

**BUENA VISTA**  
Professional Real Estate Inspections

Edgar Gonzalez  
C. 832-731-3241  
E. [eginspections@yahoo.com](mailto:eginspections@yahoo.com)  
A. 8227 Wayfarer Ln. Houston, TX 77075  
TREC #5782



INSPECTED FOR  
**Jonathan Suarez**  
**35 Penway St.**  
**Houston, TX 77022**

August 2, 2019

# Buena Vista Professional Real Estate

## Inspections

8227 Wayfarer Lane  
Houston, TX 77075

eginspections@yahoo.com

# PROPERTY INSPECTION REPORT

---

Prepared For: Jonathan Suarez  
(Name of Client)

Concerning: 35 Penway St., Houston, TX 77022  
(Address or Other Identification of Inspected Property)

By: Edgar Gonzalez, Lic #TREC #5782 08/02/2019  
(Name and License Number of Inspector) (Date)

---

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, **THIS IS NOT A CODE COMPLIANCE INSPECTION** and does NOT verify compliance with manufacturer's installation instructions. **THE INSPECTION DOES NOT IMPLY INSURABILITY OR WARRANTABILITY OF THE STRUCTURE OR ITS COMPONENTS.** Although some safety issues may be addressed in this report, **THIS REPORT IS NOT A SAFETY / CODE INSPECTION**, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES. A REAL ESTATE INSPECTION HELPS TO REDUCE SOME OF THE RISK INVOLVED IN PURCHASING A HOME, BUT IT CANNOT ELIMINATE THESE RISKS, NOR CAN THE INSPECTION ANTICIPATE FUTURE EVENTS OR CHANGES IN PERFORMANCE DUE TO CHANGES IN USE OR OCCUPANCY.** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

---

Promulgated by the Texas Real Estate Commission (TREC), P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** *When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. ***This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.*** Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "**grandfathered**" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. ***Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.***

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**

---

Inspection Time In: **8:00 am** Time Out: **11 am** Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **South**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **90 °+ Degrees**  
Parties present at inspection: **Buyer, /Inspector Edgar Gonzalez #5782**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Jonathan Suarez. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

---

**SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

**GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or

**This confidential report is prepared exclusively for Jonathan Suarez on 08/02/2019.**

- (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

---

This inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client

Affirms, understands and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this inspection report whether the client has signed this agreement or not.

Important conditions, limitations and disclaimers:

1. This inspection report (s) is performed for the person, company or entity named on this report as the client. This report is not transferable to any other person, company or entity.
2. This inspection report is in no way, a written or implied warranty, guarantee or representation against any conditions, latent defects, hidden defects, equipment failure or structural component failure that may occur after the date of inspection. Absolutely no guarantee, no warranty and no implied warranty are given or may be construed to exist.
3. This visual inspection report has been done on the equipment and structural components listed only. Appropriate notations have been made as to those listed items which were on the above date, appearing to be performing those functions for which intended, as well those listed items that appeared to be in need of immediate repair.
4. This is a visual inspection report only, and does not deal with local/ national codes, or any defects that were latent, hidden or not apparent at the time of inspection.
5. No engineering or scientific tests were performed during the course of this visual inspection. This inspection report does not determine: compliance with governmental codes, the presence of environmental hazards or equipment capacity, equipment efficiency, adequacy of design, value, suitability, merchantability, flood plain location or habitability.
6. All defects are to be repaired by qualified crafts and rechecked by same for total and proper function. The client agrees to contact a specialist to make further inspections or evaluations of all defects, if the client intends to rely on this report in any way. The full extent of repairs needed and cost involved may not be known until the defect is actually repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): Slab on Ground

**Method of inspection:** Visual inspection of exterior foundation walls and visual inspection of the interior and exterior veneers, wall coverings, roof structure, doors, windows, floors and trims for signs of distress/distortion associated with structural differential movement.

**Information:** A homes foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents, and to transfer that weight to the ground. Any improper movement of the foundation can result in detrimental impact to any of the buildings systems or components.

**Information:** Some foundation movement can be expected as a result of seasonal moisture changes/cycling within the buildings supporting soil beneath the foundation. Interior gypsum board and/or exterior masonry distress such as cracks/bulged tape joints and/or separated expansion joints may become more numerous or pronounced with age of the structure. Periodic repair of cosmetic distress should be considered a normal maintenance issue and does not necessarily indicate a serious structural problem in my opinion.

*Comments:*

The purpose of this section of this report is to document the results of a visual inspection at the dwelling located at the above address, and to render an opinion as to the integrity and/or performance of the foundation system.

