



Inspection Report



Property Address:





Sentinel Home Inspections, LLC

Kyle Hamilton Lic.# 25351

P.O. Box 77204

Fort Worth, TX 76177

PROPERTY INSPECTION REPORT FORM

	11/2/2022
Name of Client	Date of Inspection
	
Address of Inspected Property	
Kyle Hamilton	Lic.# 25351
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Year Built: 2008
Square Footage: 2024
Rooms: 3 Bedrooms, 2 Bathrooms
Property is Vacant
Utilities On: Water, Electricity, Gas
People Present at Inspection: Buyer

Report Identification: [REDACTED]

Date: 11/2/2022	Time: 08:00 AM	Report ID: 20221102 [REDACTED]
Property: [REDACTED]	Customer: [REDACTED]	Real Estate Professional: [REDACTED]

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Below 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Table of Contents

Cover Page	1
Intro Page	4
Table of Contents	5
I Structural Systems	6
II Electrical Systems	21
III Heating, Ventilation and Air Conditioning Systems	25
IV Plumbing System	29
V Appliances	34
VI Optional Systems	37
VII Landscape Irrigation (Sprinkler) Systems	38
General Summary	40

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete


Method used to observe Crawlspace: No crawlspace

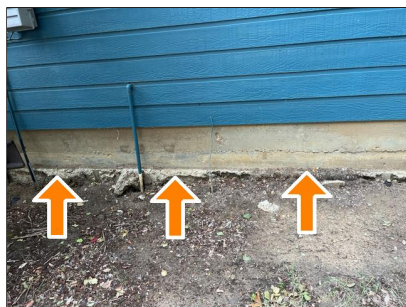
Columns or Piers: Concrete piers

Foundation Note: Specific Limitations. Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with an Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Notice of Foundation: Notice: This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are subjective and are based on the knowledge and experience of the inspector and such may vary from the opinions of other inspectors. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection. Factual determinations are available via specialized engineering studies that you can obtain from engineering firms. No warranty is expressed or implied as to the future performance of this foundation. If you have any particular concern(s) regarding the performance of the foundation, a Professional Engineer licensed by the State of Texas should be contacted for further evaluation.

Comments:


 (1) Perimeter beam is exposed in one or more areas of foundation. I recommend raising soil level to prevent deterioration and further erosion.



A. Item 1 Perimeter beam, left side (facing front)



A. Item 2 Perimeter beam, right side (facing front)

 (2) Note from Inspector: The soil has pulled away / separated from the foundation. This indicates an inadequate moisture level of the soil supporting the foundation system. This situation should be addressed with a watering program in order to prevent damage to the foundation.

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

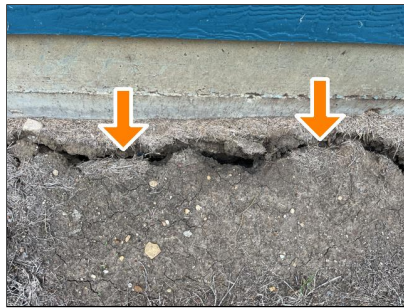
I NI NP D



A. Item 3 Foundation, soil separation




A. Item 4 Foundation, soil separation



A. Item 5 Foundation, soil separation




A. Item 6 Foundation, soil separation

 (3) I observed soil erosion beneath the driveway. This should be corrected to prevent cracking and settlement of the driveway.



A. Item 7 Driveway, left side (facing front)

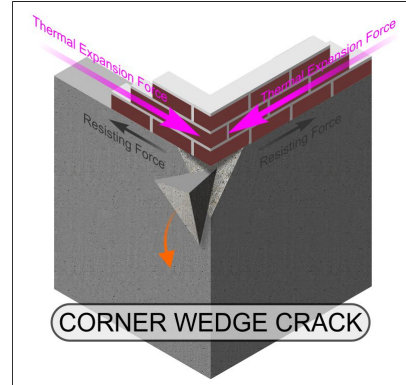
 (4) One or more of the foundation corners are cracked / damaged which is commonly referred to as a "corner pop". Although this is cosmetic in nature and not causing any adverse effects to the structure, I recommend having this condition repaired by a qualified professional to reduce the risk of further damage to the grade beam.

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

I NI NP D



A. Item 8 Corner crack, rear of home



A. Item 9

(5) One or more tension-cable ends are exposed at the foundation. This can cause rust to form. I recommend patching with mortar.



A. Item 10 Rear of home

(6) **HAVE FOUNDATION EVALUATED:** Due to the observed defects, you are encouraged to have a certified foundation contractor physically inspect the foundation to fully evaluate the condition.

B. Grading and Drainage

Grading and Drainage Note: Specific Limitations. During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

Comments:

(1) The downspouts need splash-blocks at one or more locations.




