

3/20/2024

Client: Client Name

123 Sample Inspection, Sample, TX, 77303



Engineer: Philip W. Bullock Jr., P.E. (TBPE #114841)

Noble Property Inspections, PLLC

P: (832) 319-8846

E: noble@noble-pi.com

A: 3107 Meadowcreek Drive, Missouri City, TX, 77459

Agent: Agent Name

(123) 456-7890 :P

agent@agent.com :E

Inspector: Calvin Williams (TREC #24657)

Noble Property Inspections, PLLC

P: (832) 551-1397

E: noble@noble-pi.com

A: 3107 Meadowcreek Drive, Missouri City, TX, 77459

Reviewed By: Patrick E. Bullock, E.I.T. (TBPE #73816)

Noble Property Inspections, PLLC

(123) 298-9395 :P

E: noble@noble-pi.com :E

3107 Meadowcreek Drive, Missouri City, TX, 77459 :A

HUD Engineering Evaluation

123 Sample Inspection, Sample, TX, 77303

1.0 Background and Purpose

On 3/19/2024 at 8:30 AM, a visual condition inspection was performed at the property located at address 123 Sample Inspection, Sample, TX, 77303, which consists of a 2200 square-foot mobile / manufactured home structure built in 1996 with a block / pier & beam foundation. As shown in the attached inspection report, a visual condition assessment, confirming the minimum HUD requirements was performed for the purpose of this desktop engineering evaluation. This letter is written to document and memorialize the findings of the investigation focused on the foundation condition at the time of inspection.

The purpose of this evaluation is to investigate and provide, to the extent possible, conclusions about the mobile/manufactured home's foundation and if the structure meets requirements set forth by the Permanent Foundations Guide for Manufactured (PFGM) Housing from the U.S. Department of Housing and Urban Development (HUD), 4930.3G. and the generally accepted industry recognized engineering requirements for a stable and fully supported foundation.

A Note on Photo Captions: This report, including the inspection report attached, will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

2.0 Observations

The attached inspection report documents visual observations made during a physical walkthrough of this investigation by the inspector. Herein are the discoveries of the visual condition assessment of the foundation aimed at assessing its structural integrity, stability, and performance. The foundation serves as the fundamental support system for any structure, playing a pivotal role in ensuring its longevity and safety. Through industry accepted analysis and examination, this evaluation delves into the key aspects of the foundation's overall condition to provide insights into its current state. By scrutinizing the visual condition assessed factors this portion of the evaluation aims to elucidate any existing visual deficiencies or potential risks that may compromise the stability of the structure. The findings presented herein are crucial for informing decision-making processes regarding necessary repairs, maintenance interventions, or further investigations to uphold the structural reliability and safety of the structure for HUD.

The attached inspection report dated 3/19/2024 and completed by Calvin Williams should be reviewed in detail and should stand as the visual condition documentation of the foundation-related deficiencies discovered at the time of the site-visit inspection.

3.0 Conclusion

There are many factors that weigh into the Engineer's overall statement of opinion about the existing stability of the foundation. These various factors are all considered when applying overall conclusive statements about the existing condition of the foundation and the future likelihood of foundation fatigue/failure.

Based on field observations of the foundation, as documented in this report, the structure should be considered habitable and safe for occupancy at this time.

Based on the observations stated above, the foundation meets the requirements set forth by the FHA/HUD's PFMGH. The foundation is considered structurally sound and the home is property attached to a permanent foundation system.

Good foundation maintenance practices are the most effective solution to minimizing soil activity. The primary goal of foundation maintenance methods is to maintain a relatively constant moisture content in the soil around and below the foundation. The movement and drainage of water is a critical maintenance element that interacts with the shrink/swell properties of the expansive soil that the structure is supported upon. The goal of proper drainage is to remove excess water from around the foundation to keep the soil around and under the foundation at a stable moisture content. Gutters and downspouts are an effective method of directing rainwater away from the structure, but must be employed correctly. To better control the rainwater, ensure gutters, downspouts and extensions are present at each down-sloped area of the roof. The downspouts should discharge the water a minimum of 5 feet from the foundation or into a drainage system. To assist in the drainage of free water, the grade surrounding the foundation should be sloped away from the foundation for the first 10 feet around the perimeter where practicable. The slope should drop a minimum of 6 inches in 10 feet - a 5% slope. Swales should have longitudinal slopes of a minimum of 2 inches in 10 feet. If this cannot be done a French Drain may be required. Over-saturated soils can cause foundation heave and/or settlement and contribute to excessive foundation movement. Remediate ponding water immediately.

4.0 Limitations

This report documents a limited HUD engineer's foundation evaluation scope inspection only. The company has only been hired to report deficiencies of the elements that are within the agreed-upon foundation-related scope, and will not perform an inspection of the entire property (if not hired to do-so).

Verification of permitted construction activities through the correct jurisdictional authority is not part of the scope of this report. Photos of any permit-related documents and stickers are for informational purposes only.