While there was evidence of foundation settlement and/or movement, and the structure appeared to have experienced a moderate degree of associated seasonal differential movement, this inspector found the conditions to be within a magnitude which was not suggestive of conditions requiring any immediate need of major foundation repairs at this time. This degree of distress is common within light weight structures of this age, location and/or construction dynamics. The degree of subject stress should be monitored. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at time of inspection only. Future performance of the structural systems cannot be predicted and/or warranted.

Although future performance is not predicted, a soil moisture maintenance program is strongly recommended. Signs of distress should be monitored to determine if the maintenance program will be effective. The soils should be kept at a constant moisture content to avoid any inherent shrink/swell soil characteristics which can result in differential movement of the supporting soils and ultimately of the superstructure. Without specific soil characteristics of this property, developing the proper maintenance program will be somewhat by trial and error. Any signs of structural distress should be closely monitored as inadequate and/or excessive soil moisture may compromise the structures stability under certain conditions.

**Note:** Assessment of foundation performance and condition is based solely upon this inspector's opinion, and his interpretation of the visually observed conditions at the time of inspection without prediction of future performance. Most foundation movement occurred over an extended period and this inspection is of first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection. This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or other conditions not detectable within the scope of a visual inspection. As there are not absolute criteria to judge foundation performance, other inspectors or

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

foundation experts may form a different opinion when assessing this foundation performance. Careful attention to proper storm drainage and foundation maintenance will facilitate future soil stabilization.

**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

**B. Grading and Drainage**

*Comments:*

**Grading & Drainage**

Grading and drainage conditions appeared normal at time of inspections; no significant problems were observed. Grading and drainage conditions should not be compromised; all flow of storm water should be promoted away from the foundation and ultimately off the lot. High soil conditions should be avoided around the periphery of the structure to prevent storm water penetrations and facilitate pest infestation preventions.

**Note:** Underground yard drainage systems (if-applicable) not checked/inspected. Did not verify if yard or deck drains operate properly and that there are no collapses or clogged areas. Recommend observing performance during heavy rains and ensure system is maintained/clean properly.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Dimensional asphalt composition shingles/three-tab shingles for ridge caps  
*Viewed From:* Walked on roof

**Note:** Per the Texas Real Estate Commission Standards of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingles must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause this item was not inspected.

**Note:** Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch and weather conditions at the type of inspection dictate the method of inspection. Detection of defects should not be expected past what these conditions allow or the limitations imposed by the method of inspection stated above. Even under the best conditions, there are no guarantees against leakage.

**Note:** The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by a visual inspection. Roof leaks can occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specially

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

excluded from this report.

Comments:

**Roof Covering**

The roof covering and/or related roofing flashing/jack components appeared in generally fair conditions at time of inspections however:

- The roofing at the rear structural addition is not intended for this low slope application. While this condition does not pose a serious short term concern, it may affect the reliability and longevity of this section of 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. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

**Method of inspections:** The inspection of the roof structure and attic is performed via visual observations of the areas and components which are safely accessible and unobstructed at time of inspections.

*Approximate Average Depth of Floor Insulation:* 0" to 4"

*Approximate Average Depth of Wall Insulation:* N/A

**(Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Horizontal Insulation Type:* Loose Filled, Batt or Blanket

*Vertical Insulation Type:* N/A

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

The roof structure is composed of conventional rafter system. The roof structure appeared normal; no significant problems and/or adverse structural performance were observed.

**Attic Ventilation**

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

**Attic Insulation**



I=Inspected

NI=Not Inspected

NP=Not Present

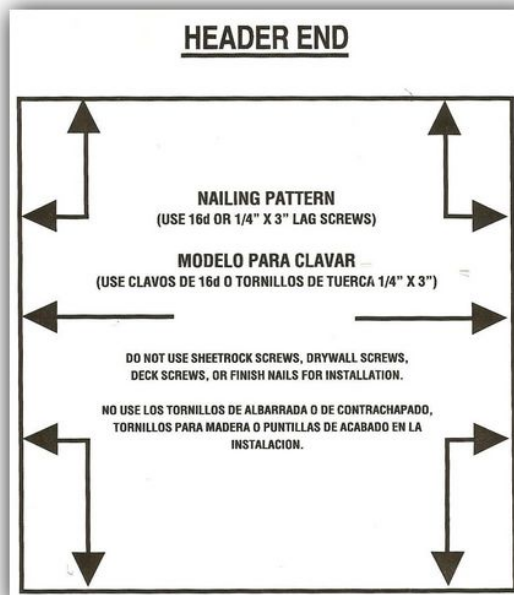
D=Deficient

I NI NP D

Inspector observed extensively disturbed, depleted and/or deficient insulation values. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Minimum attic floor insulation under current standards should be at least R-19, however for increased efficiency R-30 is typically preferred.

**Attic Ladder**

- **Note:** The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking position / ownership of the property.
- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Note:** Not all areas of the attic were accessible for inspection. Insulation covered some structural, electrical and mechanical components in the attic. This precluded an inspection of these components.