B. Item 1 No splash block and gutter



B. Item 2 No splash block and gutter

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

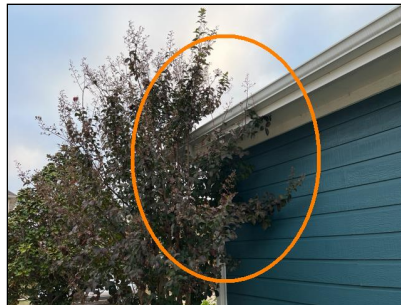
I NI NP D

 (2) The shrubs at the front of the house should be trimmed away from the siding. This can be a source of insect and moisture intrusion if not corrected. It is recommended that a distance of 1 foot is maintained between shrubs and siding.



B. Item 3 Vegetation, front of house

 (3) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



B. Item 4 Tree limbs, right side (facing front)

C. Roof Covering Materials

Types of Roof Covering: Asphalt/Fiberglass

Viewed roof covering from: Walked roof


Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. If roof covering damages are noted in this report, you are encouraged to have your insurance company physically inspect the roof to evaluate for insurability.

Roof Covering Material Note: Specific Limitations. The inspector is not required to physically walk on roof surfaces in excess of a 6/12 slope, roofs inaccessible by a 17 ft. ladder, covered with moisture or frost, or of any type not intended to be walked upon (e.g. slate, clay tile, aluminum, wood shingles). Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems.

Comments:

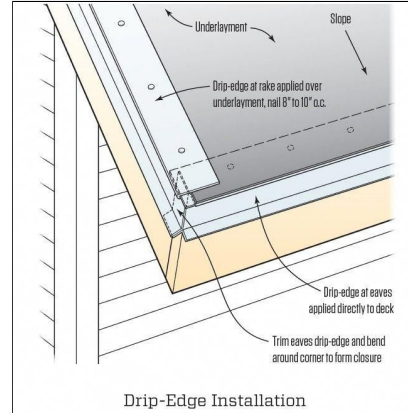
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D


 (1) The roof underlayment is installed incorrectly at multiple locations on the roof. At the rakes, the drip edge should overlap the underlayment. At the eaves the underlayment should overlap the drip edge.



C. Item 1 Improper underlayment on roof



C. Item 2

 (2) The flashing for the dryer exhaust vent on the roof is damaged and needs replacement. I recommend consulting a qualified roofing contractor for repair.



C. Item 3 Dryer exhaust vent flashing

 (3) One or more nail heads were exposed. I recommend caulking these to prevent water intrusion.

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

I NI NP D




C. Item 4 Exposed nails at flashing



C. Item 5 Exposed nails at flashing



C. Item 6

 (4) The roof shows signs of wear and delamination in multiple areas. I recommend a roof inspection by a qualified contractor to discuss repair or replacement.



C. Item 7 Wear/delamination



C. Item 8 Wear/delamination



C. Item 9 Wear/delamination



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

I NI NP D

[REDACTED]

D. Roof Structures and Attics

Roof-Type: Gable, Hip

Roof Structure Type: Stick-built, 2 X 6 Rafters, Lateral bracing, Plywood

Method used to observe attic: Walked

Attic Access: Pull Down stairs

Attic Ventilation: Soffit Vents, Ridge Vents

Insulation Type: Blown (Loose Fill)

Approximate Average Depth of Insulation: 14 inches

Roof Structure Note: Specific Limitations. The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. For safety reasons, the inspector is not required to probe exterior eaves (i.e. soffits and fascia) located above 12 feet in height. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Comments:

(1) I entered the attic and performed a visual inspection. Due to insulation covering the ceiling joists, the lack of permanent flooring, obstructions by the HVAC equipment, and the low clearance of the roof in some areas, many areas of the attic were not visible or readily accessible to inspection.



D. Item 1 View of roof structure in attic



D. Item 2 View of roof structure in attic



D. Item 3 View of roof structure in attic

(2) The average depth of loose fill attic insulation is 14 inches. This satisfies the minimum recommendation of 10 inches.

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

I NI NP D



D. Item 4 Loose-fill insulation in attic

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: Lap

Siding Material: Composite board

Wall Material: Gypsum Board


Walls Note: Specific Limitations. The inspector cannot determine the 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. Thermal Imaging notes: Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100 percent accuracy unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify thermal images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in thermal images to be different at any given time.

Comments:

-  (1) There is a pet door located at the rear of the home. The hole is not sealed to prevent water and pest intrusion. I recommend repair as needed.

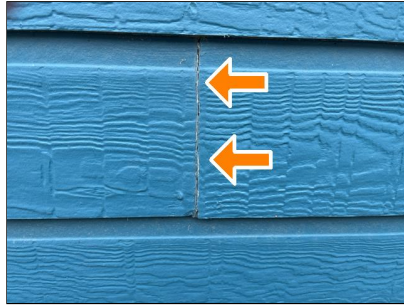


E. Item 1 Pet door, rear of home

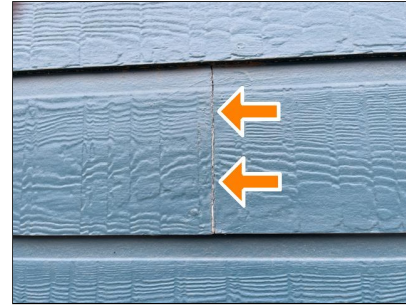
-  (2) There are exposed cracks at the seams of the exterior siding. If not repaired this can lead to water penetration and deterioration. I recommend applying caulk at these areas.