As a disclaimer, it should be noted that while every effort is made to adhere to the design criteria outlined by the Permanent Foundations Guide for Manufactured Housing (PFGMH) as established by the U.S. Department of Housing and Urban Development (HUD) in publication 4930.3G, there may be instances where these criteria cannot be strictly followed due to unforeseen circumstances. These limitations may include but are not limited to subsurface conditions, inaccessible areas within the crawlspace, high vegetation during inspection, unavailable manufacturer specifications, absence of permit files/design plans, and other limitations to the field investigation. Consequently, while the PFGMH serves as a foundational reference, adjustments and deviations from the specified criteria may be necessary to accommodate these unforeseen circumstances and ensure the safety and integrity of the structure. It is important to note that the Engineer may exercise professional judgment and discretion to achieve optimal outcomes while maintaining compliance with applicable regulations and industry standards to the best of their ability.

5.0 Liability

The contents of this report supersede any verbal communication regarding the subject foundation during or after the inspection. This report was prepared for the exclusive use of the client listed above. There is no obligation or contractual relationship to any party other than our client and their agents in regards to the subject property. The opinions and recommendations contained in this report are based on the visual observation of the then current conditions of the structure and the knowledge and experience of the inspector/engineer.

Foundation movement is a prevalent phenomenon in areas where poor soils exist due to expansive clays. Future foundation movement is always possible due to the shrink/swell characteristics of the soil. The foundation is prone to movement due to the moisture variation in the existing soil and total prevention of all future movement is unlikely.

The company is not responsible for knowledge of specific subsurface conditions at the subject property. This report is only an engineering statement of opinion and report of findings based on the information available at the time of inspection. It does not provide any guarantee to the current state of the structure's foundation. It does not "guarantee" against future foundation problems nor does it provide any warranty to the foundation itself. The report was based on the information that was available at the time. Should additional information become available, the engineer/inspector reserves the right to determine the impact, if any, the new information may have on the opinions contained herein and revise conclusions and opinions as necessary and warranted. The engineer is not responsible for knowledge of subsurface conditions without geotechnical data provided, including vertical differential displacement from clay soils.

Engineer/inspector is not responsible for concealed conditions where a visual observation was not possible or any other areas that are not readily available to the engineer or inspector for evaluation during the site visit. The evaluation was limited to visual observations and areas not visible, accessible, or hidden behind furniture and appliances were not included in the evaluation. The evaluation did not include any soil sampling or testing, nor any assessment of the existing framing, plumbing, or auxiliary structures and no implication is made on the compliance or non-compliance of the structure with old or current building codes. No verification was made of the existing concrete strength, thickness, location of interior grade beams, reinforcement, nor capacity to support any load.

Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify the company for all costs exceeding the fee paid.

Engineer's Seal

Engineer: Philip W. Bullock Jr., P.E. (TBPE #114841)
Noble Property Inspections, PLLC
Texas Registered Engineering Firm #21369
P: (832) 319-8846
E: noble@noble-pi.com
A: 3107 Meadowcreek Drive, Missouri City, TX, 77459



A handwritten signature in black ink, appearing to read "Philip W. Bullock Jr.", written over the seal.

3/20/2024



NOBLE PROPERTY INSPECTIONS

(832) 551-1397

noble@noble-pi.com

<https://noble-pi.com/>



PROPERTY INSPECTION REPORT

1234 Main Street
Magnolia TX 77354

Buyer Name

03/19/2024 9:00AM



Inspector

Calvin Williams

Professional Home Inspector (#24657)

(832) 551-1397

noble@noble-pi.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	03/19/2024 9:00AM <i>Date of Inspection</i>
1234 Magnolia TX 77354 <i>Address of Inspected Property</i>	
Calvin Williams <i>Name of Inspector</i>	Professional Home Inspector (#24657) <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Noble Preferred Contractors List:

After you have received this inspection report from Noble, we proudly offer a seamless way to get a quote from one of our Preferred Contractors! Click [here](#), review the form, and we will send it off.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

INFORMATION

Date of inspection: 03/19/2024 -

Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer [Repair Pricer](#) on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

How to Use This Report:

Your inspection is divided into four (4) basic categories of inspection:

1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
4. *Deficient (D)* - Inspector will check this 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 State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

Type of building: Mobile / Manufactured Home



Style: Mobile / Manufactured Home

Year built: 2020

Square feet (via online records): 2176

In attendance: Owner

Weather conditions: Clear

Outdoor temperature: 30°F to 60°F

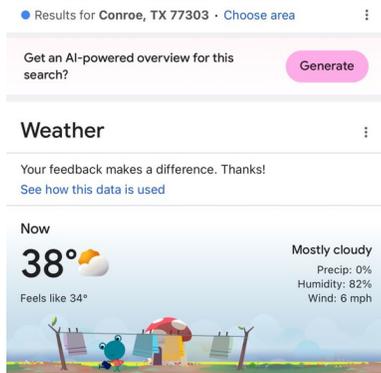
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

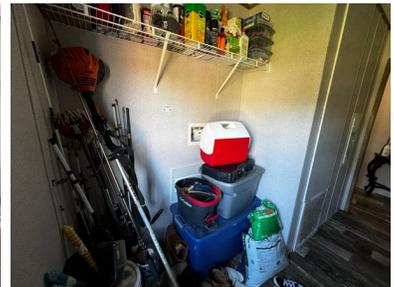


Occupancy & furnishings: Furnished

Main living room height: 8 ft

Furnishings obstruction:

The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Thermal / infrared scan completed:

This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as “heat”), which is emitted from all objects. This energy from an object is also referred to as the “heat signature”, and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature. As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.