**E. Walls (Interior and Exterior)**

**Note:** Inspection is strictly visual. There may be hidden damages to the interior of walls that were not readily detectable at time of inspection. Such damage may not be revealed until remodeling occurs. Note: Inspection does not include checking the property for any kind of bio growth or mold, or their byproducts. Client may desire to have basic mold testing performed here, to be satisfied that there are no bio-growth hazards in the dwelling.

*Description of Exterior Cladding:* Wood Type Veneer, Vinyl Siding, Aluminum Cladding

**Interior Walls & Surfaces**

*Comments:* Interior/exterior walls were inspected for signs of structural movement born distress/distortion and/or water damages/stains. The condition of the framing or other components hidden behind the interior/exterior wall finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted unless they may contribute to or be systematic of other issues. Home furnishings and /or other personal items, etc. may limit the assessment of existing conditions.

Inspector reported some mild (common) structural seasonal differential movement related gypsum distress adjacent to several interior door/window openings; conditions are not uncommon within light weight structures of this age, location and / or construction dynamics and do not imply any substantial loss of structural integrity. This degree of distress is usually tolerated (left to be) as is cosmetic in nature; improvements would be discretionary.

- The interior paint conditions was observed to be generally poor. Some moderate interior gypsum board surface damages, movement stress indicators and/or aged water stains were observed through-out. Improvements may be desirable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

### Exterior Walls & Surfaces

*Comments:*

Inspector observed some considerable exterior cladding disrepair's with the most significant degree of damages noted at the rear substandard building addition construction. Further evaluations and repairs will be needed.

- The exterior veneer / cladding was observed to be pulling loose and needs to be better secured on the east side of the structure.
- The exterior wood window casing and/or sill has some deterioration and/or damage at various locations of the structure. Further evaluations and repairs needed to prevent further water intrusions and/or related structural damages.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspout's, hose bibs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.



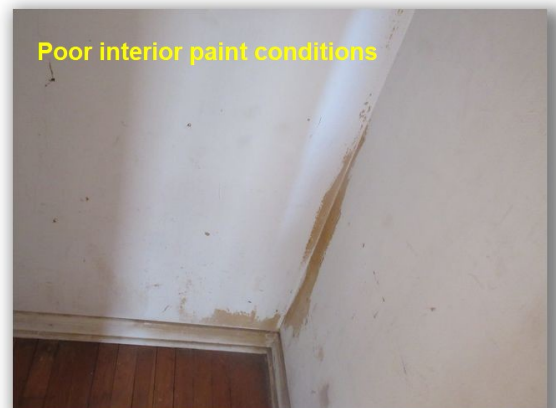
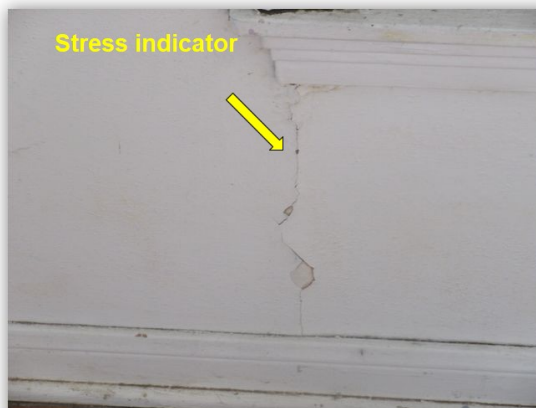
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



- 

**F. Ceilings and Floors**

**Note:** Inspection is strictly visual. There may be hidden damages to the interior of ceilings / floors that were not readily detectable at time of inspection. Such damage may not be revealed until remodeling occurs. Note: Inspection does not include checking the property for any kind of bio growth or mold, or their byproducts. Client may desire to have basic mold testing performed here, to be satisfied that there are no bio-growth hazards in the dwelling.

**Note:** Ceilings and floors were inspected for signs of structural movement born distress/distortion and/or water damages/stains. The condition of the framing or other components hidden behind/under ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted unless they may contribute to or be systematic of other issues. Home furnishings and /or other personal items, etc. may limit the assessment of existing conditions.

**Ceilings**

*Comments:*

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

The interior gypsum boards have recently been made superficial improvements (patching/texture/paint) that may have limited the assessment of previously endured structural movement born stress/distortion, water stains/damages and/or signs of termite activity etc. Interior superficial improvements such as drywall patching, texture and paint applications will conceal historical indications (stress) of the magnitude of structural movement previously experienced and/or moisture born stains and termite tunnels/kick-out holes etc. No evident indications of significant structural distress/distortion were observed through-out the interior drywall boards of the building at time of this one trip inspection.

- Aged water staining and/or poor paint conditions was noted at various closet locations.