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

I NI NP D



E. Item 2 Seams in siding



E. Item 3 Seams in siding

🏠 (3) Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. I recommend applying caulk as needed.

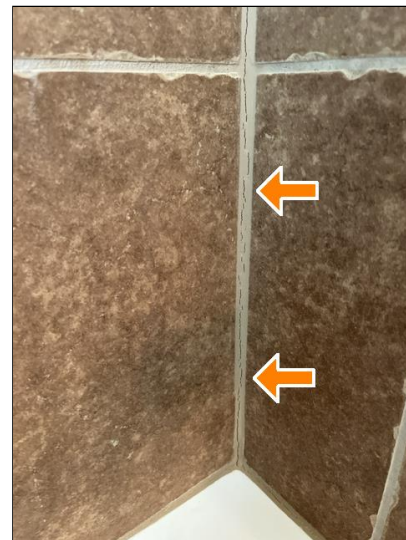


E. Item 4 HVAC line penetration, left side (facing front)

🏠 (4) I observed missing grout in one or more areas on the shower wall in the hall bath. I recommend reapplying grout to prevent water intrusion.



E. Item 5 Hall bathtub



E. Item 6 Hall bathtub

🏠 (5) I observed missing grout in one or more areas on the shower wall in the master shower bath. I recommend reapplying grout to prevent water intrusion.

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

I NI NP D



E. Item 7 Master shower



E. Item 8 Master shower



E. Item 9 Master shower

 (6) The interior wall is damaged in one or more locations. I recommend repair by a qualified person.



E. Item 10 Wall, utility room

F. Ceilings and Floors


Ceiling Structure: 6" or better

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

I NI NP D

Ceiling Materials: Gypsum Board
Floor Structure: Slab
Floor Covering(s): Carpet, Laminated T&G, Tile

Comments:

 Moderate cracks were observed on the ceiling. This is common in homes in this area of Texas and is often determined to be cosmetic, most often soil settlement. I entered the attic above this area and did not notice any previous moisture damage or repairs. Due to other factors noted during the inspection, I recommend contacting a qualified foundation specialist to determine if action is needed.



F. Item 1 Ceiling, inside back door

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, Steel, Insulated glass
Interior Doors: Hollow core, Masonite, Raised panel

Comments:

 (1) The handle is loose on the rear entry door. I recommend repair as needed.



G. Item 1 Doorhandle, rear entry door

 (2) The trim around the garage door showed signs of moisture damage and deterioration. I recommend repair and paint as needed.

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

I NI NP D



G. Item 2 Garage door, left side

H. Windows


Window Types: Thermal/Insulated, Single-hung

Window Manufacturer: UNKNOWN

Windows Note: Specific Limitations. The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed.

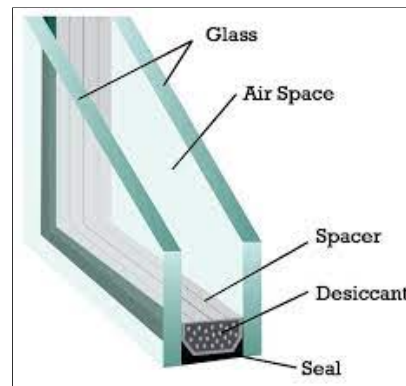
Thermal Pane Seal: Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

Comments:


 (1) One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary.



H. Item 1 Window in dormer at rear of home



H. Item 2

 (2) The seal around the glass is damaged and/or deteriorated. I recommend window repair to maintain energy efficiency and avoid further deterioration.

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

I NI NP D



H. Item 3 Window, rear of home

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Wood

Types of Fireplaces: Gas/LP Log starter

Operable Fireplaces: One

Number of Woodstoves: None

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

Comments:

(1)



J. Item 1 Gas fireplace

(2) The fireplace damper was missing a damper clamp. When gas is installed in a fireplace with a damper, the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.

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

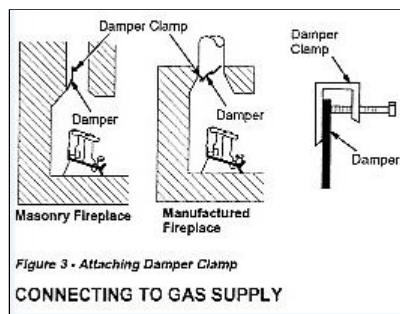
I NI NP D



J. Item 2 Fireplace damper



J. Item 3



J. Item 4

(3) I observed mild deterioration of the wood trim around the chimney. I recommend repair and paint as needed.



J. Item 5 Wood trim around chimney



J. Item 6 Wood trim around chimney

K. Porches, Balconies, Decks and Carports

Appurtenance: Porch, Patio

Driveway: Concrete

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

I NI NP D

Comments:

 I observe soil erosion beneath the back patio. This can cause settlement and cracking of the concrete. I recommend adding soil.



