

Report Identification: 5809 Darling Unit B Houston, TX. 77007

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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 outlets in garages, bathrooms, kitchens, and exterior areas;
- Malfunctioning arc fault protection (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; and
- 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 require 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

REI 7-5 (Revised 05/4/2015)

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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 Property Information Provided By HCAD/HAR/Inspector

Inspection Type: Townhome/Condo Year built: 2008 Stories: 4 Beds: 3 Full Baths: 3 Half Baths: 2

Approx: 2558 SF Per HCAD & Per HAR Arrival Time: 8:10 Departure Time: 1:25

Present at Inspection: Buyer & Parents Buyers Agent Termite Inspector Seller Sellers Agent

Building Status: Occupied Vacant New Construction Furnished Partially Furnished

Weather Conditions: Clear/Partly Cloudy Wet Conditions Approx. Outside Temperature: 95+ Degrees

Utilities On: Yes No Gas No Water No Power

For the purpose of this report and all references to direction within the report (front, back, left & right sides) are based on looking at the structure from the front side.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review before, during or at the time of the inspection and is non transferable to any other person/persons except for the TREC Licensed Real Estate Professional representing the client/clients named above without the written consent of the inspector performing the inspection.

A real estate inspection is a limited visual inspection and basic operation of the systems and components of a structure using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the structure at the time of inspection. The inspector may provide a higher level of inspection performance than required by the standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice. This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted on the report, or if you would like further evaluation, you should consider an evaluation by a licensed engineer.

How to read and interpret this report: It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified contractor/licensed professional in that field prior to closing. These items may be a deficiency in need of repair/correction, may be a priority/safety item, may possibly indicate non-compliance with current building standards that may need to be monitored on a continual basis or may be an item in the inspectors opinion should be brought to the attention of the potential buyer. It is the opinion of the inspector that all items marked with an should be addressed to client's satisfaction prior to closing. Pictures may be inserted below an item marked with an to give a visual description of an item found as having a deficiency in need of repair/correction, may be a priority/safety item, may possibly indicate non-compliance with current building standards that may need to be monitored on a continual basis or may be an item in the inspectors opinion should be brought to the attention of the potential buyer. All recommendations/opinions, if any, given by the inspector are strictly the opinion of the inspector & should be further evaluated by a qualified contractor/licensed professional in that given field if the buyer has additional concerns/questions.

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Some of the deficiencies/conditions that may be addressed (marked with a ☒) in this report 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. An exhaustive list of these deficiencies/conditions may not be listed within the report. The buyer named above should consult with the inspector if any of these deficiencies/conditions are an item of concern.

Mold/Mildew & WDI inspections are not included in this report. It is beyond the scope of this inspection.

Comments underlined in bold lettering within the report are generally FYI (for your information) and may not require any action.

Inspector's Voluntary Notice

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.



Front of Townhome

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Appears to be Post Tension Slab On Grade

Comments:

The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.

The inspection of the foundation is limited to the visual observation of the accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include but may not be limited to: landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, etc.

Foundation movement usually tends to produce a few large cracks, usually at least 1/16th inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.

Cracking usually will be tapered if caused by foundation movement.

By tapered I mean that the crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.

Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.

Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors.

Cracks that show up after a long period of dry weather and tend to close when the weather turns wetter are usually due to foundation movement.

Foundation movement can distort door openings causing doors and windows to stick

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and bind. Wallpaper may exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.

In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level in some cases and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the judgment of the inspector, that judgment is always subjective and interpretative.

Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors

Foundation problems may result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.

- 1. Provide good drainage away from the foundation.**
- 2. Water the soils surrounding the foundation on an as needed basis.**
- 3. Be aware of the potential for adverse affects caused by trees and shrubbery.**

Soil conditions in the area are known to be unstable. A program of conscientious watering of the soil in close proximity to the foundation to maintain consistent moisture content may help stabilize foundation movement caused by soil expansion and contraction. Should there be future issues concerning foundation condition, it is the opinion of the inspector that you consult with your builder or a licensed professional structural engineer.

Recommendations/opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the recommendation/opinion expressed is one of an apparent condition and not based on absolute fact.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a contractor prior to closing.

It is the opinion of the inspector that the foundation appears to be without the obvious need of immediate remedial leveling & providing adequate support for the structure at the time of the inspection. The inspector did not observe any apparent evidence that would indicate the presense of significant deficiencies or adverse performance to the foundation however this was a limited visual inspection due to reasons as stated below. This opinion is based solely on the areas of the foundation, attic, exterior and interior of the structure that were accessible at

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the time of the inspection. No warranty against future settlement can be made.

This was a limited visual foundation inspection due to a limited line of site to view the foundation wall in some areas due to improper grade clearances in some areas around the perimeter of the structure & due to being a townhome/condo in a duplex type unit complex with limited access to view the foundation around the perimeter of the structure due to limited access to the adjacent unit.

A level was placed at various locations throughout the interior of the structure and the amount of deflection was minimal.

Exposed rusting form board nail was observed but may not be limited to the left side of the structure. Recommend removing.

There were areas around the structure that were not accessible/visible due to the grade not having the minimum clearances of 6" for siding as required which limits the visibility of the foundation wall in these areas and the overall inspection of the foundation. Recommending pulling back/reworking the clearances in these areas to a minimum of 6" as required.

B. Grading and Drainage

Comments:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10'.

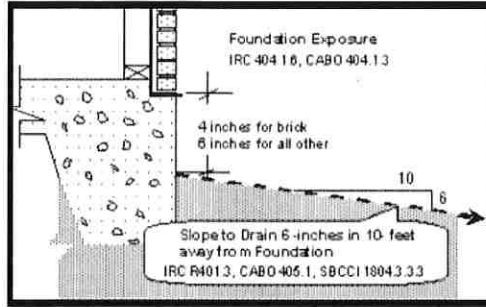
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

All drainage and runoff shall be directed to the street. No ponding of surface water should be allowed near the structure during or after completion of rainfall/watering the yard.

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The inspection of the grading/drainage is done by visual observation of the site around the structure, including surface grade, retaining walls, rain gutters, etc. Visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Underground yard drainage systems are not checked/inspected. The inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. The inspector (or anyone else) is unable to induce a sufficient quantity of water to determine if the system will operate properly when needed. Observe performance during heavy rains and ensure system is maintained/cleaned.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a contractor prior to closing.

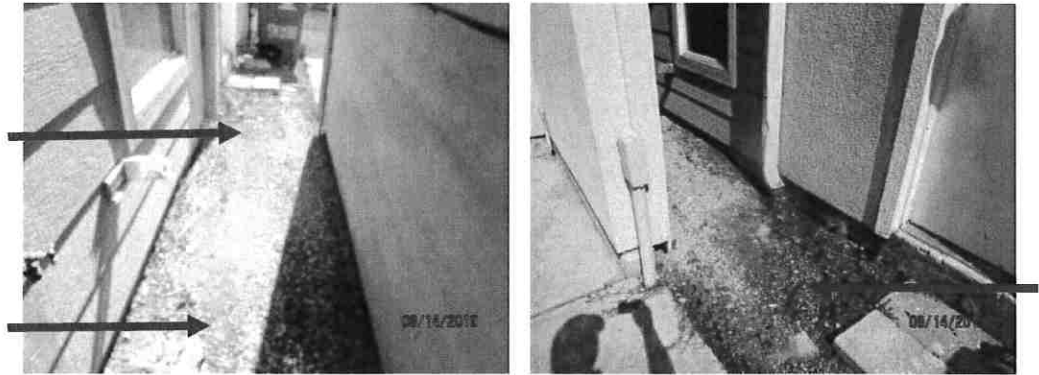
Partial gutters were observed in some areas, it is recommended that full gutters be installed to control the water runoff the at the roof line.

Grading and drainage around the structure does not appear to be functioning as intended in all areas. Flat/improperly sloped areas were observed on all sides of the structure. These conditions may be conducive to ponding which may have an adverse effect on the foundation. It is recommended that the drainage improvements be made in these areas or that sub-surface drainage be installed to allow the water to flow freely away from the structure as required. After the drainage improvements have been made it is recommended that the drainage around the structure should be monitored during/after heavy rains & if ponding water is observed then additional drainage improvements should be performed.

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There were areas around the structure where the grading does not having the minimum clearances of 6" for siding as required. Recommending pulling back/reworking the clearances in these areas to a minimum of 6" as required.

Some of the gutter down spouts do not divert water away from the foundation properly, down spouts should divert water away approximately 5' from foundation. Recommend adding splash blocks or diverters.

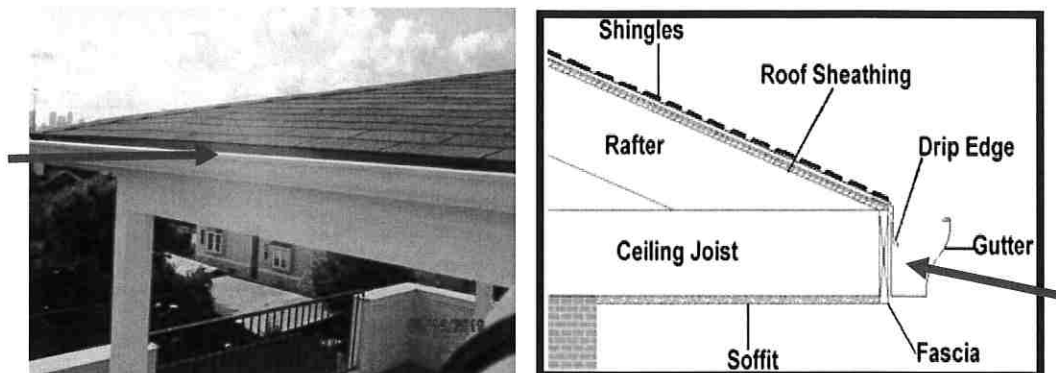


The gutters are not properly installed behind the drip edge as recommended to prevent leaking between the gutter & fascia board.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition, Clay Tile & Possible Rubber Membrane at the terrace level

Viewed From:

Viewed from the roofs edge at the terrace level ground & from the ground with binoculars from multiple points however this was a very limited inspection due to multiple areas of the roof were not visible due to other structures & vegetation blocking the view. Roof was not walked due to the access required the use of specialized equipment, roof height & possible clay tile damage if walked. If the buyer has any concerns about the condition of the roof covering/materials it is recommended that a qualified roofer do an overall evaluation of the roof prior to closing.