Thermal / infrared scan may be less accurate:

This inspection did include thermal imagery. However, thermal imagery is less effective, and sometimes ineffective completely, when the temperature outside the structure is similar to the temperature inside the structure. This is often the case when the weather is between 65 and 75 degrees, when the HVAC system does not need to run for most people's comfort. It can also be less effective on structures where the HVAC was left off, as they can take many hours to fully balance, particularly inside wall cavities.

Rodent & Pest Control

Noble Pest & Termite (Houston Area):

As Noble Pest & Termite, we can perform quarterly and one-time pest control treatments of this structure.



As an inspection customer, we also offer **FREE 1ST TIME PEST TREATMENTS** as part of this inspection if you sign up for any subscription (cancel anytime). This is considered a \$125 value! If you are happy with this inspection report please consider Noble Pest & Termite. Visit our website at Noble-PT.com if you want to see reviews, get an instant quote, meet our team, or schedule a treatment online.

Noble Preferred Contractor List:

After you have received this inspection report from Noble, we proudly offer a seamless way to get a quote from one of our Preferred Contractors! Click [here](#) to review the form, and we will send it off.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

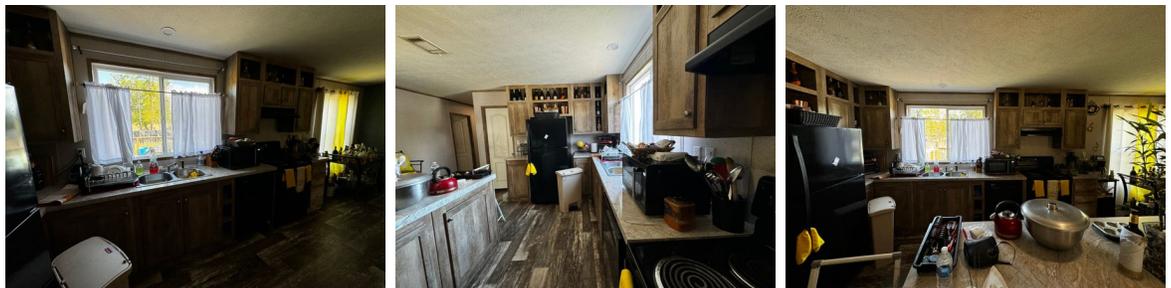


Get a Real Quote

Photo(s) of exterior:



Photo(s) of kitchen:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation: Block / Pier & Beam

Crawl space:

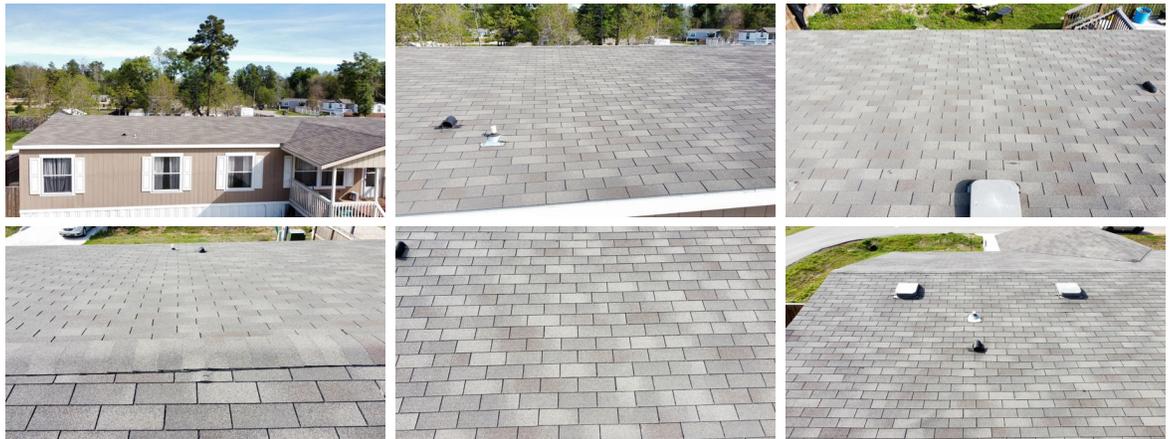
The crawlspace was viewed from the perimeter of the home.