K. Item 1 Soil erosion, back patio



K. Item 2 Soil erosion, back patio

L. Other

Cabinetry: Wood, Veneer

Countertop: Laminate, Wood, Cultured marble

Comments:

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper, 220 volts

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, GFCI Breakers, AFCI Breakers

Electric Panel Manufacturer: CUTLER HAMMER

Secondary/Sub Panel Capacity: N/A

Secondary Panel Type: N/A

Secondary Electric Panel Manufacturer: N/A

A/C #1 Breaker size in panel: 40

A/C #2 Breaker size in panel: N/A

A/C #3 Breaker size in panel: N/A

A/C Condensing unit #1 Max recommended breaker size: 45

A/C Condensing unit #2 Max recommended breaker size: N/A

A/C Condensing unit #3 Max recommended breaker size: N/A


Service Panel Note: Specific Limitations. TREC Limitations. The inspector is not required to determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or requirements; conduct voltage drop calculations; or determine the insurability of the property; or determine the accuracy of breaker labeling. 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.

Unknown Switches: Notice: A few unknown controls / mystery switches were found. I could not determine what these switches controlled. I recommend inquiring with current resident/owner regarding use / control.

Motion Lights: N/A

Doorbell Camera: N/A

Comments:

 (1) There's a gap between the electrical conduit and the base of the meter. I recommend repair by a licensed electrician so that conduit is properly attached to the meter.



A. Item 1 Conduit at electrical meter

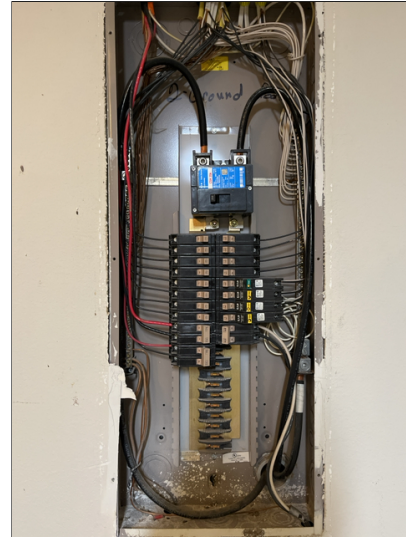
(2)

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

I NI NP D

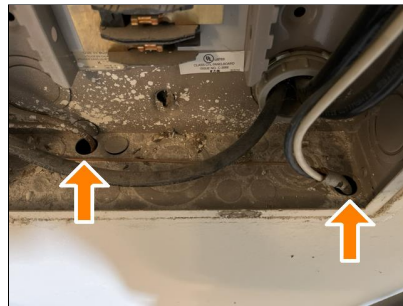


A. Item 2 Electrical service panel, garage



A. Item 3 Electrical service panel, garage

 (3) The service panel is missing protective grommets where wires pass through the panel. This can cause damage and wear to the wire over time. I recommend this be corrected by a licensed electrician.



A. Item 4 Service panel, missing grommets

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper


Wiring Methods: Romex, Conduit

Smoke Detector Present: Yes

CO Detector Present: No

Inaccessible Receptacles: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

Comments:

 (1) At the time of inspection, all smoke detectors were tested. All functioned as intended with the exception of the smoke detector located inside the master bedroom. This may only require replacement of the 9 V battery. I recommend repair/replacement as needed.

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

I NI NP D



B. Item 1 Smoke detector, master bedroom

🏠 (2) One or more white wires are being used as hot conductors (i.e. they are connected to the breakers) and are not properly color coded. Most times white wires are considered to be neutral conductors. When white wires are used as hot conductors they should be marked with black or red tape/marker to identify them as hot and not neutral.



B. Item 2 Improperly-marked wire

🏠 (3) The light in the entryway did not function as intended. This may only require replacement of the bulb. I recommend further inspection and repair if needed.



B. Item 3 Ceiling light, entryway

🏠 (4) One or more outlets is loose at the wall. I recommend tightening as needed.

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

I NI NP D



B. Item 4 Loose outlet, breakfast nook



B. Item 5 Loose outlet, breakfast nook

C. Other

Comments:

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Approximate Condensing Unit Age (Primary Unit): 2013
Approximate Condensing Unit Size (Primary Unit): 4 Ton
Number of Heat Systems (excluding wood): One
Type of Heating System (Primary System): Furnace
Energy Source (Primary Heating System): Gas
Heat System Brand (Primary System): AMANA
Approximate Condensing Unit Age (Secondary Unit): N/A
Approximate Condensing Unit Size (Secondary Unit): N/A
Type of Heating System (Secondary System):
Energy Source (Secondary Heating System): N/A
Heat System Brand (Secondary System): N/A

Annual HVAC Insp.: Note from Inspector: It is recommended that the HVAC equipment be serviced once a year by a licensed HVAC professional.