**Floors**

*Comments:*

The floors appeared normal; no evident floor slopes and/or sagging were noted. The floor coverings appeared generally poor. Pronounced traditional hard wood floor repairs were noted at front entryway. Considerable damages observed at kitchen and moderate blistering noted at engineered laminate flooring.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Poor flooring conditions shown above.**



**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- The interior doors have been retrofitted. The doors are not uniformed. The retrofits exhibit substandard installation workmanship; improvements may become necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

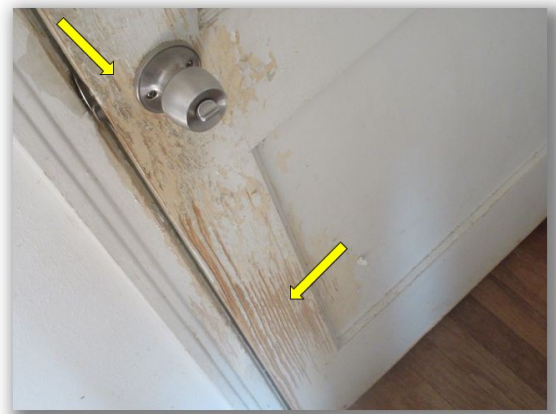
- Considerable door slab mauling or surface damages were observed at one or more locations; conditions are associated with indoor pet keeping. Improvements may be desirable.
- Missing door slabs were observed at intended kitchen door frame/jamb locations. It may be desirable to replace door slabs at subject locations. The current home owner should be consulted regarding any doors that may be in storage.

**Exterior Doors**

- The rear exterior door installation and/or configuration is poor. The door was installed abutting the wall and the lock hardware drags on the interior gypsum board. The door lacks exterior and interior trim. Further evaluations and repairs needed.
- Considerable door veneer dilapidation and/or lock hardware disrepair's were observed at one or more exterior door locations. Further evaluations and repairs needed.

**Overhead Garage Door**

N/A



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



- 
- 
- 
- 

**H. Windows**

*Note:* Only the accessible windows will be checked for operation during the inspection if the structure is occupied at time of inspections. Failed thermal paned seals in insulated glass (double pane) windows are not always detectable. In some conditions the inspector may not be able to detect this condition, particular if the windows are dirty or if it's raining during and/or leading up to the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to a variation in atmospheric conditions. Windows are reported as they are observed at time of the inspection only.

Type: Older wooden single-pane windows

*Comments*

**Windows**

The windows are relatively low quality. They are in a state of considerable disrepair. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.

Note: The windows are older and may inhibit efficiency and/or influence condensation in colder climate conditions somewhat.

The exterior window sill(s) have some deteriorated and/or damaged at various locations of the structure.

- **Note:** Some of the windows are painted shut and cannot be opened.
- The window glass glazing-compound is damaged and/or missing at one or more of the windows and improvements are recommended.
- Loose or cracked glass panes were observed at various window locations and would merit further evaluations and repairs or improvements.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Window Screens**

- One or more of the window screens were observed to be damaged.
- One or more of the window screens were observed to be missing.



**I. Stairways (Interior and Exterior)**

Comments:

N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**J. Fireplaces and Chimneys**

*Comments:*

N/A

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Porches**

•

Considerable damages were observed at front carport metal roof cladding. Further evaluations and repairs needed.

**Driveway**

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Panel Box

*Box Rating and/or Main Disconnect Rating:* 125 amps

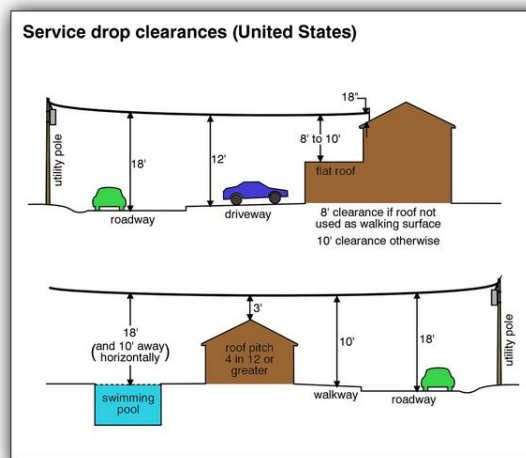
*Box Location:* Exterior rear wall

*Cabinet Manufacturer:* General Electric - GE

*Branch Circuit Wire Type:* Aluminum

#### Comments:

- The electrical service wires hang to low across the back yard area. The electrical service wires from the service pole to the structure should clear the ground, decks or platforms by a minimum of 10-feet.