B. Grading and Drainage

C. Roof Covering Materials

Roof covering material (w/ photos): Asphalt / Composition Shingles



Inspected roof from: Drone

Roof overall condition: Fair

Unable to traverse some/all of roof: Too High (Considered Unsafe) -

In most cases, the inspector attempts to traverse roof surfaces during the inspection. All or some portions of the roof were unable to be traversed and the inspection was completed via other means, without physically walking on top of it. Both state (if applicable) and InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe or not traversable because of material type.

Roof

1: Exposed nails

🔴 Recommendation

Rusted and/or exposed roofing nails were present at one or more places on the roof. These can be entry points for water and can lead to property damage. Correction is needed.

I=Inspected

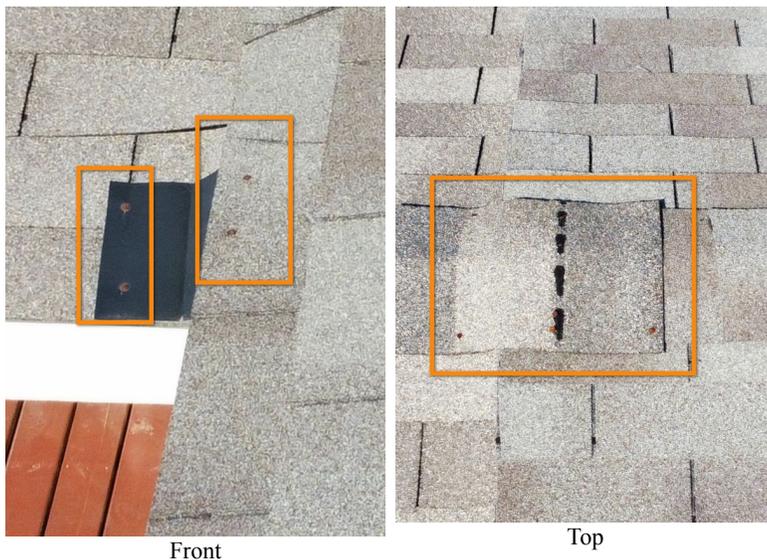
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified roofing professional.

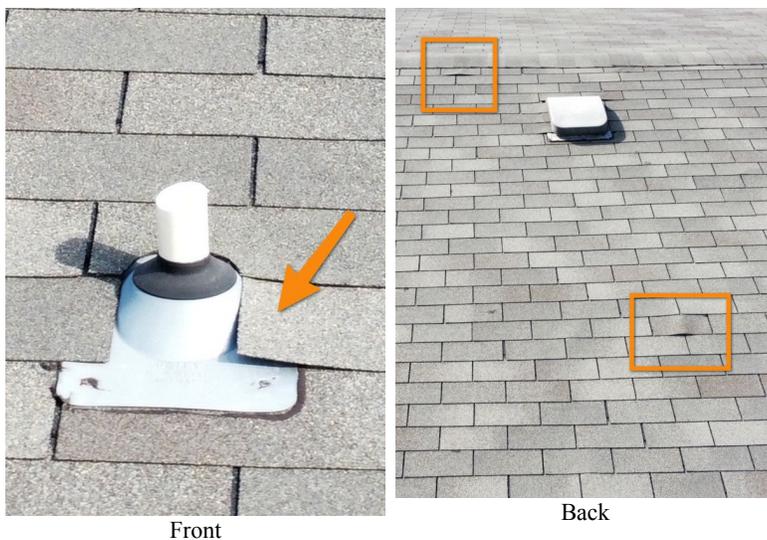


2: Lifted shingles

🔴Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified roofing professional.



3: Lifted flashing

🔴Recommendation

Areas of the roof show lifted flashing areas. Lifted flashing areas will not seal with the lower shingle areas or siding and can allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified roofing professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



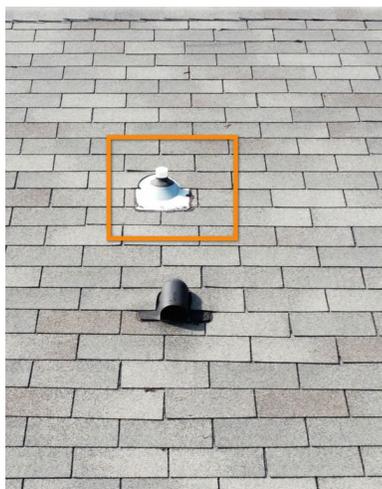
Front

4: Vent stack terminates short

🔴 Recommendation

Stack vents should terminate at least 6-inches above the roof. Recommend installation of a riser and/or a new boot, as necessary.

Recommendation: Contact a qualified plumbing contractor.



Back

-

D. Roof Structures and Attics

Inspected attic from: Inaccessible

Type of insulation (w/ photos): Unknown

Approximate depth of insulation: Unknown -

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

Type of underlayment: Not Visible

Unable to access: Attic is Sealed / No Access Point -

The attic areas were inaccessible and, as such, were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- E. Walls (Interior and Exterior)**
Wall material (exterior): Wood
Wall material (interior): Drywall

1: Damaged skirting

👉 **Recommendation**

The skirting was damaged around the home at various areas.

