



160 West Carmel Drive,# 233
Carmel, IN 46032
317-867-7688
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Customer Information

Report#: 21373-RE

Date: 3/31/2026

File #: KB250374

Location:

Customer: WHR Global

Thomas Vos
5 Twin Circle Dr
Beaumont TX 77706

Attention: Kristi Muth

Phone: 2623179082

Type of Service

Inspection

**Estimated Repair
Cost**

Texas Real Estate Commission Home Inspection (TREC)

☐ Clear ☒ Not Clear

Service Summary

The Texas TREC report is not clear at the time of inspection. The attached report indicates corrections and repairs are recommended. Please read the entire report for details and recommendations.

The estimated repair cost does not include costs incurred by or resulting from further reviews, evaluations or repairs marked TBD (to be determined) on the summary page.

This inspection and report adhere to the Texas Real Estate Commission (TREC) standards as required.

The photos sent with this report may not reflect all defects and/or locations of needed repairs noted within the body or summary pages of the report. Please review the report in its entirety.

Thank you for your business.

Report Reviewed by:
Barb Obert (317) 867-7768 Ext:273 Email:barb.obert@reloology.com

ALWAYS Read Entire Report for Detailed Information

Initials _____ / _____



160 West Carmel Dr. Suite 233
Carmel, IN 46032
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PROPERTY INSPECTION REPORT

Prepared For: WHR Global
(Name of Client)

Concerning: 5 Twin Circle Dr Beaumont TX 77706 21373-RE
(Address of Inspected Property) (City, State, Zip) (Invoice/Report Number)

By: Wes Abbey 7736-PI 3/30/2026
(Name and License Number of Inspector) (Date)

Wes Abbey 7736-PI
(Name, Signature and License Number of Sponsoring Inspector, if applicable)

PURPOSE OF INSPECTION

TREC License # TREC License #

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- **Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible and the inspector(s) noted at the time of the inspection.***

Transferee Name: Thomas Vos		Client File/Reference Number: KB250374	
Occupied: ☒ Yes ☐ No		Approximate Age of Home: 21 yrs.	
Time of Inspection: 9:00 am		Temp: 72 ° F	Weather: Clear, dry
Dwelling Type:	☒ Detached Single Family ☐ Townhouse ☐ Condominium		
	☐ Modular/Mobile ☐ Other		
People Present: Homeowner			

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

I. STRUCTURAL SYSTEMS

☒	☐	☐	☐	A. Foundations <i>(An opinion on performance is mandatory)</i> <i>Type of Foundation: Slab</i> <i>Comments:</i> ☒ See the note(s) under the Structural section of the Summary page(s). Visible evidence of ongoing water penetration? ☐ Yes ☒ No Vantage point used to inspect the crawlspace: ☐ Entered ☐ Viewed from opening ☐ No Access ☒ Not Applicable
☒	☐	☐	☐	B. Grading and Drainage <i>Comments:</i> ☒ See the note(s) under the Structural section of the Summary page(s). Does sump pump appear to be functioning properly? ☐ Yes ☐ No ☒ Not Present Visible evidence of negative grade towards foundation of home? ☐ Yes ☒ No Do gutters/downspouts effectively direct water away from foundation? ☐ Yes ☒ No ☐ Not Present NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS. WE MAKE NO STATEMENT CONCERNING SITE STABILITY.
☒	☐	☐	☐	C. Roof Covering Materials <i>Type of Roof Covering (1): Asphalt/Fiberglass Shingle</i> <i>Viewed From:</i> ☐ Walked ☐ From eaves ☒ From ground with binoculars <i>Type of Roof Covering (2): Not Present</i> <i>Viewed From:</i> ☐ Walked ☐ From eaves ☐ From ground with binoculars <i>Type of Roof Covering (3): Not Present</i> <i>Viewed From:</i> ☐ Walked ☐ From eaves ☐ From ground with binoculars <i>Describe and explain any levels of roof not accessed: Slope</i> Evidence of previous repairs to roofing material? ☐ Yes ☒ No Evidence of water penetration? ☐ Yes ☒ No <i>Comments:</i> ☒ See the note(s) under the Structural section of the Summary page(s). Approximate age of roof (1): 2+ yrs. Location (1): All Design Life (1): 15-20 yrs. Approximate age of roof (2): yrs. Location (2): Design Life (2): yrs. Approximate age of roof (3): yrs. Location (3): Design Life (3): yrs.