- The dead-front cover plate was removed at timer of inspection and should be reinstalled for reasons of safety.
- Oversized 50 Amp breakers within the main distribution panel should be replaced.
- Electrical wiring leaving the load center should be in a conduit.
- All branch circuits should be clearly labeled for circuitry identification as required by current electrical standards.
- Due to the age of the construction the electrical load center lacks AFCI protection as required per current electrical standards. Arc fault circuit interrupters are intended to open circuitry if an arc occurs. AFCI are standard in all current electrical applications for all: Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreation rooms, closets, hallways, or similar rooms or areas. This panel is not providing any of the required AFCI protection as is required by today's standards. Improvements could be undertaken so as to conform to current electrical standards and provide related safety enhancement.

As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standards of practice requires to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of the date the home was constructed.

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

**Note:** When D (**D=Deficient**) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

periods, to fully evaluate the integrity of the entire electrical system.

### Grounding / Bonding

- The bonding wire connection to the ground electrode rod has pulled loose and needs to be repaired as necessary.



### B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

**Note:** The inspection was made on the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture, fixtures, or appliances. All functional

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

equipment, in operable condition, was operated in at least one, but not necessarily every mode to demonstrate its operating condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specially excluded. Low voltage (telephone, intercom, speaker, security, alarm, television antennae, coaxial cable, satellite, computer, etc.) wiring and circuitry above 240 volts are NOT tested or reported on as a part of this inspection. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted or employed.

**Information:** The installation of smoke alarm(s) is required at each floor level of a building, inside of all bedrooms and/or any room(s) designated for the purpose of sleeping and outside and within proximity of the outside of the doors of those same sleeping rooms. Test all alarms and detectors weekly and/or as indicated per manufactured specifications. The installation of carbon monoxide (CO) detector(s) is also required in homes with fuel-fired appliances at every floor level and in any areas where fuel fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, attic and garage, if applicable would also be advisable. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case of any emergency that may arise. Failure to repair defective and/or install absent alarms, detectors, and other safety devices/equipment immediately can result in serious injury and/or death. For further information regarding first safety and CO poisoning, consult your local fire department and/or your equipment manufacturer(s).

*Comments:*

**Distribution Wiring:**

- Wiring exposed on interior/exterior finishes should be relocated or protected by a rigid conduit.
- Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

**Receptacle Outlets:**

- No GFCI protection was observed at required locations per current electrical standards.

The installation of ground fault circuit interrupters (GFCI) are recommended at all required locations as per current electrical standards. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

- An outlet is loose at kitchen counter top and should be re-secured.
- Missing outlet or light switch cover plates should be replaced were necessary.
- Ungrounded 3-prong outlets offer a false sense of security and should be corrected.
- 

**Switches:**

Missing outlet or light switch cover plates should be replaced were necessary.

**Fixtures:**

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

**Bonding:**

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.
- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.

**Smoke Alarms/Carbon Monoxide Alarms:**

- There are no smoke alarms located in the home. Under current building standards, there should be a

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

#### SECTION R314 SMOKE ALARMS

**R314.3 Location.** Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

**R315.1 Carbon monoxide alarms.** For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

**Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

#### Doorbell / Chime:

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



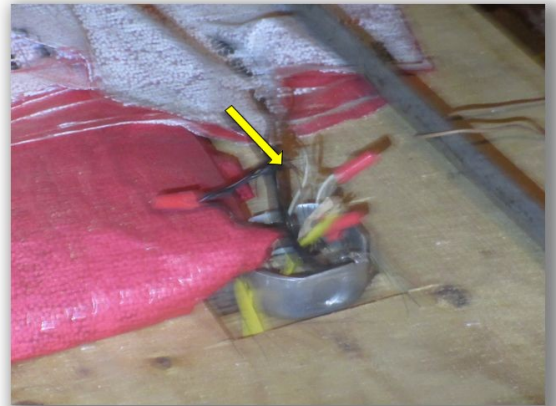
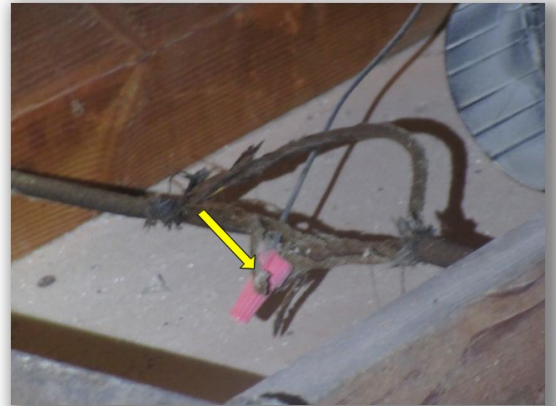
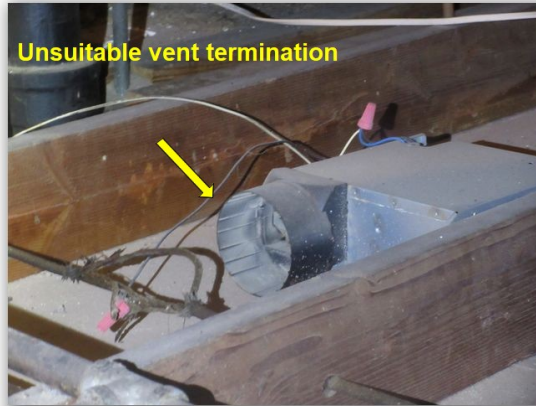
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Unsuitable electrical rout configurations and/or terminations shown above.**