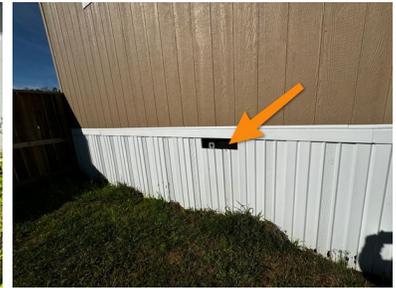
Recommendation: Contact a qualified general contractor.



Front



Right



Right

- F. Ceilings and Floors**

- G. Doors (Interior and Exterior)**

1: Door rubs / sticks and is misaligned

👉 **Recommendation**

Door sticks, rubs the frame, and is tough or impossible to open and/or close. The door is not aligning with the frame. Recommend hiring a door repair and installation contractor to realign the door or sanding down offending sides.

Recommendation: Contact a qualified door repair/installation contractor.



Kitchen pantry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

H. Windows

Window is obstructed:

The windows at several staff were obstructed with personal effects such that the inspector did not feel safe moving. As such, inspector did not inspect the window. Recommend client to have owner demonstrate the effectiveness of the window functionality; or have the owner remove contents for client inspection.

I. Stairways (Interior and Exterior)

1: Handrails not graspable

▲Safety Hazard

Non-graspable handrails is a safety hazard. Handrails should be no wider than 2-1/4" so that a person can easily hold onto them.

Recommendation: Contact a qualified general contractor.



Front



Back

2: Back door steps

▲Safety Hazard

The back door steps do not meet the safety standards required at this location. This is a safety hazard that could result in serious personal injury.

Recommendation: Contact a qualified general contractor.



Back

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

1: Gate won't open or difficult to open/close

Recommendation

Fence gate will not open, or is difficult to open/close and/or will not latch. This could be because of rot damage and/or support issues. Recommend a fencing contractor to resolve the gate issue.

Recommendation: Contact a qualified fencing contractor



Right

2: Pool gate

Safety Hazard

The gate that permits access to the pool does not auto close and auto latch. This is a requirement when a pool is located on the property. This is a safety hazard that could allow neighborhood children to access the pool without adult supervision. The latch should also be on the inside of the gate. This is a potential for drowning.

Recommendation: Contact a qualified general contractor.



Does not auto close an auto latch



3: Back door

Safety Hazard

The back door that permits access to the pool did not have an alarm that sounded when opened. This is a requirement for any house door that permits access to a swimming pool in the backyard.

Recommendation: Contact a qualified general contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing pool alarm

4: Damaged insulation

🔴 Recommendation

Insulation under the home was damaged. This can allow damage to the flooring, electrical, and plumbing systems of the home, in addition to loss of cool and heated conditioned air in the house.

Recommendation: Contact a qualified insulation contractor.