Comments:

Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects) may not be apparent at the time of the inspection therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof.

This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified roofer prior to closing.

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The homeowner and/or seller's disclosure should be consulted regarding the exact age of the roof covering. It is important to inspect the roof at least twice a year (spring & fall) and after heavy storms.

Roof covering/materials appeared to be functioning as intended however the roof appeared to have possible roof leaks at various penetrations as noted from the interior of the attic space in various locations & in the 4th floor water heater closet & there were deficiencies as described below. It is recommended that the roof be further evaluated by a qualified roofer prior to closing & that the roof be monitored during times of rain to determine if any leaks are present.

The inspector was unable to inspect the roll/built up roofing under the 4th floor terrace area due to tiles covering the roof material. Recommended that the terrace roof be further evaluated by a qualified roofer prior to closing

The 4th floor terrace is not properly sloped in all areas & is holding water. This should be reworked & sloped to allow water to properly drain from the roof. Water ponding on the roof promotes decay & is an area of concern for moisture penetration.

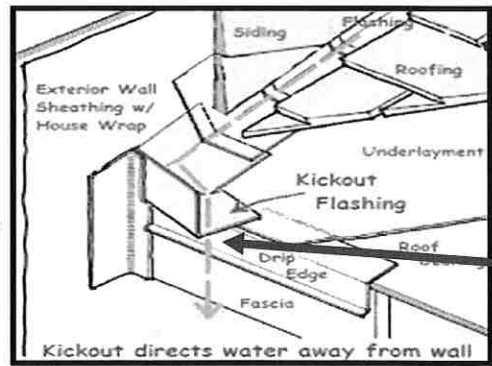


Kick out flashing is not installed at the roof/wall line in the recommended areas. Due to the volume of water that can pour down a sloped roof one of the most critical flashing details occurs where a roof intersects a sidewall.

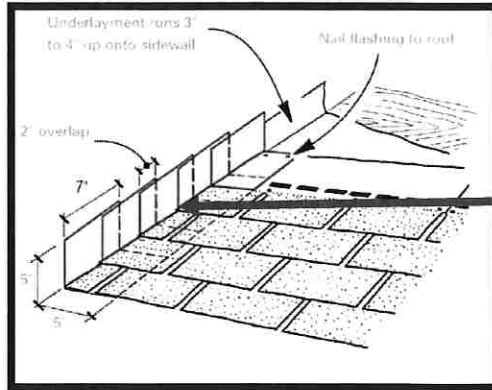
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Unable to determine the presence of step flashing at the roof line due to no line of site.

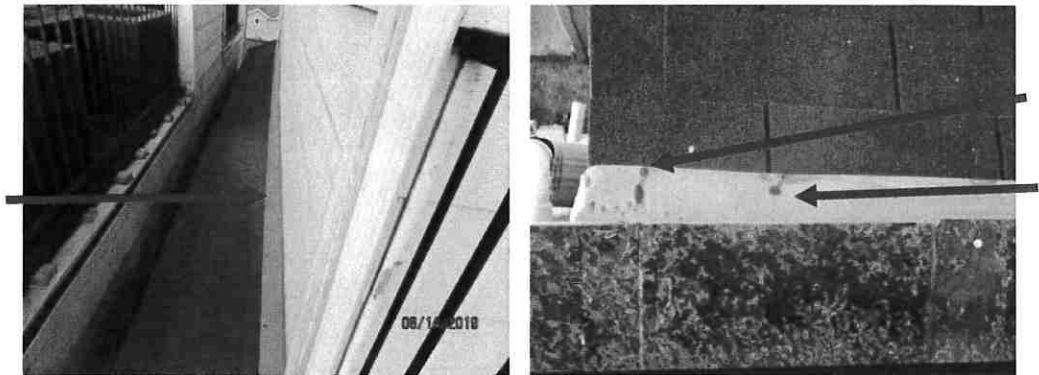


Counter flashing at the roof line off the terrace area has not been painted & the nails have not been properly sealed. Recommend painting the flashing & sealing the nails as required.

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D. Roof Structures and Attics

Attic viewed from: Entered attic space

Attic access location: Hallway & 4th floor half bath

Attic structure consisted of: Engineered trussed

Attic ventilation consisted of: No visible ventilation was observed

Insulation type: Blown & Blanket

Approx. Average Thickness of Vertical Insulation: Approx. 6" where accessible.

Approx. Depth of Insulation: Approx. 14" where accessible.

Comments:

The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.

Attic space in a Houston area home is one of the most important areas for insulation. Attic floor insulation should be at least R-19, however for increased efficiency R-30 is preferred. The following illustrates typical R-values per inch for commonly used insulations.

<u>Insulation Type:</u>	<u>R-Value per inch:</u>
<u>Fiberglass Blanket or Batt</u>	<u>2.9 to 3.8 (Use 3.2)</u>
<u>Expanded Polystyrene Board</u>	<u>3.6 to 4 (Use 3.8)</u>
<u>High Performance Fiberglass Blanket</u>	<u>3.7 to 4.3 (Use 3.8)</u>

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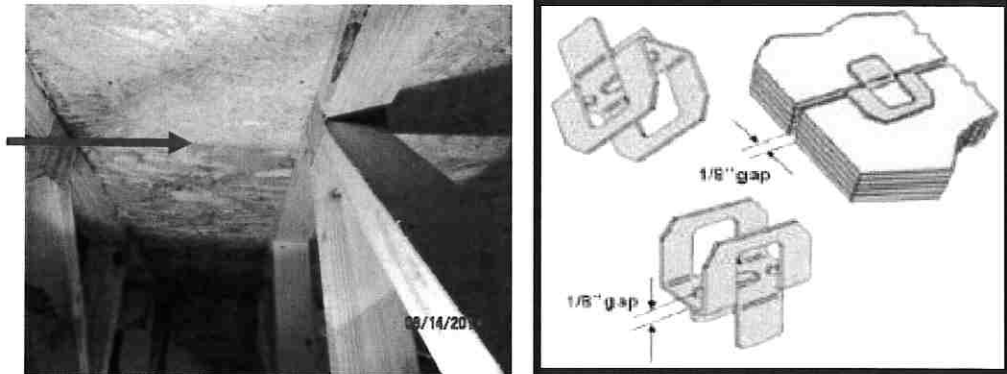
<u>Loose-fill Cellulose</u>	<u>3.4 to 3.7 (Use 3.5)</u>
<u>Loose-fill Fiberglass</u>	<u>2.3 to 2.7 (Use 2.5)</u>
<u>Loose-fill Rock Wool</u>	<u>2.7 to 3.0 (Use 2.8)</u>

It is recommended that any deficiencies/items of concern marked with a ☒ if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Roof structure/attic appeared to be stable and functioning as intended however this was a limited visual inspection & there were deficiencies observed as described below.

This was a limited attic inspection due to limited access & due to some areas were obstructed by duct work, equipment and insulation and were not accessible which limits the overall inspection of the roof and attic structure.

☒ Metal clips/roof deck spacers were not observed as being installed between the roof decking.



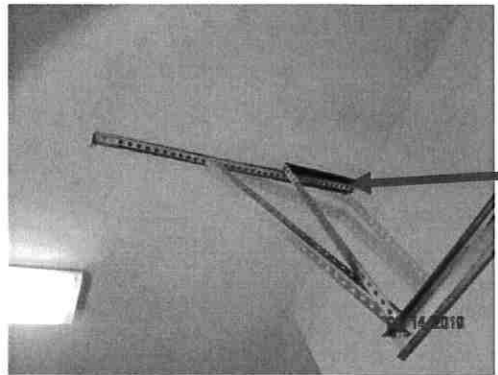
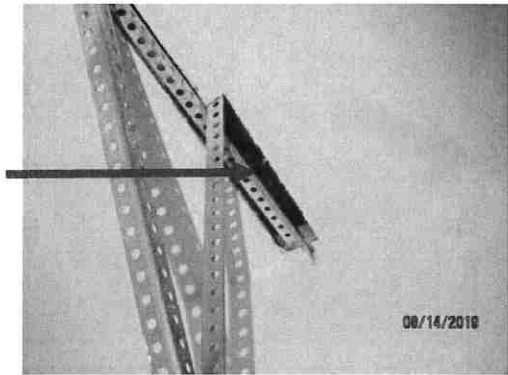
☒ The attic access is missing insulation. Recommend insulating to help reduce energy cost.

☒ No garage/fire separation was observed between the residence & its attic area & the garage attic area due to the drywall being removed for the installation of garage door mounting hardware on the interior side of the garage. Recommend repairing the ceiling with fire rated drywall to resolve this issue.