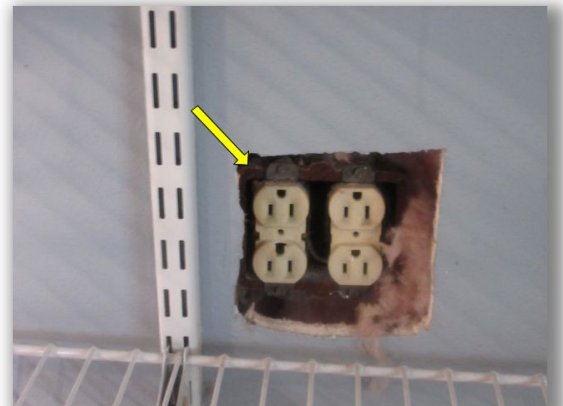
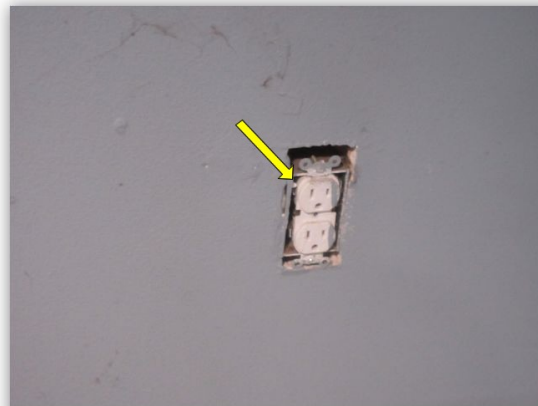
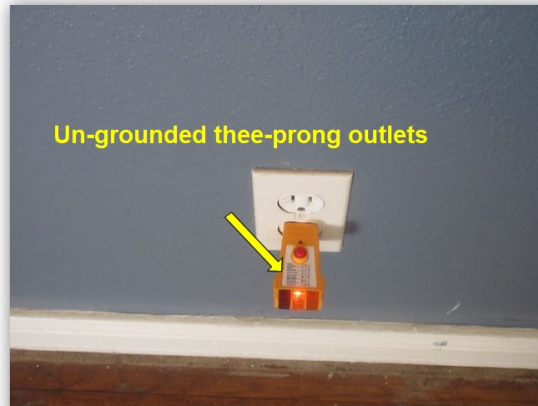
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

**A. Heating Equipment**

*Type of System: Central Heating*

*Energy Source: N/A*

*Brand Name: N/A*

*Approximate System Age: N/A*

*Comments:*

N/A

*Note:* It was beyond the scope of this inspection to determine the integrity of any heat exchanger. Inspection of a heat exchanger may require dismantling of the equipment and should be performed by an HVAC specialist. Damaged and/or cracked heat exchangers pose a health threat. Gas equipment is strongly recommended to be serviced prior to seasonal use.

**B. Cooling Equipment**

*Type of Systems:*

**Window Unit**

*Brand Name: GE and/or LG*

*Number of units: Four (4)*

The cooling equipment appeared and functioned normally at time of inspection.

**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

**C. Duct Systems, Chases, and Vents**

*Comments:*

N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEM

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Curb-Side

*Location of main water supply valve:* Exterior front wall/perimeter

*Static water pressure reading:* 40 to 50 psi

*Comments:*

##### **Supply System:**

There are galvanized water lines in use at the time of this inspection. This is an older obsolete water supply system that is prone to water leaks and/or compromised water pressure. Full evaluation of all of the galvanized water line components and the integrity of those components are beyond the scope of this inspection. You are strongly encouraged to have the integrity of all of the galvanized water line components further evaluated by a qualified plumber prior to the expiration of any time limitations such as option or warranty periods. All plumber recommended repairs should be made.

It would be wise to budget for replacement of all the older galvanized water supply system and to make a conversion over to a newer type of water supply system as soon as it is financially feasible.

- Low water pressure was observed when two or more water fixtures were operated at the same time. The cause and remedy should be further evaluated and corrected as necessary.
- There is a visible water leak at the homeowners main water shutoff valve.

##### **Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

##### **Interior Faucets/Fixtures**

The faucets are showing signs of age. Updating faucets over time should be anticipated.

- Substandard lavatory/vanity retrofits lack water dams and/or splash-guards. The adjoining walls may be vulnerable to water damages. Improvements should be considered.