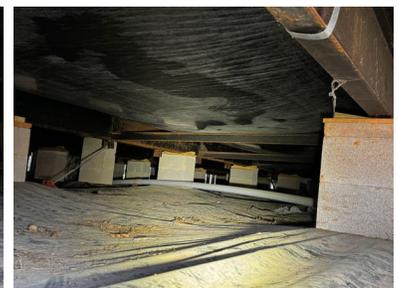
Damaged insulation



Under the house at various areas

O. Mobile Homes

Photo(s) of piers: Concrete, Cinder Blocks



I=Inspected

NI=Not Inspected

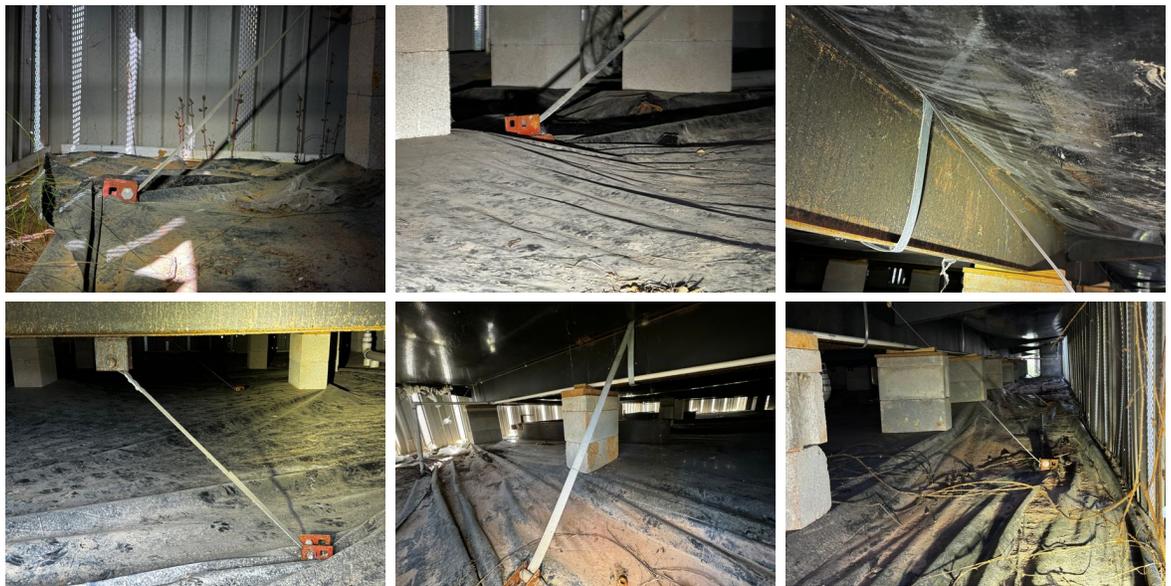
NP=Not Present

D=Deficient

I NI NP D



Photo(s) of steel strap anchoring: Concrete Pad -
Tie down anchors are present along the outer chassis beams and are attached to soil anchors.



Photo(s) of structural additions:
HUD regulations do not allow additions, such as porches, decks, roofs, or covers to be structurally dependent and attached to the home structurally. This generally means that the decking components at the property stand

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

independent and would have fully supported members even if the residential structure was removed.



Front



Front



Back



Back

Continuous perimeter skirt wall present:
There is a continuous perimeter skirt wall.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------



General limitations:

This report is only an engineering statement of opinion and report of findings based on the information available at the time of inspection. It does not provide any guarantee to the current state of the structure's foundation. It does not "guarantee" against future foundation problems nor does it provide any warranty to the foundation itself. The report was based on the information that was available at the time. Should additional information become available, the engineer reserves the right to determine the impact, if any, the new information may have on the opinions contained herein and revise conclusions and opinions as necessary and warranted.

The engineer is not responsible for knowledge of subsurface conditions without geotechnical data provided, including vertical differential displacement from different soil types. Engineer is not responsible for concealed conditions where a visual observation was not possible or any other areas that are not readily available to the engineer or inspector for evaluation during the site visit.

The evaluation did not include any review of architectural, mechanical, electrical, plumbing, or cosmetic conditions, and no implication is made on the compliance or non-compliance of the house with old or current building codes. Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify Noble Property Inspections, PLLC for all costs exceeding this fee.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Photo(s) of electric meter and service: Underground Service



Front yard

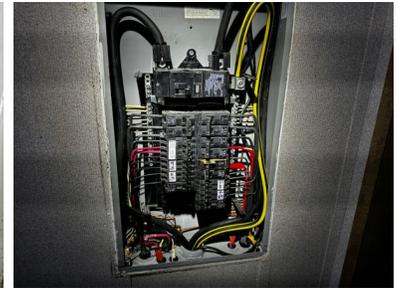
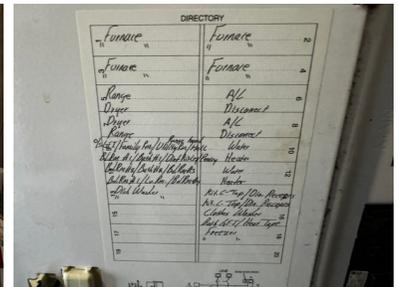


Ground rod, not visible

Photo(s) of main electric service panel: 200 Amp



Photo(s) of electric sub-panel: 200 Amp



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Branch circuit wiring: Copper -

Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

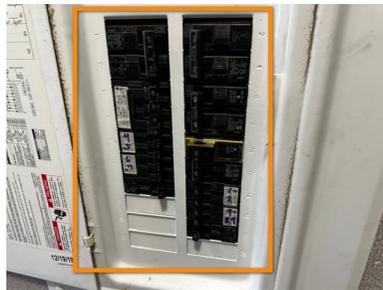
1: Panel missing AFCI breakers

🔴 Recommendation

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for structures built after 2008.

Regulations in most states require inspectors, regardless of the structure's age, to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Recommendation: Contact a qualified electrical contractor.



Missing AFCI breakers

2: Double lugged wiring

⚠️ Safety Hazard

The neutral service conductor was double lugged with a ground wire. The ground wire should be on a separate lug. The present condition can result in a loose connection and become a fire hazard.

Recommendation: Contact a qualified electrical contractor.

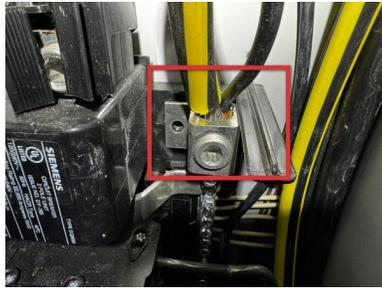
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Electrical panel in laundry room

B. Branch Circuits, Connected Devices, and Fixtures
Lighting type majority: LED

1: Fixture - light inoperable / bulb needs replacement

Recommendation

One or more lighting fixtures failed to illuminate (fixtures did not turn on when nearby switches were activated). It is advised to further evaluate by replacing bulbs and/or consulting with the property owner. If changing bulbs proves ineffective and/or no additional switch(es) can be found, then recommend that a qualified electrician examine and repair or replace light fixtures.