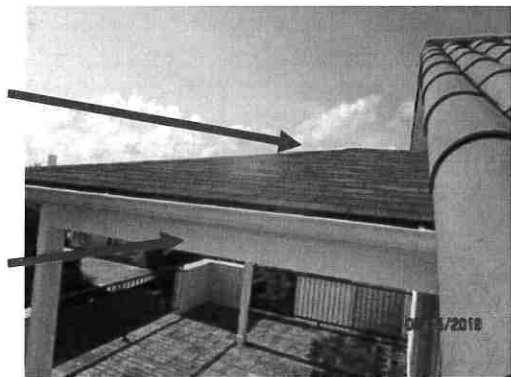
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The level of ventilation over the terrace porch & main roof does not appear to be adequate due to no visible intake & exhaust ventilation being observed. One square foot of clear vent area is required for every one hundred and fifty square feet of attic area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. Recommend further evaluation/repair by a qualified roofer.



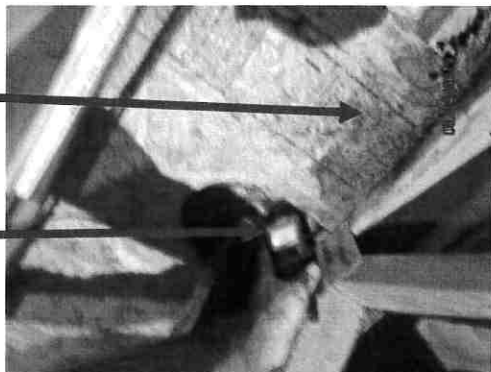
Existing/previous moisture penetration/staining were observed in multiple areas on the exterior substrate from within the attic space however the inspector was unable to get to the areas where the moisture penetration/staining was observed & could not determine if an active leak was present. Recommend further evaluation/repair.

Existing/previous moisture penetration/staining/damage was observed in multiple areas of the roof decking at roof penetration. A moisture reading was performed in various areas & the level of moisture was within the acceptable range at the time of the inspection. Recommend further evaluation/repair.

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E. Walls (Interior and Exterior)

Comments:

The condition of the framing or other components hidden behind the exterior/interior

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wall finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The conditon of the surface finishes are not noted, unless they may contribute to or be symtomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.

Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

The inspector is not qualified to inspect for wood destroying insects. Evidence of damage to wood material, if any, may not be determined without the removal of the wall coverings. Client should obtain additional information regarding the extent and location of previous infestation, if any & the chemical & company used and any warranty if applicable, etc..

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repai red/corrected by a qualified tradesman/contractor prior to closing.

Exterior Walls:

Type: Wood/OSB Siding Covered with a Stucco/Hard Coat Covering & Wood/OSB Trim

Exterior walls appeared to be functioning as intended however this was a limited visual (due to the overall wall height & due to a very limited line of site on the back wall) & a non-destructive exterior wall inspection. There were deficiencies observed as described below.

Existing/previous moisture penetration/staining were observed in multiple areas on the exterior substrate from within the attic space however the inspector was unable to get to the areas where the moisture penetration/staining was observed & could not determine if an active leak was present. Recommend further evaluation/repair. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.

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I	N	N	D	Inspection Item
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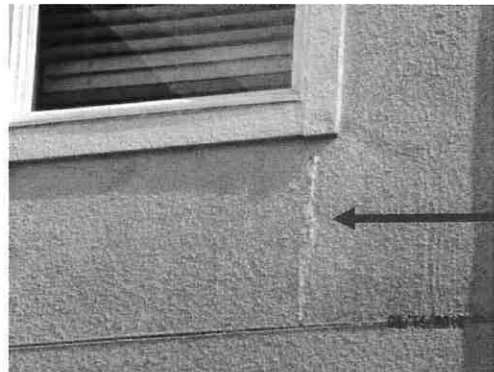
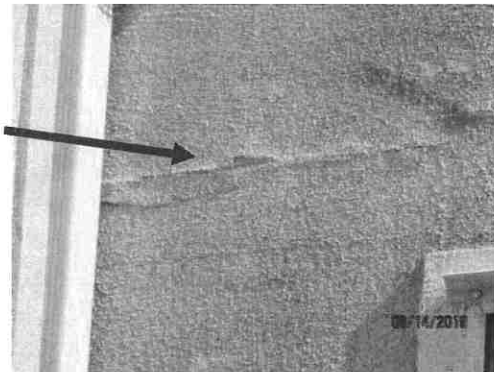
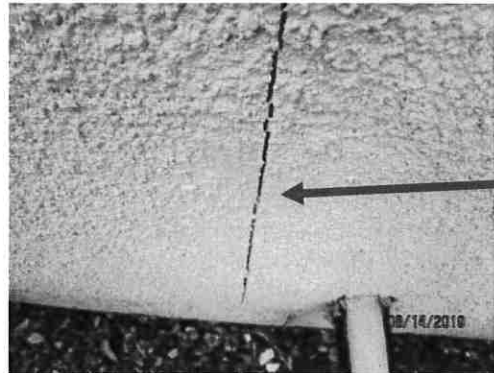
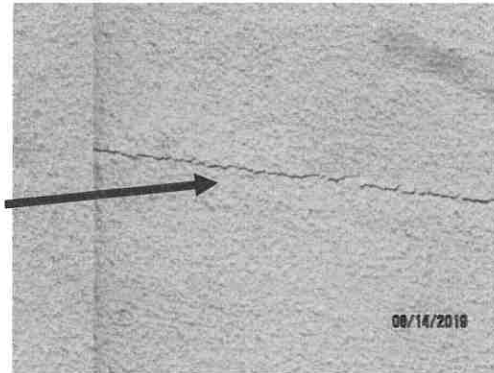
Exterior walls showed signs of possible moisture penetration as noted by the discoloring of the hard coat in some areas. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.

The hard coat is damaged/cracking in multiple areas around the structure. Recommend repairing & further evaluation to determine if any hidden structure damage has occurred.

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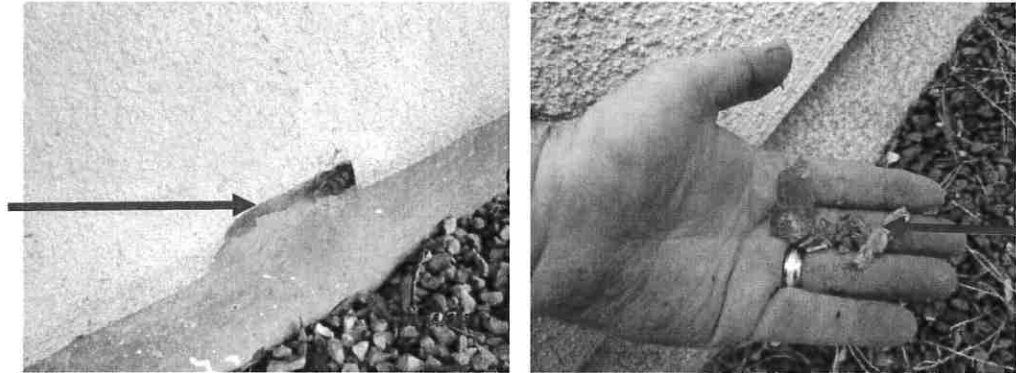
Damage to the siding/substrate at the base of the exterior walls was observed in multiple areas around the perimeter of the structure. Recommend further evaluation to determine the source of the damage & to determine if any hidden structure damage has occurred.



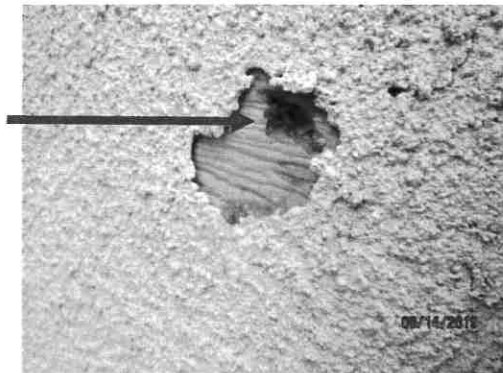
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Damage/decay to the siding/trim was observed in some areas around structure & at the terrace level. Recommend repairing as required.



Damage/decay to the substructure at the terrace level by the condensing units was observed. Recommend further evaluation to determine the source of the damage & to determine if any hidden structure damage has occurred.

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Recommend sealing all exterior penetrations to prevent possible moisture penetration including but may not be limited to: Electrical penetration, exhaust vents, door bell, electrical panel/disconnect/conduit penetrations.

The knee walls at the terrace level do not have cap flashing installed. Recommend installing to prevent moisture penetration



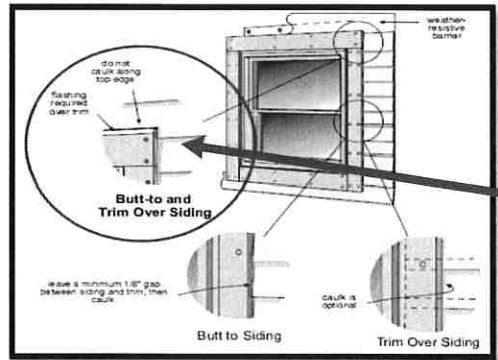
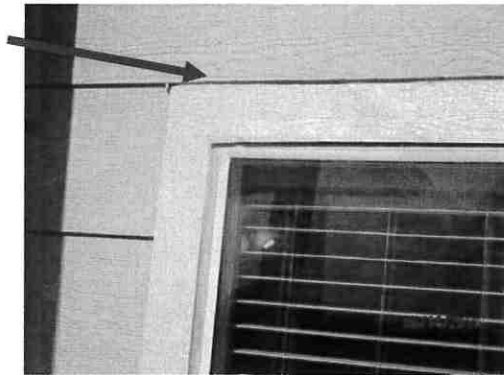
Exterior walls should be cut back a minimum of 2" where the wall/trim meets the roof line.