REI 7-6 (8/9/21)

I = Inspected				NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D			
☒	☐	☐	☐	K. Porches, Balconies, Decks, and Carports		
				<i>Comments:</i> ☒ See the note(s) under the Structural section of the Summary page(s).		
☒	☐	☐	☐	L. Other		
				<i>Comments:</i> ☒ See the note(s) under the Structural section of the Summary page(s).		
				Walks: Visible trip hazards or defects noted? ☐ Yes ☒ No ☐ Not Present Driveway: Visible trip hazards or defects noted? ☐ Yes ☒ No ☐ Not Present Retaining Walls: Visible defects noted? ☐ Yes ☐ No ☒ Not Present		
II. ELECTRICAL SYSTEMS						
☒	☐	☐	☒	A. Service Entrance and Panels		
				<i>Comments:</i> ☒ See the note(s) under the Electrical section of the Summary page(s). Amps: 200 Volts: 120/240 Is incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No		
☒	☐	☐	☒	B. Branch Circuits, Connected Devices, and Fixtures		
				<i>Type of wiring:</i> Copper <i>Comments:</i> ☒ See the note(s) under the Electrical section of the Summary page(s).		
☐	☐	☒	☐	C. Other		
				<i>Comments:</i> ☒ See the note(s) under the Electrical section of the Summary page(s).		
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS						
☒	☐	☐	☐	A. Heating Equipment		
				<i>Type of System (Unit 1):</i> Forced Air <i>Energy Source (Unit 1):</i> ☒ Electric ☐ Gas ☐ Oil ☐ Other <i>Type of System (Unit 2):</i> Forced Air <i>Energy Source (Unit 2):</i> ☒ Electric ☐ Gas ☐ Oil ☐ Other <i>Comments:</i> ☒ See the note(s) under the Heating / AC section of the Summary page(s).		
				Number of heating units present: 2		
				Approximate Age (Unit 1): 8 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Left rear room closet		
				Approximate Age (Unit 2): 4 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Attic		
				Evidence of fuel storage tank? ☐ Yes ☒ No In use? ☐ Yes ☐ No ☐ Above Ground ☐ Below Ground Location:		
NOTES: FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.						

I = Inspected				NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D			
☒	☐	☐	☐	B. Cooling Equipment		
				<i>Type of System (Unit 1): Central</i> <i>Type of System (Unit 2): Central</i> <i>Comments:</i> ☒ See the note(s) under the Heating / AC section of the Summary page(s).		
				Number of cooling units present: 2		
				Approximate Age (Unit 1): 8 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Left rear room closet		
				Approximate Age (Unit 2): 4 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Attic		
				NOTES: UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY. UNITS ARE NOT OPENED FOR INSPECTION. WINDOW A/C UNITS ARE NOT INSPECTED.		
☒	☐	☐	☐	C. Duct System, Chases, and Vents		
				<i>Comments:</i> ☒ See the note(s) under the Heating AC section of the Summary page(s). NOTE: INSPECTION OF FLUES IS LIMITED.		
☐	☐	☒	☐	D. Other		
				<i>Comments:</i> ☒ See the note(s) under the Heating AC section of the Summary page(s).		
IV. PLUMBING SYSTEMS						
☒	☐	☐	☐	A. Plumbing Supply, Distribution Systems and Fixtures		
				<i>Location of water meter: Front yard</i> <i>Location of main water supply valve: Meter</i> <i>Static water pressure reading: 54 psi</i> <i>Type of supply piping material: Copper</i> <i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s). Water Source: ☒ Public ☐ Private (See Optional Systems) How verified: Known area		
☒	☐	☐	☐	B. Drains, Wastes, and Vents		
				<i>Type of drain piping material: PVC</i> <i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s). Sewage Service: ☒ Public ☐ Private (See Optional Systems) How verified: Known Area		