Recommendation: Contact a qualified electrical contractor.



Back



Bedroom



Lights did not work at several locations in the house

2: Fixture - missing bulb cover

Recommendation

Lighting fixture is missing the bulb cover. This is considered a primarily cosmetic deficiency, but can provide some protection for the bulb. Recommend replacement of the bulb cover as necessary.

Recommendation: Contact a qualified electrical contractor.



Back



Front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Outlet - not tamper resistant

▲Safety Hazard

One or more outlets in the structure are not tamper resistant. By today's standards, outlets less than 5-1/2' from the floor should be tamper resistant.

The state requires inspectors, regardless of the structure's age, to mark as "deficient" where tamper resistant protection is not installed.

Recommendation: Contact a qualified electrical contractor.



Not tamper resistant, for child safety

C. Low Voltage & Other

1: Smoke alarms - missing

▲Safety Hazard

Smoke alarms/detectors are missing in the structure in multiple locations. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the structure. On levels without bedrooms, it is recommended that alarms be installed in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Recommend installation of smoke alarms/detectors in all areas of the structure, throughout the property, in all areas that require them.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Contact a qualified electrical contractor.



Smoke alarms missing at one or more locations around the house

2: Smoke alarm - inoperable

▲Safety Hazard

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

Smoke alarm/detector is not functioning. This could be caused by a drained battery or a physical defect in the alarm itself. Recommend replacement of batteries first, and if the unit fails to power on, replacement of the alarm entirely.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Contact a qualified Do It Yourself



Middle Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Photo(s) of 1st heating system: Electric Central Heat



1st unit - measured temperature differential: 15° +



Return



Supply heat



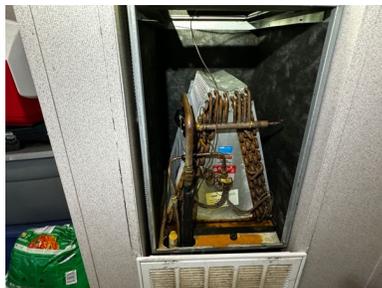
Supply heat

B. Cooling Equipment

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning, R-410A Freon -



Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1st unit - measured temperature differential: Not Measured

Interior AC unit:

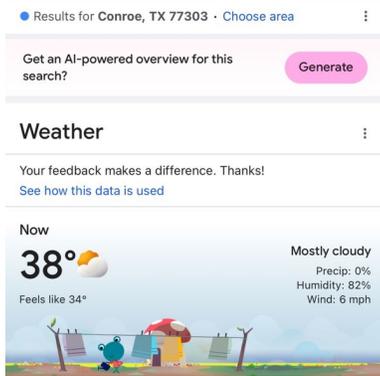
The interior AC unit and furnace were located behind a panel in the laundry room.



AC unit and furnace behind this panel

Low outdoor temperature:

The A/C unit cooling system temperature differential was not able to be measured due to low outdoor temperature. Operation may cause damage to the unit. A limited visual survey was performed and reported. If the client has concerns about the condition of the cooling equipment, the inspector recommends hiring a qualified HVAC technician for further evaluation.



1: Thermostat not level

➔ Recommendation

The thermostat was not mounted in a level position. This can affect the temperature setting for the AC and heating system.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



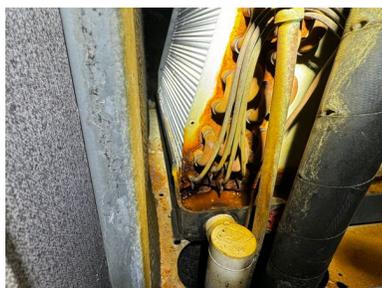
Thermostat not level

2: Rusted evaporator coil

🔴Recommendation

The AC evaporator coil was rusted. This could lead to failure of the unit. Further evaluation by an HVAC professional is recommended.

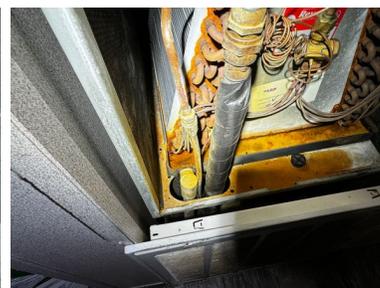
Recommendation: Contact a qualified HVAC professional.



Rusted coil



Rusted coil



Rusted coil

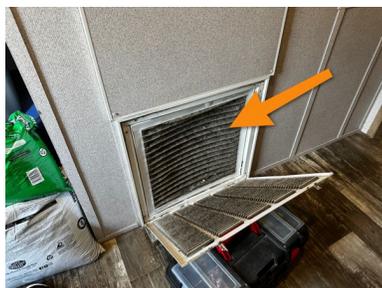
C. Duct Systems, Chases, and Vents

1: Filter requires replacement

🔴Recommendation

The HVAC filter appears to be beyond its expected lifespan. Recommend replacement. Do it yourself or hire an HVAC/Handyman Contractor.