Flashing is not installed above all of the horizontal trim boards. Flashing is required above all continuously projected trim.

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The header above the garage door supporting the balcony is sagging. Recommend further evaluation to determine the source of the sagging & to determine if any if any corrective measures may be required.



Interior Walls:

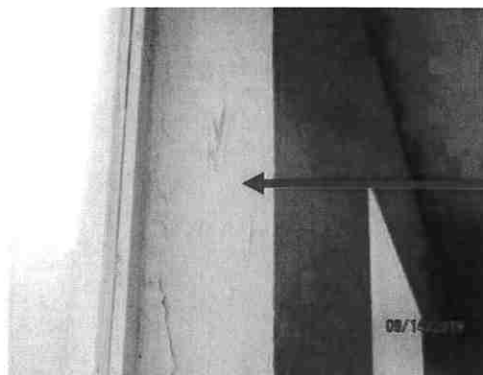
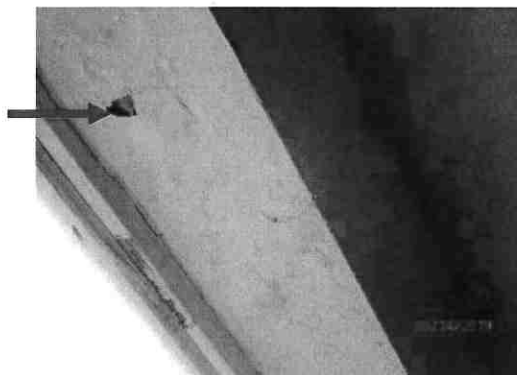
Interior walls are functioning as intended however this was a limited visual, non-destructive interior wall inspection & there were deficiencies observed as described below. A moisture reading was performed at various locations & the levels were within the acceptable range.

Existing/previous moisture penetration/staining/damage was observed but may not be limited to the header & jamb at the window in the garage & under the front door area in the storage area. A moisture reading was performed & no moisture was detected at the time of the inspection. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.

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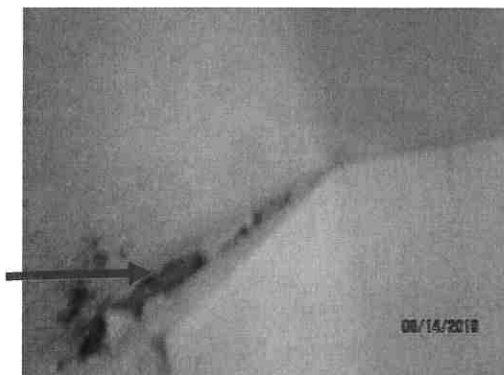
Cosmetic cracks were observed in some areas. This is normal wear & tear that is caused by movement that occurs in any structure of its life. These are considered normal wear & tear items & are not considered to be excessive or unreasonable structural deficiencies. This condition can be easily repaired with the applications of sheetrock mud or caulking.

The top of the wall tiles in the master shower are not properly sealed at the top. Recommend sealing to prevent moisture penetration behind the tiles.

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F. Ceilings and Floors

Comments:

The condition of the framing or other components hidden behind the interior 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 symptomatic of other issues. Home furnishing and other personal items, etc. may limit the assessment of existing conditions.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

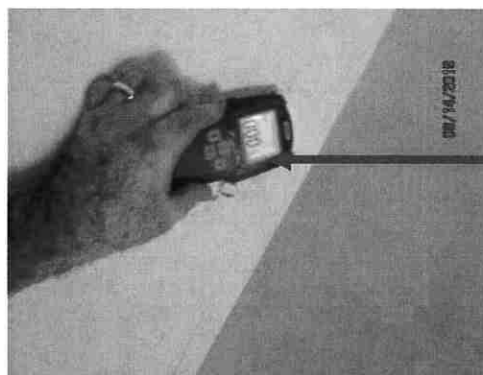
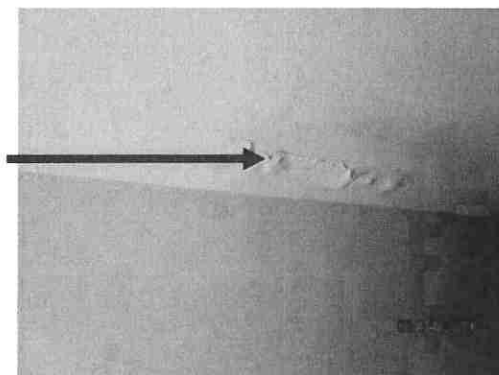
Ceilings are functioning as intended however this was a limited visual, non-destructive inspection.

Existing/previous moisture penetration/staining/damage was observed but may not be limited to under the front door area in the storage area. A moisture reading was performed & no moisture was detected at the time of the inspection. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.

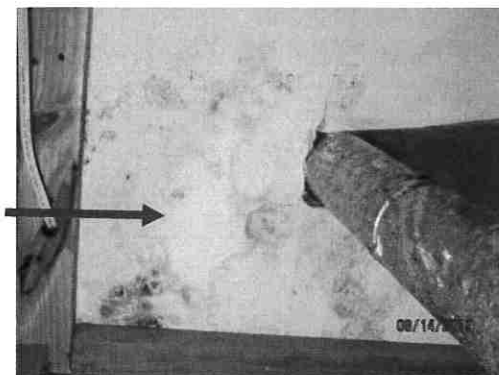
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Existing/previous moisture penetration/staining was observed but may not be limited to under the water heater closet area on the floor. The inspector was unable to access the area to take a moisture reading due to limited access. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.



Cosmetic cracks were observed in some areas. This is normal wear & tear that is caused by movement that occurs in any structure of its life. These are considered normal wear & tear items & are not considered to be excessive or unreasonable structural deficiencies. This condition can be easily repaired with the applications of sheetrock mud or caulking.

Floors are functioning as intended however there were deficiencies as described below.

Existing/previous moisture penetration was observed but may not be limited to the flooring at the front door area. A moisture reading was performed & moisture was detected at the time of the inspection. Recommend further evaluation to determine the source of the moisture & to determine if any hidden structure damage has occurred.

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Cracked/damaged tiles were observed but may not be limited to the flooring in the utility closet on the interior of the structure. Recommend repairing.

G. Doors (Interior and Exterior)

Comments:

All accessible interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches.

Exterior Doors:

Exit door required: Not less than one exit door shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

Type of lock or latch: All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Exterior doors appeared to be functioning as intended however there were deficiencies as described below.

The door from the garage into the house is missing the middle hinge pin. Recommend installing.

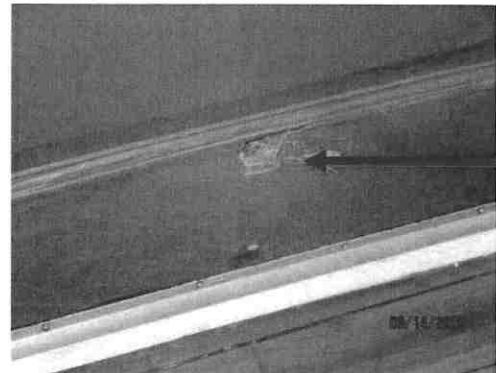
The front door is damaged/decayed at the base of the door. Recommend replacing.

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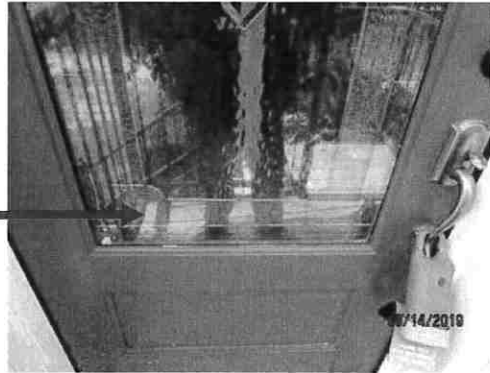


- The front door does not stay in the open position, the door swings back to the closed position when released. Recommend adjusting.
- Some of the exterior doors are missing fasteners at the hinges. Recommend installing.
- The door leading from the interior to the back side of the structure is missing weather stripping & does not seal properly when closed. Recommend repairing.
- The front door does not seal properly at the base/threshold when closed. Recommend repairing.
- The door leading from the terrace rubs the threshold/frame when closing, is difficult to open/close & does not properly seal at the top when closed. Recommend repairing.
- The door leading from the balcony rubs the threshold/frame when closing & is difficult to open/close. Recommend adjusting.
- Multiple dead bolts at the exterior doors are difficult to latch/lock. Recommend adjusting.
- Unable to determine the presence of safety/tempered glass at the front door due to not being able to located the tempered/safety glass etching.

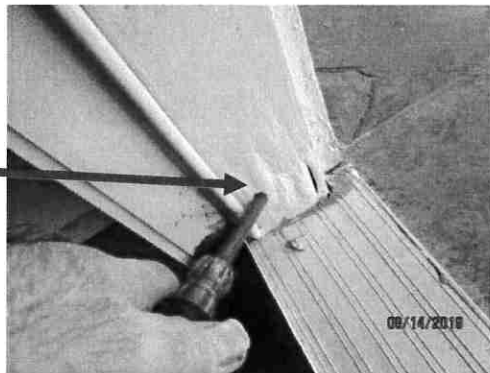
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Damage to the trim at the base of the terrace & back doors was observed. Recommend repairing.