##### **Laundry Connections**

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Note:** Static water pressure may be different at other times. Adequate static pressure (over 40 p.s.i.) is not a predictor of adequate functional flow at independent fixtures through-out the dwelling, as pipe size and/or other restrictions can adversely affect flow, no matter what the static pressure registers.

**Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls, insulations or storage items etc.) proper sizing or design of the “system”, water quality or potability, the effect of the lead content in soldering and/or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphoning back-flow prevention devices employed.

**Note:** Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information as to the status of subject systems/appliances etc. The type or condition of the plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damages to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leaks checks are available from a plumber.

**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

**B. Drains, Wastes, and Vents**

**Note:** Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance history and/or prior repairs needed etc.

*Comments:*

For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.

**Note:** It was beyond the scope of this inspection to determine the integrity of any underground plumbing system.

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

**C. Water Heating Equipment**

*Energy Sources:*

*Capacity:*

**Water Heater** – *Energy Source: Gas*

*Location: Laundry Room Area (obsolete/unsuitable location)*

*Approximate Capacity: 29 Gallons*

*Approximate Age: 2007*

*Brand Name: HotPoint*

*Comments:*

- The location of the water heater is considered unsafe (obsolete). *This situation is no longer except able per current industry standards and should be remedied for improved safety.* Water heater equipment is prohibited in habitable locations including but not limited to bathrooms, kitchens and utility rooms and should be relocated so as to conform to current model building standards for safety concerns.
- The heater flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a know safety hazard.
- The water heater flue was observed to be an older single wall type. Under current mechanical standards, the exhaust flue should be a Type-B double wall flue.
- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard.
- The water heater flue connector should be mechanically attached to the draft hood with a minimum of three sheet metal screws.
- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

I=Inspected

NI=Not Inspected

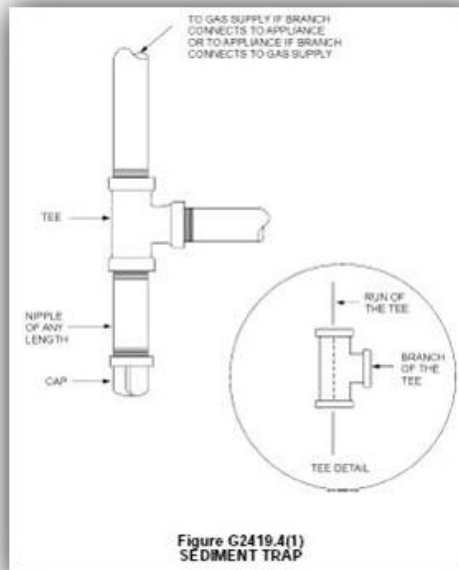
NP=Not Present

D=Deficient

I NI NP D

- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installations



**Note:** A water heater is equipped with a temperature & pressure relief (TPR) valve, ((Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water). This valve is visually inspected, however due to the likelihood that the valve would not reseat if actuated, & due to not being able to replicate the conditions required to determine weather or not the valve will function as intended these valves are not tested. TPR valves are an important safety device that is required by most codes. Water heaters should be flushed every year or as recommended per that manufacturer to remove sediment that collects in the tank. P&T valves should be replaced every 36 months.

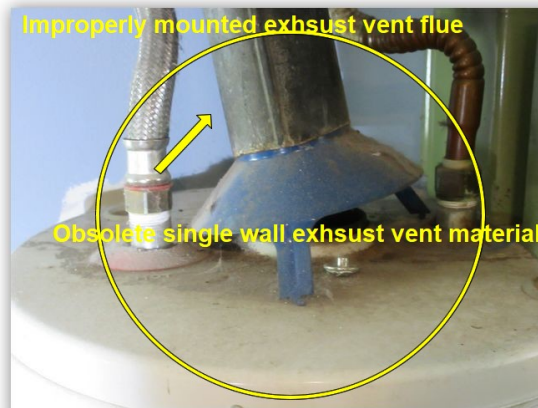
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- 
- 
- 
- 

**D. Hydro-Massage Therapy Equipment**

Comments:

