



Gene Inspections

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Inspector: Gene Goodwin



Inspection Report

Prepared For:

Gina Young

3310 Village Falls Court

Kingwood, TX 77339

PROPERTY INSPECTION REPORT

Prepared For:	<u>Gina Young</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>3310 Village Falls Court, Kingwood TX, 77339</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Gene Goodwin, 21879</u>	<u>11/25/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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.

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 inspection 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.

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.

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

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, 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;
- 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 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

Date: 11/25/2019, 9:00 AM-2:00 PM

Estimated Age: 1983

Square Footage: 2670

Weather Conditions: Cloudy and 65 Degrees

Property Information: Single Family, Structures: 1, Multi-Level: No, Bedrooms: 3, Bathrooms: 2, Home Is Vacant: No, In Attendance: Client

Orientation Directions: All directional references in the report as to right, left, front, and back/rear are from a front view perspective of the home.

Only items in blue print are marked as deficient or in need of service. These items should have further evaluation prior to close by a licensed or qualified contractor.

Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC (Texas Real Estate Commission) requires us to mark some items deficient as standards change over time due to safety concerns or evolving construction materials and methods. Don't expect the homeowner to bring these items up to current standards when it may not have been required when the home was built.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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**A. Foundations**

Type of Foundation(s):

- Slab on Grade

Comments:

• Information Note: Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The foundation is viewed at visible exterior beams and uncovered concrete floors (at least 4-6" of foundation should be visible to deter water penetration and insects into the home). Other components used to judge performance are wall veneers, door/window operation and framing. Tree proximity/location, gutter condition and grading and drainage are also evaluated.

Proper drainage and moisture maintenance is required for all types of foundations due to the expansive nature of the load bearing soils in the Houston area. Drainage must be directed away from all sides of the foundation with grade slopes. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock/brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors and windows. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

- The foundation appeared to be a slab on grade. Visible areas of the foundation, exterior structure, and interior structure were inspected for indications of differential movement, which help the inspector determine the condition of the home.
- The perimeter of the foundation was not observed at the time of the inspection in some areas. This may be caused by high soil, vegetation, decks, storage sheds, or personal items.
- Cracks observed extending from the right side to the left side of the garage. Suggest sealing all concrete cracks in the surfaces to prevent water penetration as a routine maintenance effort.
- In my opinion, the foundation appeared to provide adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant deflection in the foundation. This opinion is not to be applicable to future changing conditions as no accurate prediction can be made of future foundation movement.

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Cracks observed extending from the right side to the left side of the garage

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**B. Grading and Drainage**

Comments:

• Information Note: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding (for a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home). The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage is examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.

The sellers or occupants will have a more intimate knowledge of the site than we will during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems (poorly sealed gutter seams are not always observable unless it is raining), water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

- A gutter system was installed, which is used to centralize collection and removal of water from roof runoff. Gutters are prone to leakage at the joints, which can cause damage to the fascia trim (there were multiple gutter joints/seams around the home). The downspouts are not checked for proper water flow. Regular cleaning is required in order for the gutter system to function properly.
- Recommend leaves and debris be cleaned from gutters and downspouts for more effective drainage of roof run-off water. Rain guard installation can be effective at keeping debris build-up to a minimum.
- Recommend extending downspout leaders to discharge at least 5' away from building to reduce moisture penetration and possible foundation issues/damage.
- 5 trees were located within 15 feet of the foundation on the left side and back side of the home. Trees and roots may cause foundation movement due to moisture extraction. If additional or seasonal movement occurs, root pruning and/or barriers may be considered. Keep in mind that removing a large tree next to a foundation could also cause problems as the soil will retain more moisture, affecting the foundation. Recommend contacting a qualified structural engineer and tree specialist for more information and monitor the foundation/wall/roof to ensure damage free conditions.

- Some of the 90-degree downspout elbows were missing; recommend replacing for improved drainage away from the foundation.
- Grading on all sides of the home appeared inadequate and does not slope away from the foundation. The grade should slope away from the house at a rate of 6 inches in ten feet. Recommend consulting the owner about any known drainage issues. Water can be directed away from the foundation with the aid of a gutter and downspout system, a French drain system, and/or landscape alteration; recommend review by a landscape contractor for corrections as needed.