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

☒	☐	☐	☐	C. Water Heating Equipment
				<i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s). Energy Source (Unit 1): Electric Capacity (Unit 1): 50 gal Energy Source (Unit 2): Electric Capacity (Unit 2): 50 gal Approximate Age (Unit 1): 6 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Garage Approximate Age (Unit 2): 4 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Garage
☐	☐	☒	☐	D. Hydro-Massage Therapy Equipment
				<i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s).
☐	☐	☒	☐	E. Gas Distribution Systems and Gas Appliances
				Location of gas meter: Type of gas distribution piping material: <i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s).
☐	☐	☒	☐	F. Other
				<i>Comments:</i> ☒ See the note(s) under the Plumbing section of the Summary page(s).
V. APPLIANCES				
☒	☐	☐	☐	A. Dishwashers
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s). NOTE: LOWER PANEL NOT REMOVED FOR INSPECTION.
☒	☐	☐	☐	B. Food Waste Disposers
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s).
☒	☐	☐	☐	C. Range Hood and Exhaust Systems
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s). NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.
☒	☐	☐	☐	D. Ranges, Cooktops, and Ovens
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s). Range: Oven: Cooktop: ☒ Electric ☐ Gas ☒ Electric ☐ Gas ☒ Electric ☐ Gas NOTES: IF PRESENT, DELAY TIMER AND SELF-CLEAN MODE ARE NOT TESTED.
☒	☐	☐	☐	E. Microwave Ovens
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s). NOTE: MICROWAVE OVEN NOT INSPECTED FOR RADIATION LEAKS.

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

☒	☐	☐	☒	F. Mechanical Exhaust Vents and Bathroom Heaters
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s).
☒	☐	☐	☐	G. Garage Door Operators
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s).
☒	☐	☐	☐	H. Dryer Exhaust Systems
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s). NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS.
☐	☒	☐	☐	I. Other
				<i>Comments:</i> ☒ See the note(s) under the Appliances section of the Summary page(s).
VI. OPTIONAL SYSTEMS				
☐	☐	☒	☐	A. Landscape Irrigation (Sprinkler) Systems
				<i>Comments:</i> ☒ See the note(s) under the Optional Systems section of the Summary page(s). Control Panel Location: _____ Number of Zones used: _____ Valve Box Location: _____ Coverage: ☐ Front Yard ☐ Back Yard ☐ Side Yard(s) ☐ Other NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.
☐	☐	☒	☐	B. Swimming Pools, Spas, Hot Tubs, and Equipment
				<i>Comments:</i> ☒ See the note(s) under the Optional Systems section of the Summary page(s). <i>Type of Construction (pool):</i> _____ <i>Type of Construction (hot tub/spa):</i> _____ Is pool winterized? ☐ Yes ☐ No Type of pool: ☐ In ground ☐ Above ground ☐ Other Type of pool filter: ☐ Sand ☐ Cartridge ☐ D.E. ☐ Other Is hot tub/spa winterized? ☐ Yes ☐ No Type of hot tub/spa: ☐ In ground ☐ Above ground ☐ Other Type of hot tub/spa filter: ☐ Sand ☐ Cartridge ☐ D.E. ☐ Other NOTE: NOT CHECKED FOR POOL SHELL LEAKAGE OR IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.

REI 7-6 (8/9/21)

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

☐	☐	☒	☐	F. Other Built-in Appliances
				<i>Comments:</i> ☒ See the note(s) under the Optional Systems section of the Summary page(s).
☐	☐	☒	☐	G. Other
				<i>Comments:</i> ☒ See the note(s) under the Optional Systems section of the Summary page(s).

SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

ReloOlogy recommends that at least one qualified repair contractor provide a detailed bid for these repairs prior to closing.

This inspection report was solely intended for use by ReloOlogy's specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.

This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage.

I. STRUCTURAL SYSTEMS

I.A. FOUNDATIONS

1. Qualified contractor to correct as determined necessary, but not limited to, the cracked corners at the exterior foundation.

I.B. GRADING & DRAINAGE

1. No visible defects noted at the time of the inspection.

I.C. ROOF COVERING MATERIALS #1

1. No visible defects noted at the time of the inspection.

I.D. ROOF STRUCTURES & ATTICS

1. No visible defects noted at the time of the inspection.

NOTE: Limited inspection of attic due to design, lack of walk boards, and insulation.

FYI

I.E. WALLS (INTERIOR & EXTERIOR)

1. Qualified contractor to correct as determined necessary the rotted exterior trim at the entry door.
2. Additional Concerns: a. Damaged sheetrock above the living room exterior rear doors. b. Vegetation against the front right exterior wall. (NMC)

FYI

I.F. CEILINGS & FLOORS

1. Qualified contractor to determine cause and correct as determined necessary the scorch marks on the laundry room ceiling.