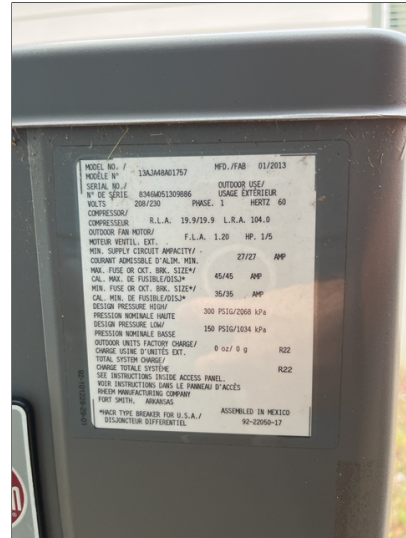
Heating System Note: Specific Limitations. The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of 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.

Comments:

(1)



A. Item 1 HVAC condensing unit, left side (facing front)



A. Item 2 Condensing unit label


(2) The concrete pad for the condensing unit has excessive slope. The slope should not be more than 10°. I recommend repair to make level.

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

I NI NP D



A. Item 3 Concrete pad, condensing unit

 (3) This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age. All three units were heating between 110-130 degrees.



A. Item 4 HVAC temperature and heat mode, 114°

B. Cooling Equipment

- Number of Cooling Systems:** One
- Type of Cooling (Primary System):** Air conditioner unit
- Energy Source (Primary Cooling System):** Electricity
- Central Air Brand (Primary System):** RHEEM
- Coolant Type (Primary System):** R-22
- Type of Cooling (Secondary System):** Air conditioner unit
- Energy Source (Secondary System):** Electricity
- Central Air Brand (Secondary System):** N/A
- Coolant Type (Secondary System):** N/A
- Cooling Temperature Differential (Delta T):** 0
- Cooling Temperature Differential (Delta T) (Secondary Unit):** N/A
- Number of AC-ONLY Units:** N/A

Cooling System Note: 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. The inspector will describe the type of cooling system and its energy sources and inspect each unit. Temperature

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

I NI NP D

differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is between 15-22 degrees F total difference between the return air and supply air.

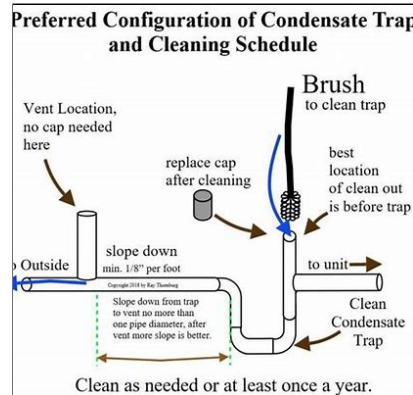
Coils Not Observed: Notice: The evaporator (interior) coils were not physically observed. The coils are located within the cabinets and/or plenums that would require specialized tools and/or material to access and reassemble which is beyond the scope of this inspection. Because the Inspector does not disassemble equipment and the coils are not readily accessible, the conditions of the interior components including the coils are unknown.

Comments:

🏠 (1) The primary condensate drain to the HVAC system is not installed properly. There should be a P-trap installed where drain exits unit and a vent pipe located after the P-trap. I recommend repair as needed.



B. Item 1 Condensate drain, HVAC system



B. Item 2



B. Item 3

🏠 (2) At the time of inspection, the cooling system was operated for 30 minutes prior to taking temperature readings. The differential between the intake and discharge vents should be between 15 and 22°. The readings I obtained indicated a differential of 0°. This would indicate that the HVAC system is not operating as intended. I recommend inspection and repair by a licensed HVAC contractor

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

I NI NP D



B. Item 4 Temperature reading at air intake on cool setting, 75.7°



B. Item 5 Temperature reading and air discharge on cool setting, 76.3°

(3) Your cooling system uses R-22 refrigerant (freon). This type of coolant has been discontinued due to its negative affects on the environment. R-410a is the common coolant used in today's HVAC systems. I recommend consulting a licensed HVAC technician to discuss repair of the system.

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type (Primary System): Disposable

Filter Size (Primary System): 20x25

Filter Type (Secondary System): N/A

Filter Size (Secondary System): N/A

Duct System and Vents Note: 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%.

Comments:



C. Item 1 HVAC duct in attic



C. Item 2 HVAC duct in attic

D. Other

Comments:

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): Copper, PVC

Location of water meter: at street

Location of main water supply valve: UNABLE TO LOCATE


Static water pressure reading:

Extra Info: Unable to obtain

Type of supply piping material: Copper

Water Supply and Fixture Note: Specific Limitations. The inspector cannot operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti-siphon devices, operate free standing appliances; inspect the gas supply system for leaks.

Comments:

 (1) The hose bib at the right side (facing front) and left rear side (facing front) of home leaks when turned on. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



A. Item 1 Hose bib, right side (facing front)



A. Item 2 Hose bib, rear of home

(2) At the time of inspection, there was excessive debris in the water meter box.



A. Item 3 Water meter, next street

 (3) The cold water control handle on the master tub was leaking at the time of inspection. I recommend repair by licensed plumber.

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

I NI NP D



A. Item 4 Master tub, cold water handle

 (4) The handle on the master toilet was improperly installed. The toilet did not flush as intended. I recommend repair by a licensed plumber.