Interior Doors:

Interior doors are functioning as intended however there were deficiencies as described below.

Some of the doors would not latch when closed & rub the frame when closing. Recommend adjusting/repairing.

Some of the doors are missing door stops. Recommend replacement.

Doors leading into the 3rd floor bedrooms do not stay in the open position, the door swings back to the closed position when released. Recommend adjusting.

The door hardware leading to the 3rd floor guest bathroom sticks.

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The door lock leading to the master water closet did not function as intended. Recommend replacing.

The door hardware leading to the 1st floor bedroom is installed backwards, the lock is on the exterior of the door.

H. Windows

Comments:

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

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Type: Double Pane Vinyl

Windows are functioning as intended however there were deficiencies as described below.

Screens are missing. Recommend replacing.

I. Stairways (Interior and Exterior)

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Stairways are functioning as intended however there were deficiencies as described below.

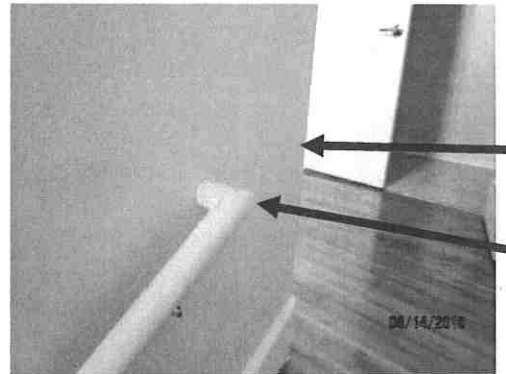
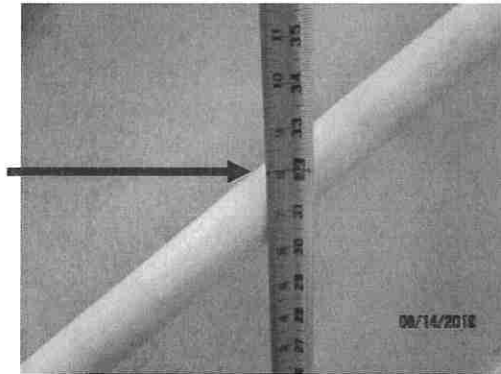
Hand rail at the 1st floor does not turn back into the wall as required by today's standards.

Handrails do not meet the minimum/maximum height requirements of 34' - 38" & do not extend to the end of the walls.

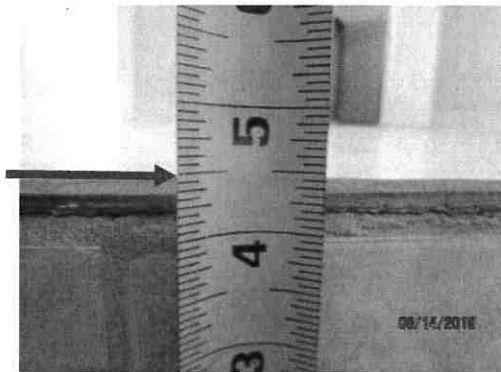
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The main stair riser heights do not meet current building standards of a maximum of 7 3/4" with a variance of 3/8". The riser heights varied from approx. 4 1/4" - 8".

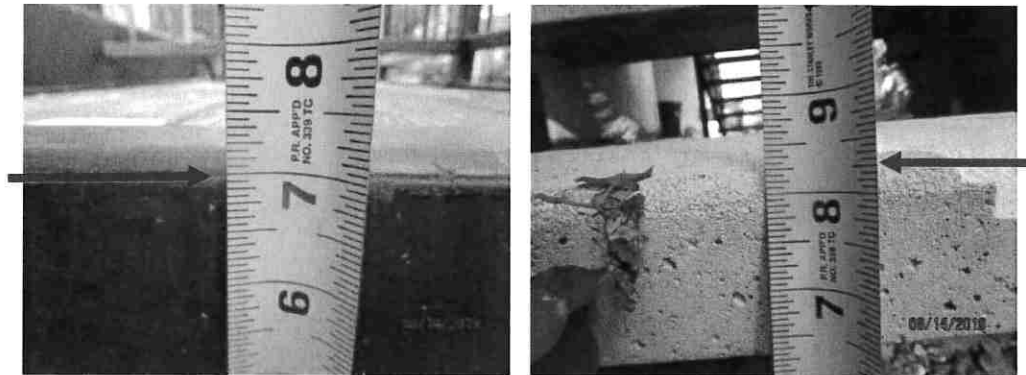


The front exterior stair riser heights do not meet current building standards of a maximum of 7 3/4" with a variance of 3/8". The riser heights varied from approx. 7" - 8 1/4".

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- J. Fireplaces & Chimneys
- K. Porches, Balconies, Decks and Carports

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Appeared to be functioning as intended however there were deficiencies as described below.

The balcony is sagging. Recommend further evaluation to determine the source of the sagging & to determine if any corrective measures may be required.



Opening between some of balusters at the terrace is greater than 4". Openings in balusters should not exceed 4 ".

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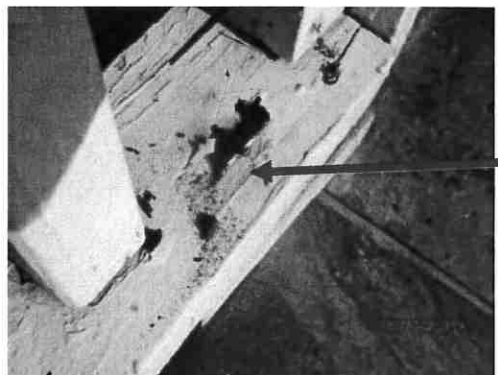
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Guard rail at the balcony wobbles, loose/not properly secured. Recommend securing.



Some of the balusters & base board at the terrace are not properly secured at the base, showed signs of damage & the fasteners showed signs of rusting which is an indication that galvanized fasteners were not used.



L. Other

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Driveway/Garage Slab: Driveway/Garage Slab are functioning as intended.

Cracking was observed in the driveway & garage.

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Cabinets: Are functioning as intended.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed electrician prior to closing.

Service Entrance: Service provided from underground & above.

Feeder wires from the utility are in direct contact with vegetation, vegetation should be cut back to prevent possible damage to feeder wires.

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Main Panel:

Brand: GE

Amps: 150

Type of feeder wire: Aluminum 3 wire 120/240 service

Panel Location: Left side exterior

Service entrance & panel appeared to be functioning as intended however there were deficiencies as described below.

The dead front was removed and the interior of the panel was inspected.

The upper ends of the grounding electrodes & conductors are not flush or below grade level & are not properly protected against physical damage as required.

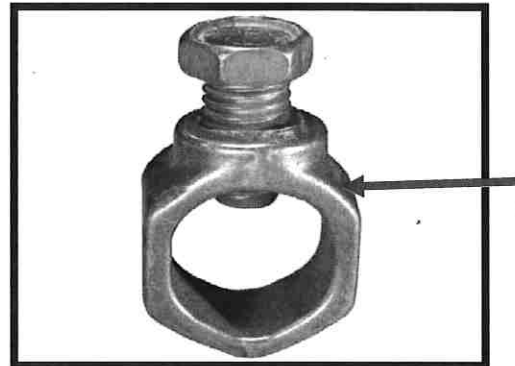


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Grounding electrode clamps are pipe clamps & not an acorn clamps as required.



Grounding electrode clamp at the UFER in the garage is a pipe clamp, not an acorn clamp as required & the clamp, conductor & rebar have been painted. Painting may inhibit the potential bonding at the clamp/pipe & is potentially as an unsafe condition. Recommend the removal of the paint from the rebar & conductor as required & install an acorn clamp as required.



Unable to determine the location of the bonding screw. Recommend further evaluation/repair.

Sub Panel:

Brand: GE

Amps: 150

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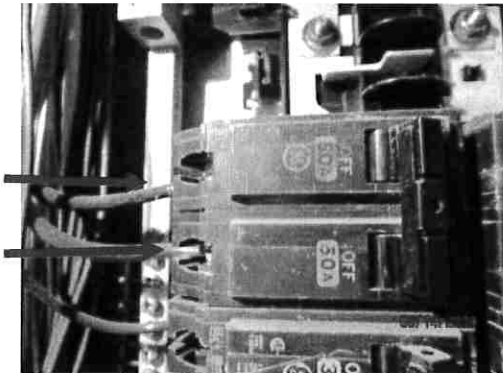
Type of supply wire: Aluminum 3 wire 120/240 service

Panel Location: Garage interior

Panel appeared to be functioning as intended however there were deficiencies as described below.

The dead front was removed and the interior of the panel was inspected.

A # 8 conductor is connected to a 50 AMP breaker. 50 AMP breakers should be supported with a # 6 conductor by today's standards. Recommend further evaluation/repair.



The top right 15 Amp AFCi breaker did not trip when tested. This is a potential safety issue. Recommend further evaluation/repair.



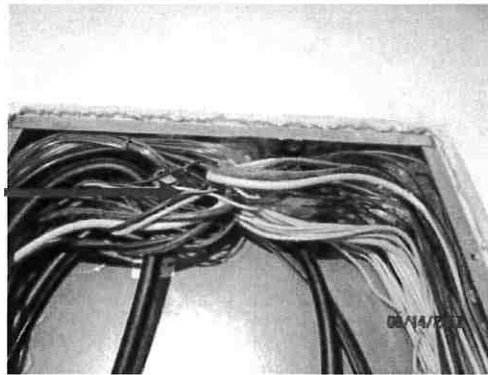
Improper conductor bundling through one clamp/opening was observed. Conductors must be secured to the panel & should not be bundled/clamped through one clamp/punch out due to

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the possibility of overheating of the conductors.