I.G. DOORS (INTERIOR AND EXTERIOR)

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. Upstairs hall bathroom entry door will not latch. b. Right rear bedroom is missing the entry door. c. Upstairs hall bathroom rear closet door is missing the ball latch. (NMC)

FYI

I.H. WINDOWS

1. No visible defects noted at the time of the inspection.

I.I. STAIRWAYS (INTERIOR AND EXTERIOR)

1. No visible defects noted at the time of the inspection.

SUMMARY

I.J. FIREPLACES AND CHIMNEYS

1. Not Present.

I.K. PORCHES, BALCONIES, DECKS AND CARPORTS

1. No visible defects noted at the time of the inspection.

I.L. OTHER

1. No visible defects noted at the time of the inspection.

II. ELECTRICAL SYSTEMS

II.A. SERVICE ENTRANCE AND PANELS

1. Qualified electrical contractor to correct as determined necessary the open knockout in the sub panel.

II.B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. Qualified electrical contractor to correct as determined necessary the following conditions:

- Outlets above the kitchen counter are not GFCI protected.
- Nonfunctional outlets at the dining room, rear wall of the breakfast area, and left wall of the breakfast area.
- Laundry room outlets are not GFCI protected and the front right ceiling light did not operate when tested.
- Downstairs bathroom GFCI reset outlet may have the line and load reversed as it protects a rear outlet in the bathroom but not itself.
- Garage outlets are not GFCI protected.
- Exterior right outlet on the front porch and the exterior outlet on the left side are not GFCI protected.

II.C OTHER

1. Not Present.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

III.A. HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at the time of the inspection.

III.B. COOLING EQUIPMENT (UNIT #1)

1. No visible defects noted at the time of the inspection.

III.C. DUCT SYSTEMS, CHASES, AND VENTS

1. No visible defects noted at the time of the inspection.

2. Additional Concerns: a. Furniture is blocking the downstairs return air grill. b. Return filters are dirty. (NMC) FYI

III.D OTHER

1. Not Present.

IV. PLUMBING SYSTEM

SUMMARY

IV.A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. Hot and cold are reversed at the kitchen sink faucet and the wet bar sink faucet. b. Rear hose bib is missing the anti-siphon device. (NMC) FYI

IV.B. DRAINS, WASTES, AND VENTS

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. Bathroom toilets are loose. b. Downstairs left bathroom sink drain plug is not attached to the handle. (NMC) FYI

IV.C. WATER HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. TPR valve drain lines do not terminate to the exterior. (NMC) FYI

IV.D. HYDRO-MASSAGE THERAPY EQUIPMENT

1. Not Present.

IV.E. GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

1. Not Present.

IV.F. OTHER

1. Not Present.

V. APPLIANCES

V.A. DISHWASHERS

1. No visible defects noted at the time of the inspection.

V.B. FOOD WASTE DISPOSERS

1. No visible defects noted at the time of the inspection.

V.C. RANGE HOOD AND EXHAUST SYSTEMS

1. No visible defects noted at the time of the inspection.

V.D. RANGES, COOKTOPS, AND OVENS

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. Both oven door seals are damaged. (NMC) FYI

V.E. MICROWAVE OVENS

1. No visible defects noted at the time of the inspection.

V.F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. Qualified contractor to correct as determined necessary the missing bulb at the upstairs right rear bathroom heat lamp.

SUMMARY

V.G. GARAGE DOOR OPERATORS

1. No visible defects noted at the time of the inspection.

V.H. DRYER EXHAUST SYSTEMS

1. No visible defects noted at the time of the inspection.
2. Additional Concerns: a. Baffle missing on exterior flange. (NMC) FYI

V.I. OTHER

NOTE: Central vacuum system was not inspected. Beyond the scope. FYI

VI. OPTIONAL SYSTEMS

VI.A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

1. Not Present.

VI.B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

1. Not Present.

VI.C. OUTBUILDINGS

1. Not Present.

VI.D. PRIVATE WATER WELLS

1. Not Present.

VI.E. PRIVATE SEWAGE DISPOSAL SYSTEMS

1. Not Present.

VI.F. OTHER BUILT-IN APPLIANCES

1. Not Present.

VI.G OTHER

1. Not Present.



Line Item #: I

Description:
Front of home.



Line Item #: I

Description:
Right side of home.



Line Item #: **I**

Description:
Right side of home.



Line Item #: **I**

Description:
Rear view of home.



Line Item #: **I**

Description:
Left side of home.



Line Item #: **I.A**

Description:
Cracked corners at the exterior foundation.



Line Item #: **I.A**

Description:
**Cracked corners at the exterior
foundation.**



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.D.**

Description:
NOTE: Limited inspection of attic due to design, lack of walk boards, and insulation.



Line Item #: I.D.

Description:

NOTE: Limited inspection of attic due to design, lack of walk boards, and insulation.



Line Item #: I.D.