A. Item 5 Handle for flapper valve, master toilet

 (5) The float mechanism on the master toilet was not functioning properly at the time of inspection. I recommend repair by a licensed plumber.



A. Item 6 Float mechanism, master toilet


 (6) At the time of inspection, the float mechanism on the toilet in the hall bath was not functioning as intended. I recommend repair by a licensed plumber.

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

I NI NP D



A. Item 7 Hall bath, toilet

 (7) It is recommended that the temperature setting at the water heater is no more than 120 degrees. The hot water temperature was 141 degrees at the time of inspection. I recommend reducing the water temperature to a safe setting.



A. Item 8 Temperature of hot water

B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Type of drain piping material: PVC

Drains Waste and Vents Note: Clothes washer drains have not been inspected and are excluded from this inspection. This inspection also does not include buried sewer/drain lines.

Comments:

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Location: Garage

WH Manufacturer: RHEEM

Approximate Unit Age: 2009

Secondary Water Heater energy sources: N/A

Secondary Water Heater Capacity: N/A

Secondary Water Heater Location: N/A

Secondary Water Heater Manufacturer: N/A

Secondary Water Heater Approximate Age: N/A

Comments:

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

I NI NP D



C. Item 1

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

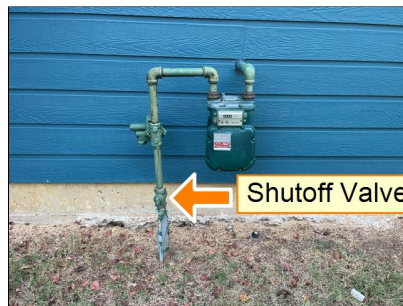
Location of gas meter: West side

Type of gas distribution piping material: black iron

Gas Distribution and Gas Appliance Note: The Inspector shall inspect and report as in need of repair, deficiencies in the condition of all accessible and visible gas pipe and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection. Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

Comments:


(1)




E. Item 1 Gas meter, right side (facing front)

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

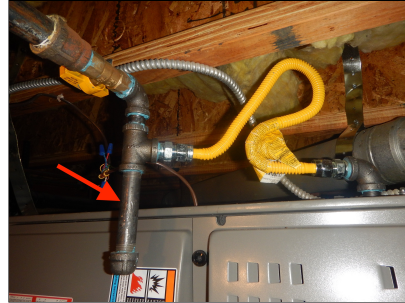
I NI NP D

 (2) At the time of inspection, I was unable to determine if the gas distribution pipe for the house is properly bonded. Electrical bonding is the practice of intentionally electrically connecting all exposed metal items not designed to carry electricity in a room or building as protection from electric shock.

 (3) A sediment trap is missing on the gas supply line to the furnace. Although it may not have been required when the home was constructed, sediment traps are now required on all new installations.



E. Item 2 Gas furnace in attic



E. Item 3

F. Other

Comments:

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

The dishwasher was tested by running a "Normal" cycle. The unit responded to controls and appears to be operating properly at the time of inspection.



A. Item 1 Dishwasher

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

The disposer responded to controls and appears to be operating properly at the time of the inspection. I did not observe any excessive noise or vibration nor any leaks or damage to the unit at this time.



B. Item 1 Garbage disposal

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

I NI NP D

C. Range/Oven

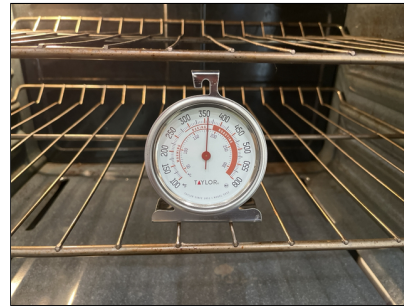
Range/Oven: GENERAL ELECTRIC

Comments:

The oven and the cooktop are gas. All cooktop burners/elements are operating as intended. The temperature inside the oven was approximately 355 degrees 30 minutes after setting the temperatures on 350 degrees on "Bake". The acceptable range is 325-375 degrees. The cooktop and ovens appear to be operating as intended at the time of the inspection.



C. Item 1 Range/oven



C. Item 2



C. Item 3 Gas range operating on "hi" setting

D. Cook Top

Cook Top: NONE

Comments:

E. Range Hood and Exhaust System

Exhaust/Range hood: GENERAL ELECTRIC

Comments:

F. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

The microwave was tested during inspection. It responded to controls and appeared to be operating properly at the time of inspection.

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

I NI NP D



F. Item 1 Microwave oven

G. Mechanical Exhaust Vents and bathroom Heaters

Comments:

H. Garage Door Operator(s)

Auto-opener Manufacturer: LIFT-MASTER

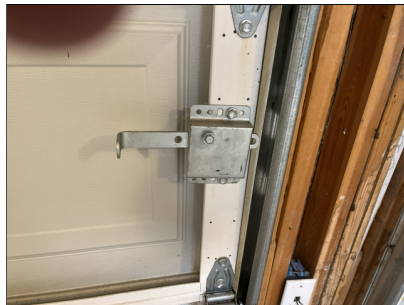
Garage Door Type: Two automatic

Garage Door Material: Metal

Comments:

(1) The garage door(s) and automatic opener(s) were inspected. They both appear to be in good working condition. The reverse sensors were functioning as intended. The auto-reversing mechanism was tested by placing a 2 x 4 block of wood on the floor beneath the door. The mechanism functioned as intended.