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

Type of Wiring: Copper

Comments:

The inspection of the branch circuits, connected devices & fixtures is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed electrician prior to closing.

Electrical Fixtures:

Electrical fixtures appeared to be functioning as intended however there were deficiencies as described below.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

GFCI Protection: (Safety Protection)

Kitchen: Yes (GFCI located in the kitchen)

Bathrooms: Yes (GFCI located in the half baths, 1st floor bath & master bath)

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I	N	N	D	Inspection Item
I	P			

Wet Bar Sink: Yes (GFCI located in the garage)

Exterior: Yes (GFCI located in the garage & at the back side exterior outlet)

Garage: Yes/No (GFCI located in the garage)

GFCI protection is not available for all the outlets in the garage as required by today's standards.

AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

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.

Present in bedrooms only. The breakers were tripped & appeared to be functioning as intended except for as noted above.

Electrical conductors are not protected within 6' of attic opening. Electrical conductors should be protected within 6' of the attic opening.

The outlet under the kitchen sink is missing the cover plate. Recommend the installation of a cover plate.

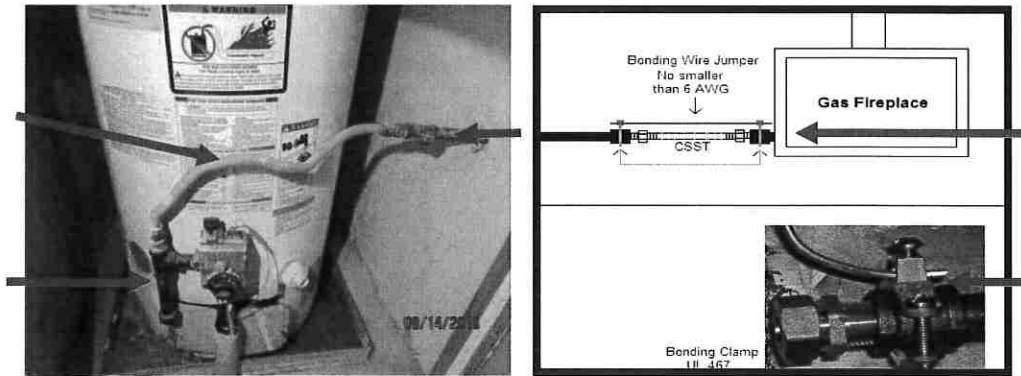
Unable to determine the presence of bonding at the piping system. Bonding of piping systems is required. Many jurisdictions prefer to have hot, cold & gas piping systems bonded together at the water heater. Furthermore some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service. No such bonding was observed.

CSST Gas piping was observed at the water heater & heating equipment. There have been reported issues that the CSST metal piping may not be properly bonded & no bonding jumper was observed at the CSST line. Recommend further evaluation/repair by a licensed electrician to determine that the CCST is properly bonded as required & if not properly bonded then it is recommended that a bonding jumper be added.

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Some of the light fixtures did not function possibly due to burnt bulbs. It is recommended that all burnt bulbs be replaced & the light fixtures are turned on to determine if the fixtures function as intended.

All exterior light fixtures/cameras exposed to weather conditions should be properly sealed.

Condensing unit disconnect is located directly behind the unit. Disconnect should be within the line of site but not directly located behind the condensing unit.

The 1st floor condensing unit rated for a maximum 15 Amp. breaker however the panel is labeled with a 30 Amp. breaker. Recommend further evaluation/repair.

The dishwasher does not have a disconnect within the line of site or a lockable breaker in the electrical panel as required by today's standards. Recommend further evaluation/repair.

Door Bell and Chimes:

Door bell is functioning as intended.

Carbon Monoxide Detectors:

No Carbon Monoxide Detectors were observed. This is a safety issue and detectors should be installed.

Note: Carbon monoxide detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual CO.

The installation of carbon monoxide detector(s) is required outside of all bedrooms and in immediate vicinity of the bedrooms. Detectors should be tested on a regular basis or

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per manufacture instructions.

Smoke Alarms:

Smoke alarms appeared to be functioning as intended.

Note: Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms & a minimum of 1 detector is required on each level.

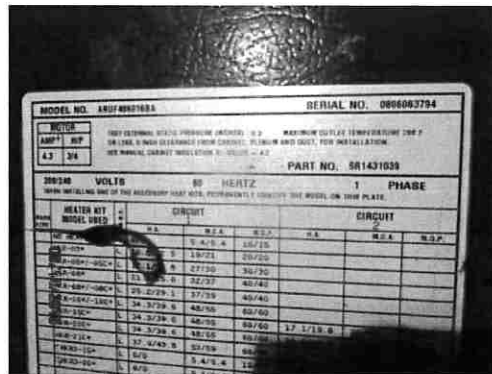
Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central/Forced Air

Number of Systems: 2

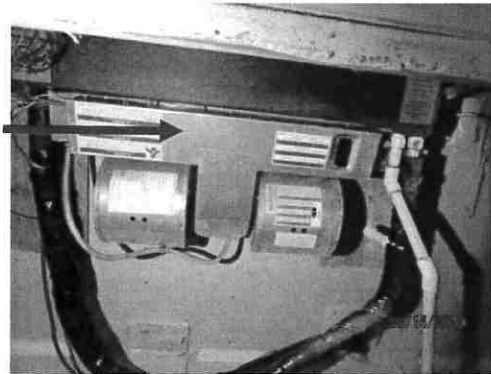


Report Identification: 5809 Darling Unit B Houston, TX. 77007

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Energy Source: Electric

Brands: Goodman

Mfg. Date: 2008 (2nd – 4th floors) & Appeared to be 2007 (1st floor)

Comments:

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

It is recommended that the heating system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician & it is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed HVAC technician prior to closing.

The below referenced temperature reading/readings were performed using a Flir TG165 Spot Thermal Camera & a Fieldpiece SPK2 Folding Pocket In-Duct Thermometer with MAX/MIN Hold and Stainless Steel Probe.

The heating equipment was operated and was functioning as intended.

Supply air temp: 109.4 Degrees (as measured at the 2nd – 4th floor heat exchanger in the attic) & 121.0 degrees (as measured at the 1st floor supply air register)

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B. Cooling Equipment

Type of Systems: Central/Split System

Number of Systems: 2

Sizes: 5 tons (2nd – 4th floor condenser) & 1.5 tons (1st floor condenser)

Brands: Goodman

Condensing Unit Mfg. Date: 2015 (2nd – 4th floor condenser) & 2012 (upstairs condenser)

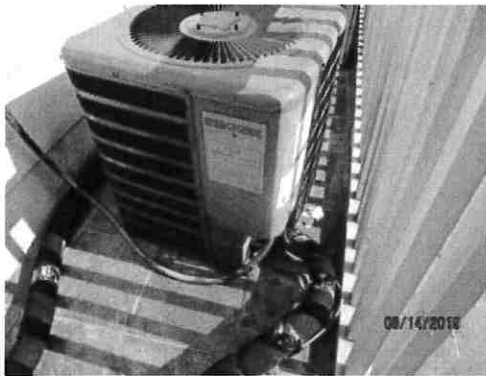


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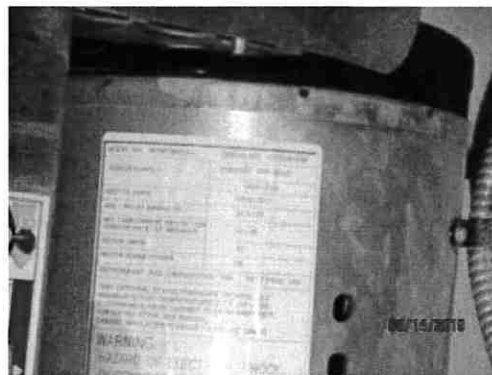
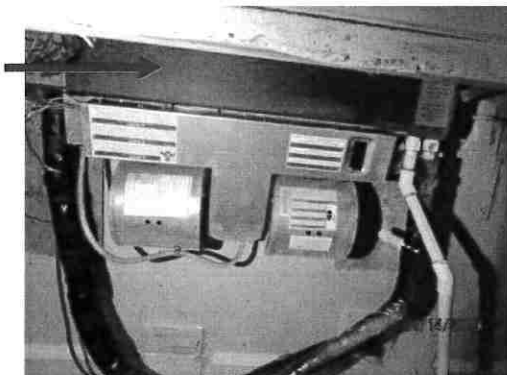
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Evaporator Coil Mfg. Date: 2008 (2nd – 4th floor coil) & Appeared to be 2007 (1st floor)



Comments:

The visual inspection of the cooling, ventilation and ducting equipment does not include

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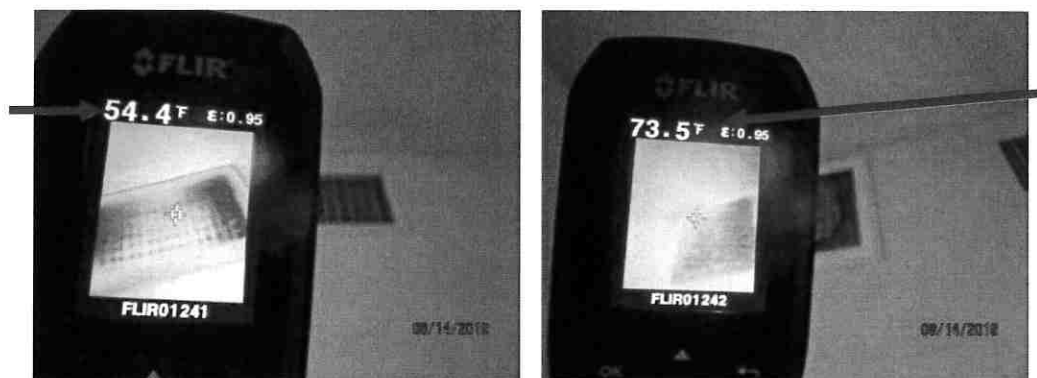
internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components condensing unit/evaporator coil, require dismantling of the systems and is beyond the scope of a visual inspection.