Description:

NOTE: Limited inspection of attic due to design, lack of walk boards, and insulation.



Line Item #: **I.E.**

Description:
Rotted exterior trim at the entry door.



Line Item #: **I.F.**

Description:
Scorch marks on the laundry room ceiling.



Line Item #: **I.G.**

Description:

Right rear bedroom is missing the entry door.



Line Item #: **I.G.**

Description:

Upstairs hall bathroom rear closet door is missing the ball latch.



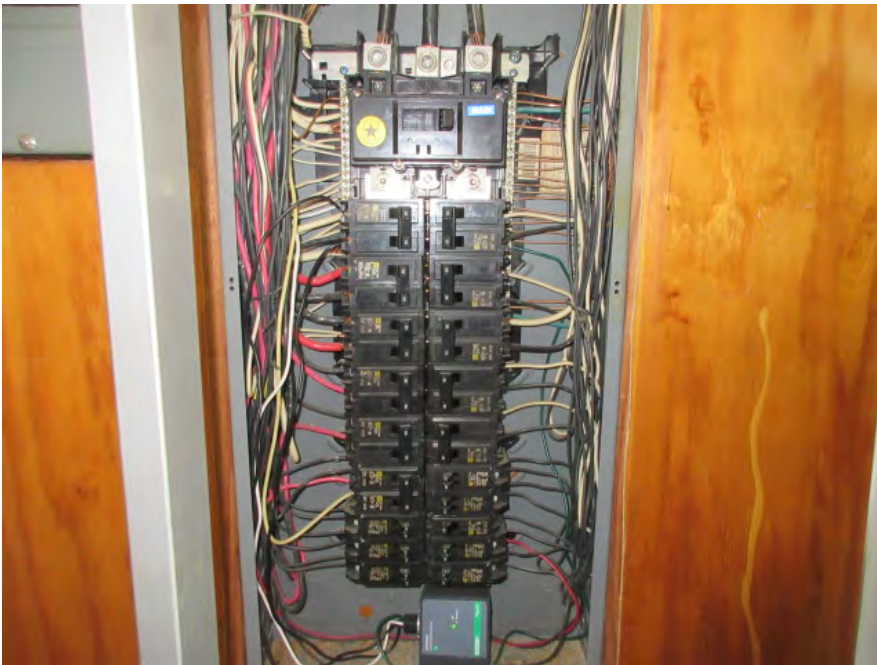
Line Item #: **II.A.**

Description:
Main and electric sub panels with covers on.



Line Item #: **II.A.**

Description:
Main electric panel with cover off.



Line Item #: **II.A.**

Description:
Electric sub panel with cover on.



Line Item #: **II.A.**

Description:
Electric sub panel with cover off.



Line Item #: **II.A.**

Description:
Open knockout in the sub panel.



Line Item #: **II.B.**

Description:
**Example of: Outlets above the kitchen
counter are not GFCI protected.**



Line Item #: **II.B.**

Description:

Example of: Outlets above the kitchen counter are not GFCI protected.



Line Item #: **II.B.**

Description:

Example of: Nonfunctional outlets at the dining room, rear wall of the breakfast area, and left wall of the breakfast area.



Line Item #: **II.B.**

Description:

Example of: Nonfunctional outlets at the dining room, rear wall of the breakfast area, and left wall of the breakfast area.



Line Item #: **II.B.**

Description:

Example of: Nonfunctional outlets at the dining room, rear wall of the breakfast area, and left wall of the breakfast area.



Line Item #: **II.B.**

Description:

Example of: Garage outlets are not GFCI protected.



Line Item #: **II.B.**

Description:

Example of: Downstairs bathroom GFCI reset outlet may have the line and load reversed as it protects a rear outlet in the bathroom but not itself.



Line Item #: **II.B.**

Description:

Example of: Exterior right outlet on the front porch and the exterior outlet on the left side are not GFCI protected.



Line Item #: **II.B.**

Description:

Example of: Downstairs bathroom GFCI reset outlet may have the line and load reversed as it protects a rear outlet in the bathroom but not itself.



Line Item #: **III.A**

Description:
HVAC unit #1



Line Item #: **III.A**

Description:
HVAC unit #2



Line Item #: **III.B.**

Description:
A/C unit



Line Item #: **IV.C.**

Description:
Water Heaters



Line Item #: **V.F.**

Description:

Missing bulb at the upstairs right rear bathroom heat lamp.



Line Item #: **V.I**

Description:

NOTE: Central vacuum system was not inspected. Beyond the scope.