 (2) When a automatic door opener is used, the manual door latch/lock should be disabled or removed.



H. Item 1 Garage door, manual locking mechanism



H. Item 2 Garage door, manual locking mechanism

I. Dryer Exhaust System

Comments:

J. Other

Comments:

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

I NI NP D

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

See Section "VII. Landscape Irrigation (Sprinkler) Systems"

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

I NI NP D

VII. Landscape Irrigation (Sprinkler) Systems

A. Sprinkler Operation

Irrigation System Notice: Notice: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain and/or freeze sensor, or the effectiveness of anti-siphon valves or backflow devices. Spray coverage for the sprinklersystem was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping.

Backflow Device Location:

Extra Info: Unable to locate

Setting Upon Arrival: Off

Comments:

(1) The lawn sprinkler system was operated in manual mode only. All zones responded properly to controls. However the sprinkler system does not appear to have a rain/freeze sensor which is required by many municipalities. Per the Texas Real Estate Commission I am required to write this up as a "deficiency".



A. Item 1



A. Item 2

(2) I observed one or more sprinkler heads that needed repair. I recommend that a licensed sprinkler contractor perform all repairs.

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

I NI NP D



A. Item 3



A. Item 4



A. Item 5



A. Item 6

B. Controllers

Location of Controller: Garage wall

Comments:



B. Item 1 Sprinkler controller, garage

C. Rotary Heads

Comments:

D. Visible Connections or Clamps

Comments:

E. Drains

Comments:

F. Sensors

Comments:

General Summary



Sentinel Home Inspections, LLC

P.O. Box 77204
Fort Worth, TX 76177

Customer



Address









The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

A. Foundations




Inspected, Deficient

-  (1) Perimeter beam is exposed in one or more areas of foundation. I recommend raising soil level to prevent deterioration and further erosion.
-  (2) Note from Inspector: The soil has pulled away / separated from the foundation. This indicates an inadequate moisture level of the soil supporting the foundation system. This situation should be addressed with a watering program in order to prevent damage to the foundation.
-  (3) I observed soil erosion beneath the driveway. This should be corrected to prevent cracking and settlement of the driveway.

-  (4) One or more of the foundation corners are cracked / damaged which is commonly referred to as a "corner pop". Although this is cosmetic in nature and not causing any adverse effects to the structure, I recommend having this condition repaired by a qualified professional to reduce the risk of further damage to the grade beam.
-  (5) One or more tension-cable ends are exposed at the foundation. This can cause rust to form. I recommend patching with mortar.
-  (6) **HAVE FOUNDATION EVALUATED:** Due to the observed defects, you are encouraged to have a certified foundation contractor physically inspect the foundation to fully evaluate the condition.






B. Grading and Drainage

Inspected, Deficient

-  (1) The downspouts need splash-blocks at one or more locations.
-  (2) The shrubs at the front of the house should be trimmed away from the siding. This can be a source of insect and moisture intrusion if not corrected. It is recommended that a distance of 1 foot is maintained between shrubs and siding.
-  (3) The tree limbs that are in contact with roof or hanging near roof should be trimmed.







C. Roof Covering Materials

Inspected, Deficient

-  (1) The roof underlayment is installed incorrectly at multiple locations on the roof. At the rakes, the drip edge should overlap the underlayment. At the eaves the underlayment should overlap the drip edge.
-  (2) The flashing for the dryer exhaust vent on the roof is damaged and needs replacement. I recommend consulting a qualified roofing contractor for repair.
-  (3) One or more nail heads were exposed. I recommend caulking these to prevent water intrusion.
-  (4) The roof shows signs of wear and delamination in multiple areas. I recommend a roof inspection by a qualified contractor to discuss repair or replacement.
-  (5) **At the time of inspection, I viewed the roof by walking the surface. I inspected the roof covering, plumbing vents, attic vents, skylights and chimney, if applicable. I saw no signs of excessive weather damage or deterioration. In my professional opinion, the roof had normal wear and appeared to be in good condition. If you have any further concerns, I recommend consulting a qualified roofing contractor.**


E. Walls (Interior and Exterior)

Inspected, Deficient

-  (1) There is a pet door located at the rear of the home. The hole is not sealed to prevent water and pest intrusion. I recommend repair as needed.
-  (2) There are exposed cracks at the seams of the exterior siding. If not repaired this can lead to water penetration and deterioration. I recommend applying caulk at these areas.
-  (3) Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. I recommend applying caulk as needed.
-  (4) I observed missing grout in one or more areas on the shower wall in the hall bath. I recommend reapplying grout to prevent water intrusion.
-  (5) I observed missing grout in one or more areas on the shower wall in the master shower bath. I recommend reapplying grout to prevent water intrusion.
-  (6) The interior wall is damaged in one or more locations. I recommend repair by a qualified person.