It is recommended that the cooling system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician & it is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed HVAC technician prior to closing.

The below referenced temperature reading/readings were performed using a Flir TG165 Spot Thermal Camera & a Fieldpiece SPK2 Folding Pocket In-Duct Thermometer with MAX/MIN Hold and Stainless Steel Probe.

No access panels have been installed to inspect the evaporator coils. Dust & debris may have accumulated on the coils which may be restricting the airflow through the coils inhibiting the heat transfer across the coils which may possibly be reducing the cooling efficiency & increasing operating cost. Due to the extent of the dirty return air filters it is recommended that the evaporator coils be further evaluated by a licensed HVAC Technician.

Supply air temp: 54.4 Degrees (1st floor unit as measured at the supply air register) Return air temp: 73.5 degrees (1st floor unit as measured at the return air chase)



Supply air temp: 58.4 Degrees (2nd – 4th floor unit as measured at the supply air register) Return air temp: 75.9 degrees (2nd – 4th floor unit as measured at the return air chase in the attic)

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A variance of 15 - 21 degrees between the supply and return air is considered to be functioning as intended.

The cooling equipment was operated and appeared to be functioning as intended however there were deficiencies as described below.

The refrigerant used for the 1st floor condensing units is the older R-22 which is being phased out, recharging of a R22 system may not be possible in the future which may required that the system be replaced.

Rust was observed in the attic secondary drain pan. This is an indication of previous/existing condensation leaking form the primary drain pan. Due to not knowing the extent of the rust damage it is recommended that the pan be replaced.



C. Ducts System, Chases and Vents:

Comments:

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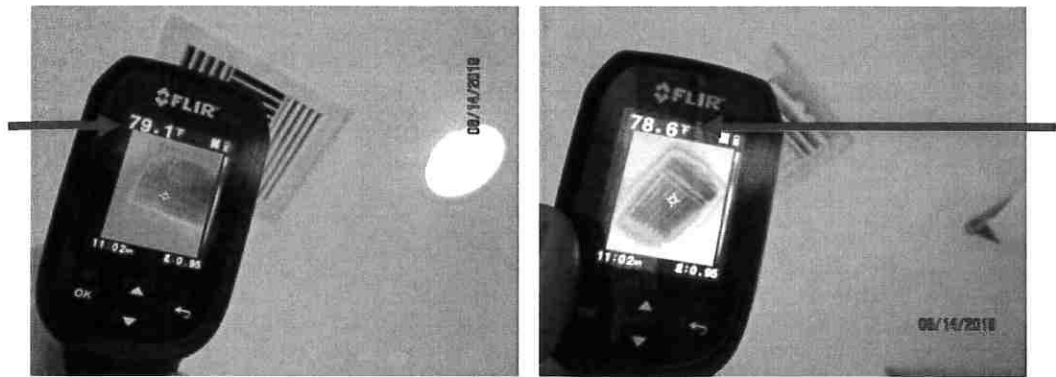
Duct Type: Flex

Duct System appeared to be functioning as intended however this was a limited duct system inspection due to limited access in some areas of the attic & between the walls/floors.

The flex duct was observed to be inadequately supported in the attic/lies on attic floor. Support or rerouting ducts should be considered.

Chases & Vents appeared to be functioning as intended however this was a limited inspection due to limited access in some areas.

Little to no supply air was observed at the supply air registers at the 4th floor level & the 4th floor qarea was hot due to improperly air flow. Recommend further evalaution/repair.



Return air filters are dirty, recommend replacing.

IV. PLUMBING SYSTEM

A. Plumbing System, Distribution System & Fixtures

Location of Water Meter: Front yard

Location of Main Water Supply/Shut Off Valve: Left side exterior

Static Water Pressure Reading: 28 PSI (A reading between 40 - 80 PSI is considered acceptable.)

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A reading between 40 - 80 PSI is considered acceptable.

Type Of Supply Piping: CPVC (where accessible)

Comments:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order function properly.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed plumber prior to closing.

The main water supply line on the side of the structure is missing insulation. Recommend insulating as required.



The main water supply valve on the left side of the structure is difficult to open/close & showed signs of rusting. Recommend replacing.

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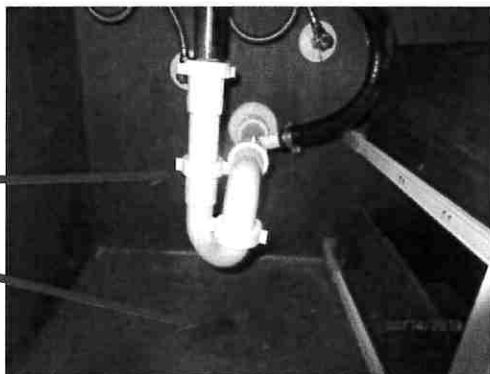


Sinks:

Sinks are functioning as intended however there were deficiencies as described below.

Signs of previous/existing water penetration was observed under some of the sinks. Recommend monitoring.

Active leak under the left side master bath sink was observed. Recommend repairing.



The faucet at the wet bar is not properly secured.

The spray head at the kitchen sink is missing the cover for the vegetable sprayer & the spray head does not fully retract & secure to the faucet as required.

Some of the drain stops did not function as intended/are missing.

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Bathtubs/showers:

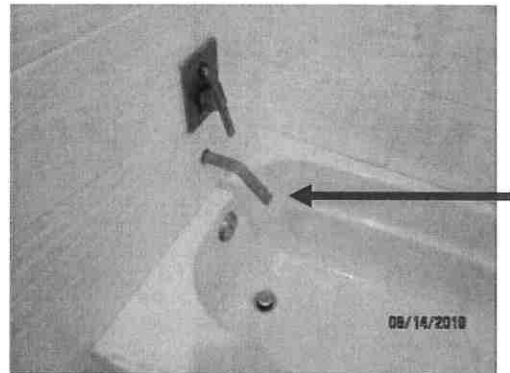
Bathtubs/showers are functioning as intended however there were deficiencies as described below.

Access panel are not installed to inspect the equipment/plumbing under the 1st floor shower.

Access panels are installed to inspect the plumbing under the 3rd floor bath tubs/showers however this was a limited inspection due to minimal visual access.

The master shower did not function under normal conditions. Recommend repair/replacing..

The faucet handle at the 3rd floor guest bath is not properly secured & the shower diverter valve could not be disengaged to allow water to flow out of the faucet. Recommend repair/replacing.

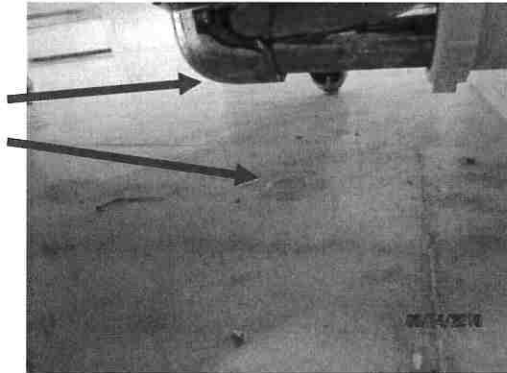


Active leak under the master bathtub was observed. Recommend repairing.

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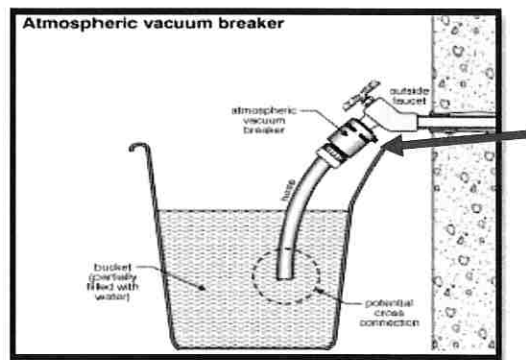
Commodes:

Commodes are functioning as intended.

Outside Hose Bibs:

Hose bibs are functioning as intended however there were deficiencies as described below.

Back flow preventers/vacuum breakers are installed. These should remain installed to prevent water from backing up into the water supply system.



Hose bib on the back side of the structure leaks when turned on.

B. Drains, Wastes & Vents

Comments:

Water is run down the drains at the time of the inspection, however this cannot simulate

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the amount of flow that may take place during full occupancy. There may be some blockage of the drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appeared operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. If the house is vacant, has an older plumbing system, if there are prior known drain problems or there are large trees around the structure, it would be prudent to have the drain lines "video-scanned" prior to closing.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed plumber prior to closing.

Appeared to be functioning as intended however there were deficiencies as described below.

The washing machine on the 3rd floor does not have an over flow drain pan installed. This is typically recommended (not required) when the washing machine is located above the 1st floor.



The wet bar & 1st floor bath sinks are slow to drain.

