Comments:*

 **Description:** Filter type is disposable. It is recommended that Disposable Filters be changed every 2 to 3 months depending on use. Please visit the following link, where you can arrange automatic delivery of your air filters directly to your door. [Air Filters & Fridge Filters Subscription Service | FilterEasy](#)

 **(HVAACS-1) Recommended Maintenance:** The A/C filter is extremely dirty. Recommend the unit be checked for cleanliness.

#### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Location of Water Meter:* Front Curb

*Water Meter Remarks:* No movement noted

The water meter was checked for any movement to check for possible leaks and no movement was noted at the time of inspection.

*Type of Water Supply Pipe:* PEX

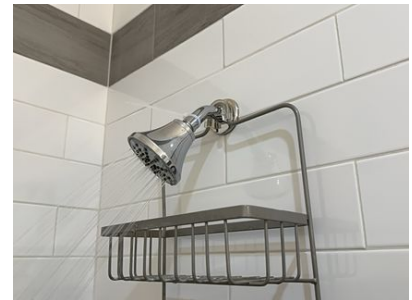
*Main Water Shutoff Location:* Right exterior wall of home

*Static Water Pressure Reading:* 60

*Gas Meter Locations:* Right side of home

*Gas Distribution Pipe Type is:* Black Iron

 **Overview Photos:** Overview of Plumbing Fixture(s) in Operation.





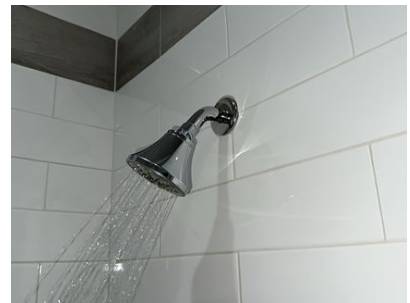
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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 **Overview Photos:**

Water Pressure for home.



 **Note:**

Appliances are connected and therefore the laundry water supply valves and drain line could not be tested. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to limited access.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**🔧 (PS-1) Recommended Repair:** Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at -



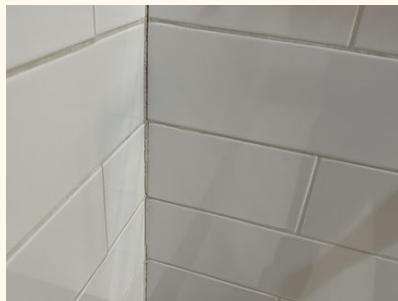
*Kitchen*



*Laundry room*

**🔧 (PS-2) Recommended Repair:** Recommend adding or replacing insulation to exterior faucets to help prevent damage to the pipes in freezing weather.

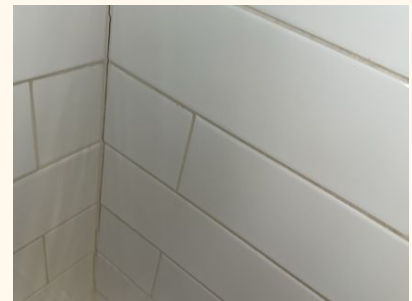
**🔧 (PS-3) Recommended Repair:** There were settlement cracks in the corners due to the use of grout in the corners. Recommend using a pliable sealant in corners to help prevent cracking and water penetration behind walls. Mainly at -



*Front right bedroom bath*



*Front right bedroom bath*



*Primary bath*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Primary bath




Upstairs shared bath

 (PS-4) Recommended Repair:

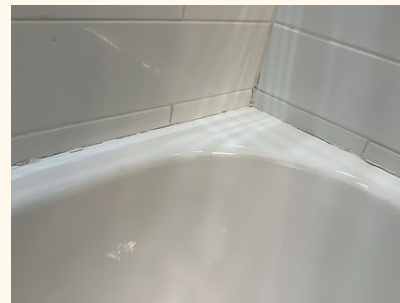
All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.



 (PS-5) Recommended Repair: Recommend sealing the tub to help prevent water penetration to underlying materials. Mainly at -



Primary bath



Primary bath

B. Drains, Wastes, Vents

Comments:

Drain and Waste vents are made of: Plastic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Overflows:* Are not tested during the home inspection

**🔧 (PS-6) Recommended Repair:** There is a capped plumbing vent noted, recommend contacting the seller or a licensed plumber to determine the reason for the vent being capped. A capped plumbing vent can create issues with drainage as the system needs air to properly drain. It can be dangerous to cap a plumbing vent as a sewage backup is almost imminent.



**🔧 (PS-7) Recommended Repair:** The sink drain stopper is not sealing/functioning. Mainly at - half bath

**🔧 (PS-8) Recommended Repair:** The sink drain stopper is missing. Mainly at - primary bath, upstairs shared bath

**🔧 (PS-9) Recommended Repair:**  
The bath sink drains very slow. Mainly at -



*Upstairs shared bath*

**C. Water Heating Equipment**

*Comments:*

*Energy Source:* Unit #1 water heater is gas., Unit #2 water heater is gas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Water Heater 1: Capacity & Location*

**Description: WATER HEATER INFORMATION**

The water heater is located in the Attic. The water heater is 40 gallons and is a gas water heater.