F. Ceilings and Floors

Inspected, Deficient

-  Moderate cracks were observed on the ceiling. This is common in homes in this area of Texas and is often determined to be cosmetic, most often soil settlement. I entered the attic above this area and did not notice any previous moisture damage or repairs. Due to other factors noted during the inspection, I recommend contacting a qualified foundation specialist to determine if action is needed.

G. Doors (Interior and Exterior)



Inspected, Deficient

-  (1) The handle is loose on the rear entry door. I recommend repair as needed.

-  (2) The trim around the garage door showed signs of moisture damage and deterioration. I recommend repair and paint as needed.

H. Windows

Inspected, Deficient

-  (1) One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary.
-  (2) The seal around the glass is damaged and/or deteriorated. I recommend window repair to maintain energy efficiency and avoid further deterioration.


J. Fireplaces and Chimneys

Inspected, Deficient

-  (3) I observed mild deterioration of the wood trim around the chimney. I recommend repair and paint as needed.

K. Porches, Balconies, Decks and Carports



Inspected, Deficient

-  I observe soil erosion beneath the back patio. This can cause settlement and cracking of the concrete. I recommend adding soil.

II. Electrical Systems





A. Service Entrance and Panels

Inspected, Deficient

-  (1) There's a gap between the electrical conduit and the base of the meter. I recommend repair by a licensed electrician so that conduit is properly attached to the meter.
-  (3) The service panel is missing protective grommets where wires pass through the panel. This can cause damage and wear to the wire over time. I recommend this be corrected by a licensed electrician.

B. Branch Circuits, Connected Devices and Fixtures


Inspected, Deficient

-  (1) At the time of inspection, all smoke detectors were tested. All functioned as intended with the exception of the smoke detector located inside the master bedroom. This may only require replacement of the 9 V battery. I recommend repair/replacement as needed.
-  (2) One or more white wires are being used as hot conductors (i.e. they are connected to the breakers) and are not properly color coded. Most times white wires are considered to be neutral conductors. When white wires are used as hot conductors they should be marked with black or red tape/marker to identify them as hot and not neutral.
-  (3) The light in the entryway did not function as intended. This may only require replacement of the bulb. I recommend further inspection and repair if needed.
-  (4) One or more outlets is loose at the wall. I recommend tightening as needed.

III. Heating, Ventilation and Air Conditioning Systems




A. Heating Equipment

Inspected, Deficient

-  (2) The concrete pad for the condensing unit has excessive slope. The slope should not be more than 10°. I recommend repair to make level.
-  (3) This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age. All three units were heating between 110-130 degrees.

B. Cooling Equipment







Inspected, Deficient

-  (1) The primary condensate drain to the HVAC system is not installed properly. There should be a P-trap installed where drain exits unit and a vent pipe located after the P-trap. I recommend repair as needed.
-  (2) At the time of inspection, the cooling system was operated for 30 minutes prior to taking temperature readings. The differential between the intake and discharge vents should be between 15 and 22°. The readings I obtained indicated a differential of 0°. This would indicate that the HVAC system is not operating as intended. I recommend inspection and repair by a licensed HVAC contractor
-  (3) Your cooling system uses R-22 refrigerant (freon). This type of coolant has been discontinued due to it's negative affects on the environment. R-410a is the common coolant used in today's HVAC systems. I recommend consulting a licensed HVAC technician to discuss repair of the system.

IV. Plumbing System



A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

-  (1) The hose bib at the right side (facing front) and left rear side (facing front) of home leaks when turned on. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
-  (3) The cold water control handle on the master tub was leaking at the time of inspection. I recommend repair by licensed plumber.
-  (4) The handle on the master toilet was improperly installed. The toilet did not flush as intended. I recommend repair by a licensed plumber.
-  (5) The float mechanism on the master toilet was not functioning properly at the time of inspection. I recommend repair by a licensed plumber.
-  (6) At the time of inspection, the float mechanism on the toilet in the hall bath was not functioning as intended. I recommend repair by a licensed plumber.
-  (7) It is recommended that the temperature setting at the water heater is no more than 120 degrees. The hot water temperature was 141 degrees at the time of inspection. I recommend reducing the water temperature to a safe setting.

E. Gas Distribution Systems and Gas Appliances

Inspected, Deficient

-  (2) At the time of inspection, I was unable to determine if the gas distribution pipe for the house is properly bonded. Electrical bonding is the practice of intentionally electrically connecting all exposed metal items not designed to carry electricity in a room or building as protection from electric shock.
-  (3) A sediment trap is missing on the gas supply line to the furnace. Although it may not have been required when the home was constructed, sediment traps are now required on all new installations.

V. Appliances

H. Garage Door Operator(s)

Inspected, Deficient

-  (2) When a automatic door opener is used, the manual door latch/lock should be disabled or removed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected

adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kyle Hamilton