Location of GFCI: N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

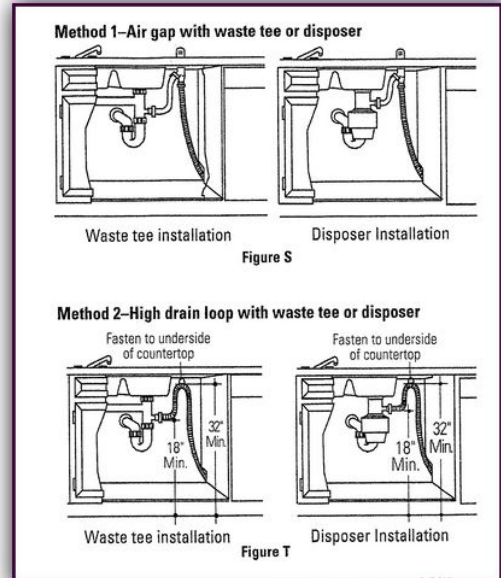
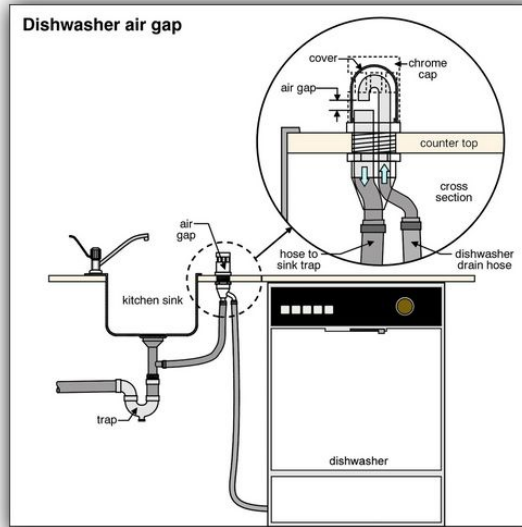
A. Dishwashers

Comments:

Brand Name: Jenn-Air

The dishwasher is inoperative, would not collect water and should be repaired or replaced.

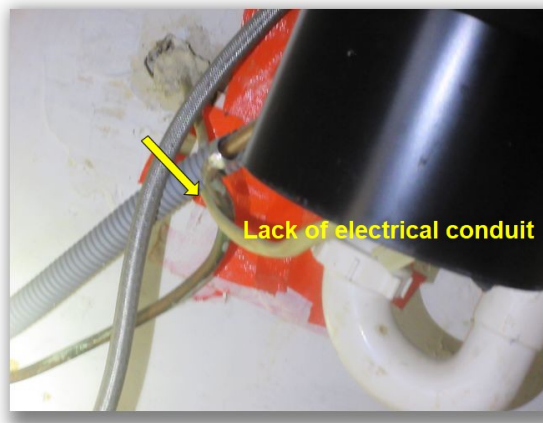
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



B. Food Waste Disposers

Comments:

- The electrical wiring to the disposal is exposed and should be enclosed in conduit.



C. Range Hood and Exhaust Systems

Comments:

- The range hood light is inoperative and should be repaired.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The range hood/microwave combination equipment appeared and functioned/operated normally at time of inspections however the installation configuration does not vent the equipment to the buildings exterior therefore will require appropriate carbon filters maintenance for effective and/or efficient equipment performance.

Note: Reciprocating vent configurations are not as effective or efficient than that of an outdoor vent application and requires carbon-filter maintenance.

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

**Range Brand Name:** General Electric – GE

**Comments:**

- One or more of the control knobs are missing.



**E. Microwave Ovens**

**Comments:**

**Brand Name:** Maytag

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

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Comments:**

**Exhaust Vents:**

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

**Bathroom Heaters:**

N/A

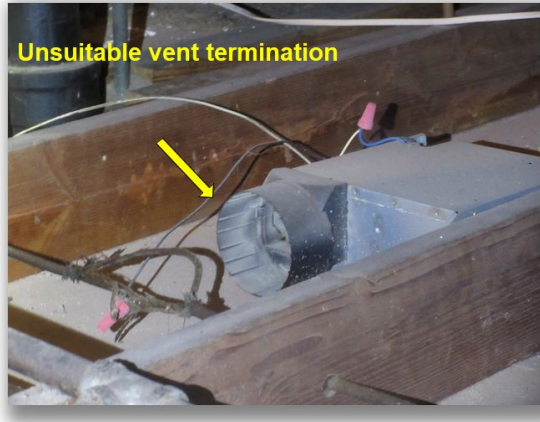
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**G. Garage Door Operators**

*Comments:*

**Number of units: 0**

N/A

**H. Dryer Exhaust Systems**

*Comments:*

- The exterior dryer duct termination cover is damaged.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

### A. Outbuildings

Type: Small freestanding frame storage shed

*Comments:*

The outbuilding was found to have some considerable deterioration and/or termite damages to various areas of wall sill plates and/or exterior wall composite veneer. Further evaluations and repairs are needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Subject outbuilding and/or related building deterioration shown above.**

**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 08/02/2019, between Jonathan Suarez (herein known as the Client) and Buena Vista Professional Real Estate Inspections (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 35 Penway St. (herein known as the property).

**I. SCOPE OF SERVICES**

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  - 2. The item is in need of replacement, maintenance or repair; or
  - 3. Further evaluation by an expert is recommended.

**II. INSPECTION REPORT**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
  - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$**

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.**

Client Signature: \_\_\_\_\_

Date: 08/02/2019

Inspector: Edgar Gonzalez