*Water Heater 2: Capacity & Location*

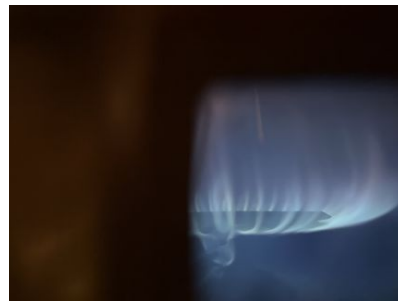
**Description: WATER HEATER INFORMATION**

The water heater is located in the Attic. The water heater is 40 gallons and is a gas water heater.

**Manufacturer's Tag:** Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



**Overview Photos: Overview of water heater burner compartment**



I=Inspected

NI=Not Inspected

NP=Not Present


D=Deficient


I NI NP D

 **Overview Photos:**

Overview of water heater(s)



 **(PS-10) Operating as Intended:** The water heater is operating as intended, however deficiencies may be listed below if applicable.

 **(PS-11) Recommended Maintenance:** Although the T&P (Temperature & Pressure relief valve) was tested and found to be operating as intended at the time of the inspection, it is recommended by most, if not all manufactures that the T&P valve be replaced every three to five years.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

**Manufacturer's Tag:**

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)




I=Inspected

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NP=Not Present

D=Deficient

I NI NP D


 (A-1) **Operating as Intended:** Dishwasher is operating as intended, however deficiencies may be listed below if applicable.

**B. Food Waste Disposers**

*Comments:*

 **Overview Photos:**  
Overview of Disposal



 (A-2) **Operating as Intended:** Garbage disposal is operating as intended, however deficiencies may be listed below if applicable.

**C. Range Hood and Exhaust Systems**

*Comments:*

*Type of Vent:* Recirculating

 **Description:** The range vent is recirculating.

 **Overview Photos:**  
Overview of Venting components




I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 (A-3) **Recommended Repair:** The vent hood is not operating.

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

*Comments:*

*Range Fuel Type:* Gas

*Oven Fuel Type:* Not Present

*Cook Top Fuel Type:* Not Present

*Oven Thermostat to Internal Temperature Reading:* 345-350

**Manufacturer's Tag:**

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



 **Overview Photos:**

Overview of range






I=Inspected

NI=Not Inspected

NP=Not Present


D=Deficient

I NI NP D

 (A-4) Recommended Maintenance:



*Oven is dirty, recommend cleaning.*

 (A-5) Operating as Intended: The range is operating as intended, however deficiencies may be listed below if applicable.

 (A-6) Recommended Repair:



*The knobs on the cooktop are worn and unreadable.*

 Overview Photos:

Internal temperature of oven as operated at the time of inspection.



E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

**Manufacturer's Tag:**

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



 **Overview Photos:**

Overview of Microwave in operation.




 **(A-7) Recommended Further Evaluation:**

The microwave is not operating at time of inspection. (Error code given when testing)



**F. Bath Fan**

Comments:

 **(A-8) Operating as Intended:** Bath and/or laundry exhaust fans operated as intended, however deficiencies may be listed below if applicable.

I=Inspected

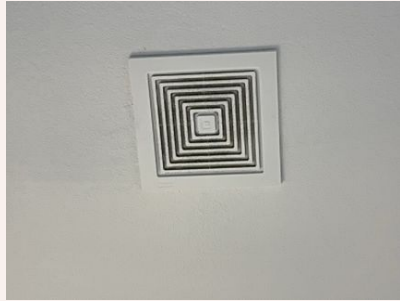
NI=Not Inspected

NP=Not Present

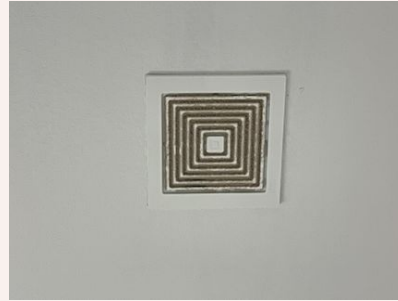
D=Deficient

I NI NP D

 (A-9) Recommended Maintenance:



*The bath or laundry exhaust fan is dirty, recommend cleaning.*



*The bath or laundry exhaust fan is dirty, recommend cleaning.*


 (A-10) Recommended Repair:



*The bath or laundry exhaust fan cover is loose to the ceiling.*

G. Garage Door Operators

*Comments:*

 (A-11) Operating as Intended: Garage door opener is operating as intended, however deficiencies may be listed below if applicable.


I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 (A-12) Recommended Maintenance:

Light is not functioning, recommend changing bulb to verify fixture.




 (A-13) Recommended Repair:

Track disengaging pull string missing.



H. Dryer Exhaust Systems

Comments:

 (A-14) Operating as Intended: Indications are that the dryer vent is operating as intended. This should be considered a limited inspection as not all dryer vents are easily accessible or visible at the time of the inspection. Dryer vents are inspected for functionality and installation methods only, we are unable to determine if the dryer ducting has any amount of lint build up in it.