Recommendation: Contact a handyman or DIY project



Laundry

D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Photo(s) of water distribution pressure: 50-60 psi -

This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.



56 psi

Photo(s) of type of water supply piping material: PEX -

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

Copper: Copper pipe resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Polybutylene: Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Galvanized: Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property



Photo(s) of water shut off location: Laundry



Main water shut off in the laundry

Photo(s) of water meter location: Street Right



Right

1: Loose fixture

🟡Recommendation

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hall Bathroom

2: Tub/shower re-caulking necessary

Maintenance Item

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation: Contact a qualified Do It Yourself



Caulking needed



Hall Bathroom

3: Toilet needs re-caulking

Recommendation

The toilet caulking is missing and/or the caulking has deteriorated and is considered damaged. Recommend a plumber re-caulk the toilet.

Recommendation: Contact a qualified plumbing contractor.



Hall Bathroom

B. Drains, Wastes, and Vents

Photo(s) of type of drain/sewer piping material: PVC -

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detection method.

PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.



C. Water Heating Equipment

Water heater temperature: Operable (100°F to 130°F) -

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.



Photo(s) of 1st water heater: Electric, 50-Gallons, Age: 0-5 Years

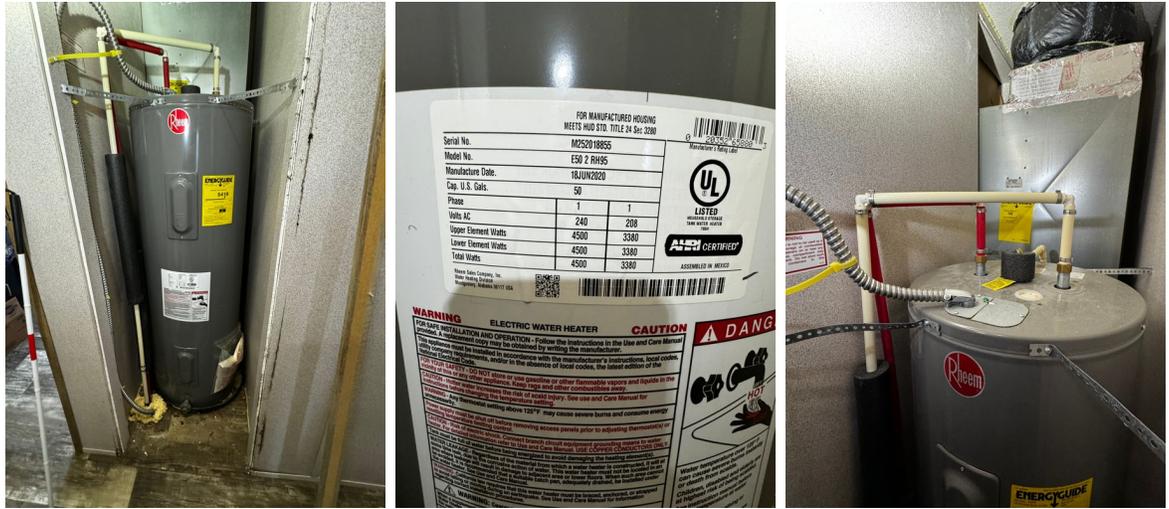
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances
Location of gas meter: No Gas on Property

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Photo(s) of dishwasher and data tag:



1: Dishwasher inoperable

👉 Recommendation

Dishwasher appliance was inoperable at the time of inspection. Recommend qualified appliance professional to repair.

Recommendation: Contact a qualified appliance repair professional.



Inoperable

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

Photo(s) of range/hood exhaust: Recirculating



D. Ranges, Cooktops, and Ovens

Type: Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Photo(s) of range and data tag:



E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators
 Photo(s) of 1st garage door and/or opener: None
 Photo(s) of 2nd garage door and/or opener: None

H. Dryer Exhaust Systems

1: Dryer vent was screened

▲Safety Hazard

A screened dryer vent permits lint buildup and will clog the system. This is a fire safety hazard.

Recommendation: Contact a handyman or DIY project



Back

I. Refrigerator

Photo(s) of refrigerator and data tag:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Outside scope - refrigerator:

Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

VII. BROAD LIMITATIONS & CLOSEOUT

Swimming pool, spa, hot tub, and equipment - out of scope:

The inspection of the pool is outside the scope of this inspection report. Recommend consulting a swimming pool / spa contractor, maintenance provider, or expert to inspect the elements of the system.

Closeout Items: Owner present

Noble Preferred Contractors List:

After you have received this inspection report from Noble, we proudly offer a seamless way to get a quote from one of our Preferred Contractors! Click [here](#), review the form, and we will send it off.



Get a Real Quote