C. Water Heating Equipment

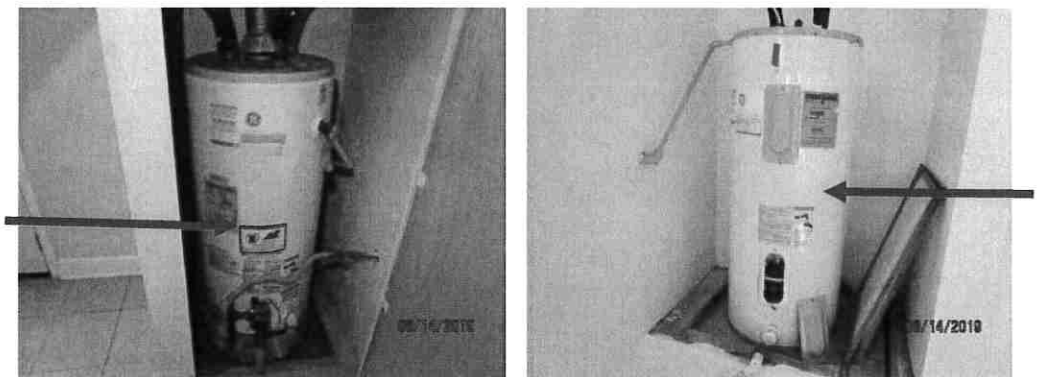
Energy Source: Gas & Electric

Number of Water Heaters: 2

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Capacities: Unknown due to no/worn Mfg. labels

Ignition Source: Electronic Ignition Pilot

Locations: Garage & 4th floor closet

Mfg: GE

Mfg. Date: Unknown due to no/worn Mfg. labels

Comments:

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 reseal if discharged, & due to not being able to replicate the conditions required to determine whether 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 by the manufacturer to remove sediments that collect at the bottom of the tank. It is recommended that any deficiencies/items of concern, if any, are properly repaired/corrected by a licensed plumber prior to closing.

The 4th floor water heater was not in service upon arrival to the inspection however the water was lit & allowed to operate during the duration of the inspection, at the end of the inspection the water heater was shut back down.

The water heating equipment appeared to be functioning as intended however there were deficiencies as described below.

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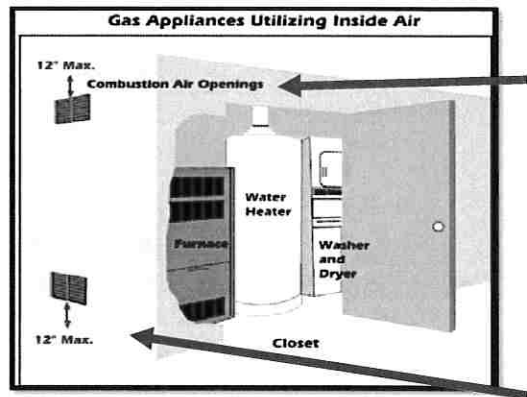
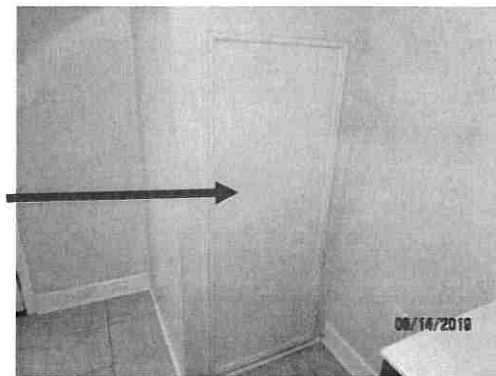
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TPR Valves are not manually tested due to the possibility of not being able to properly re-set the valve which would result in a leak in the system.

Both of the water heaters showed signs of aging & damage & are potentially nearing the end of their life cycle. Recommend replacement.

The 4th floor water heater does not have the required ventilation for the combustion air. There should be a minimum of 2 openings between the confined & unconfined space at a minimum of 100 sq. in/ each.



Rust was observed in the drain pan. This is an indication of previous/existing leaking from the water heater tank. Due to not knowing the extent of the rust damage it is recommended that the pan be replaced.



The TPR Valve drain lines do not terminate within 6" to grade. TPR Valve drain lines should terminate within 6" to grade and in a safe location to prevent the possibility of injury in

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the event the TPR Valve were to discharge.

Rusting was observed at the base of the water heater.



The flue vent pipe at the roof line has not been painted. Recommend priming & painting to prevent rusting.



D. Hydro- Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

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The dishwasher was operated and allowed to run a complete wash cycle. The unit is functioning as intended.



B. Food Waste Disposers

Comments:
The food waste disposer was operated and is functioning as intended.



C. Range Hood & Exhaust Systems

Vent Method: Re-circulating (vent pipe not required) Vented to the exterior Downdraft Unit integrated with microwave oven

Comments:
It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

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The range exhaust vent was operated and is functioning as intended.

The surface light for the exhaust vent did not function as intended.

D. Ranges, Cook Tops & Ovens

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The range & oven were operated and are functioning as intended however there were deficiencies as described below.



The range & oven were not in service upon arrival to the inspection however the gas was turned on & the range/oven were allowed to operate during the inspection, at the end of the inspection the gas was shut back down.

Range: Gas

The gas shut off valve was observed behind the range within the line of site however the gas shut off valve does not have with ready/accessible access due to being located behind the range. A gas shut off valve is required in the same room as the appliance & no further than 6' from the appliance and must be readily accessible.

Oven: Gas

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The oven was turned on to 350 degrees and allowed to cycle through the preheat function, a temperature reading was performed and read 420 degrees, a variance of 25 degrees is considered acceptable. Recommend recalibrating the oven to the correct temperature as required. Recommend recalibrating the oven to the correct temperature as required.



E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The exhaust vents are functioning as intended however there were deficiencies as described below.

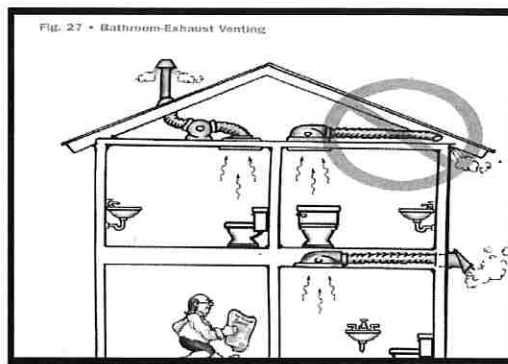
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I	N	N	D	Inspection Item
I	P			

The 3rd floor bathroom exhaust vents appear to be vented to the soffit and not through the roof deck or exterior wall as required.

The bathroom exhaust vent pipe in the main attic has been damaged/crushed. Recommend repairing/replacing.



Exhaust vent is not installed in the master bath shower/tub area.

G. Garage Doors, Operators

Comments:

Garage doors, including automatic openers and safety devices, are inspected to determine if they are functioning properly.

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inch (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

The garage door is typically the largest moving object in the house, and many of its components are under high tension. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury or even death. If a spring is broken, operating the door can cause serious injury or death.

Do not operate the door until the spring is replaced by a trained door systems technician. Because of potential dangers involved, all repairs and adjustments must be performed by a trained door systems technician using proper tools and instructions.

A moving door can cause serious injury or death. Keep people clear of the opening while the door is moving.

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I	N	N	D	Inspection Item
I	P			

High spring tension can cause serious injury or death. Do not try to remove, repair or adjust springs or anything to which door spring parts are fastened, such as, wood blocks, steel brackets, cables or other like items.

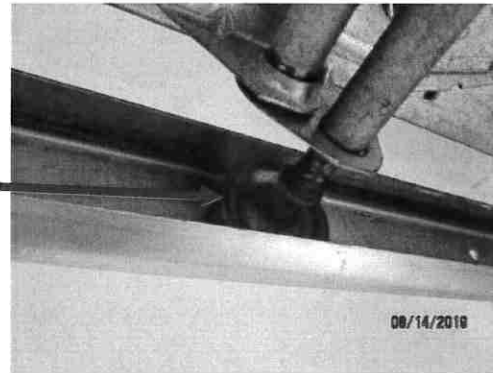
It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Garage door & automatic door opener are functioning as intended however there were deficiencies as described below.

Automatic door opener remotes were not present at the time of the inspection.

Electronic eye (photoelectric reversing sensor) was installed and is functioning as intended. This is a safety device designed to reverse the door in the event an object passing under the door while closing.

The garage door is noisy when opening/closing. This is typically an indication of roller wear & the rollers may need to be replaced in the future.



Garage door lock is not secured in the open position. This is required when an automatic door opener has been installed.

Garage door does reverse direction when an object is placed under the door while the door is closing, however the automatic door opener needs to be adjusted so that the door reverses more easily when it comes into contact with an object while closing.

Electronic eye is installed greater than 6" above the garage floor. Electronic eye should not be installed greater than 6" above the floor.

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

I	N	N	D	Inspection Item
I	P			

H. Dryer Exhaust Systems

Comments:

This was a limited visual inspection due to a large portion of the dryer vent is hidden behind walls/between floors & the dryer ducts may not be able to be checked for cleanliness. Dryer ducts should be checked/cleaned on a regular basis.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

The dryer vent appeared to be functioning as intended however there were deficiencies as described below.

The exhaust duct is vented through the attic & is terminated at the exterior wall. Recommend monitoring on a continual basis & cleaning as required to prevent lint build up in the dryer vent pipe.

Dryer vent appears to be dirty/filled with dryer lint. This is a potential fire hazard & should be properly cleaned.

I. Other

Comments:

The Refrigerator was operating and appeared to be functioning as intended.

VI. OPTIONAL SYSTEMS

A. Gas Supply Systems

Comments:

This was a limited visual inspection due to a large portion of the Gas Supply System is hidden behind walls & insulation & was not accessible/visible.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Gas Line: Black Iron (where visible)

Appeared to be functioning as intended.