 (A-15) Recommended Maintenance:

Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. Other

Comments:

**Manufacturer's Tag:**

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



 **Overview Photos:**

Overview of Refrigerator Cooling Temp.



 **Overview Photos:**

Overview of Freezer Temp.



I=Inspected

NI=Not Inspected

NP=Not Present


D=Deficient

I NI NP D

 **Overview Photos:**

Overview of Refrigerator



 **(A-16) Operating as Intended:** The refrigerator is operating as intended. If the Refrigerator is equipped with a water/ice dispenser, Please visit the following link, where you can arrange automatic delivery of your water filters directly to your door. [Air Filters & Fridge Filters Subscription Service | FilterEasy](#)

 **Note:**

Refrigerator door dented/damaged.



## VI. OPTIONAL SYSTEMS

**A. Sprinklers**

*Comments:*

**B. Pool**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Outbuildings**

*Comments:*

**D. Water Wells**


*Comments:*

**E. Septic System**

*Comments:*

**F. Sewer Scope Inspection**

*Comments:*

 **(OS-1) Due Diligence:** It is strongly recommended that prior to closing, the buyers have the sewer lateral inspected. Often times, the sewer lateral can be affected in many ways that are not visible during a home inspection and can lead to costly repairs. Damage to the sewer lateral can occur from settling soil, age, blocked or backed up lines and root intrusion from mature trees.

**G. Chimney Scan Inspections**

*Comments:*

**H. Energy Assessment**

*Comments:*

*Primary Heating Fuel Type:* Natural Gas

*Ducted Heating:* Yes

*Heating System Functional:* Yes

*Heating System Age:* Newer than 15 years

*Heating System Type:* Furnace

*Ducting Insulation (If Applicable):* Adequate

*Furnace Vent Materials:* Metal

*Heat Distribution:* N/A

*Is the Heating System a High Efficiency unit?:* No

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Primary Cooling System Type:* Central Air Conditioner

*Cooling System Functional:* Yes

*Cooling System Age:* Newer than 15 years

*Cooling System Size:* 3.5 Ton

*Water Heater Type:* Gas - Tank

*Water Heater Functional:* Yes

*Water Heater Age:* Newer than 10 years

*Water Pipe Insulation:* Adequate

*Water Heater Size:* 40 gallon

*Main Living Area Ceiling Height:* 9ft

*Attic Type:* Vented

*Insulation Condition (If Applicable):* Adequate

*Insulation Materials (If Applicable):* Fiberglass

*Insulation Type:* Loose Fill

*Estimated Insulation Depth:* 10+ inches

*Foundation Type:* Slab

*Foundation Insulation (If Applicable):* N/A

*Primary Siding Materials:* Stone, Fiber Cement Board

*Window Frame Type:* Double Pane Non-Metal

*Airtightness: An airtight home maintains desired temperatures without being drafty, on a scale of 1 to 5, how airtight does this home appear? :* 3

*Visible gaps around exterior doors and windows:* None

*Existing Weatherstripping:* Adequate



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Is the Electric Panel greater than or equal to 200 amps:* No

*Majority Light bulb type installed:* LED

*Dishwasher Age:* Newer than 10 yrs.

*Dishwasher Functional:* Yes

*Cooking Appliance Age:* Newer than 10 yrs.

*Cooking Appliance Fuel Type (if applicable):* Gas

*Cooking Appliance Functional: (if applicable):* Yes

*Cooking Appliance Gas Hookup Present:* Yes


*Refrigerator Age::* Newer than 10 yrs.

*Washing Maching Age:* Newer than 10 yrs.

*Clothes Dryer Age:* Newer than 10 yrs.

*Dryer Type:* Electric

*Dryer Gas Hookup Present:* Yes

 **(OS-2) Efficiency:** An Energy Assessment will provide the consumer and future owner a detailed report about the homes current energy consumption based on the current conditions, current equipment and today's average rates. If you would like a full-home Energy Assessment performed on this property, using the information below, please contact our office.

**I. Other**

*Comments:*

**J. Invasive Stucco Inspection**

*Comments:*

**K. Invasive Stucco Moisture & Substrate Testing**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### VII. MOLD ASSESSMENT CONSULTATION

**A. Communication**

*Comments:*

**B. Visible Material Affected**

*Comments:*

**C. Mold IAQ Samples Collected**

*Comments:*

**D. Containment of Growth**

*Comments:*

**E. Thermal Imaging**

*Comments:*

**F. Moisture Meter Readings**

*Comments:*

**G. Test Results**

*Comments:*

### VIII. MOLD PROTOCOL

**A. Procedure for Mold Remediation Protocol**

*Comments:*

**B. Confirmed Material Affected**

*Comments:*

**C. Containment of Growth for Remediation Purposes**

*Comments:*

**D. PPE Required**

*Comments:*

**E. Thermal Imaging Post Remediation**

*Comments:*

**F. Mold IAQ Samples Collected**

*Comments:*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**G. Test Results**

*Comments:*

**H. Certificate of Mold Damage Remediation (CMDR)**

*Comments:*