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Recommend leaves and debris be cleaned from gutters and downspouts as necessary for more effective drainage of roof runoff water



There were multiple gutter joints/seams around the home



Some of the 90-degree downspout elbows were missing



Grading appeared to be inadequate and does not slope away from the foundation on all sides of the home

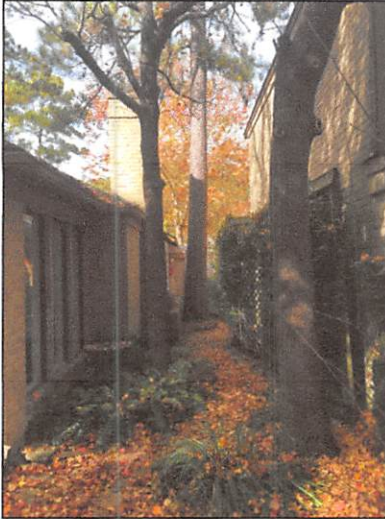
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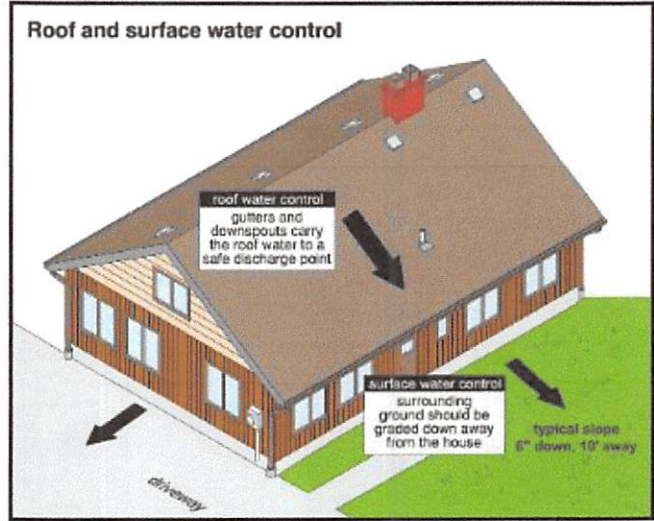
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5 trees were located within 15 feet of the foundation on the left side and back side of the home



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**C. Roof Covering Materials**

Type(s) of Roof Covering:

- Composition Shingle

Viewed From:

- Walking the Roof

Comments:

• Information Note: The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.

Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed. Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

Flashing Information Notes: It is recommended that flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift, and sealant can deteriorate allowing moisture to enter the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage.

A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system.

- Debris observed on the roof and valleys limits the view of the roof and prevents the roof from draining or drying out. Debris in the valleys may cause water to dam and flashings to leak. Suggest periodic removal of debris as part of routine maintenance.

- Indications of granular loss, exposed felt and pitting observed to the shingles indicating aging of the roof system. Recommend review by a qualified roofer.

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The Roof



Observed exposed felt on the roof shingles



Observed pitting on the roof shingles



Observed deteriorated ridge shingles

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I NI NP D



Observed deteriorated ridge shingles



Debris observed on the roof/valleys limits the view of the roof and prevents the roof from draining or drying out.



D. Roof Structure and Attics

Viewed From:

- Walking the Attic

Approximate Average Depth of Insulation:

- Insulation depth is 5 inches
- Fiberglass Batts
- Loose Fill

Comments:

- Information Note: The roof structure is visually inspected from attic walkways and accessible areas deemed safe by the inspector. Some areas of attic space are inaccessible. The roof structure is inspected for proper bracing and failed support members. Roof decking is checked for deterioration and signs of water leaks such as stains or rotted wood. The attic space is inspected for proper ventilation and insulation coverage.
- Dry stains observed on the roof sheathing next to 2 plumbing vent penetrations on the left side of the attic (above the garage access). The stains were probed with an ExTech Moisture Meter, which showed no moisture present at time of inspection. Recommend consulting with the home owner to see if repairs were made and monitoring the area during the next heavy rain for possible issues.
- Indications of rodent droppings observed in the attic. Recommend eliminating access points onto the roof and into the home. This may involve cutting tree branches away from the roof and sealing openings into the home at roof soffits and garage doors (there was an opening into the attic space above the roof overhang at the breakfast room exterior door).

• It appeared the pull down stair assembly in the garage ceiling was not fire-rated. Current inspection standards mandate that a complete firewall be provided between the home and the garage for homes with attached garages, thereby necessitating attic stairways be fire proofed if installed in garage ceilings. This is a common problem with older homes where codes may not have required it.

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The garage stair assembly was not fire rated



Moisture stain on the roof sheathing at a plumbing vent penetration on the left side of the roof



Moisture stain on the roof sheathing at a plumbing vent penetration on the left side of the roof



Indications of rodent droppings observed in the attic

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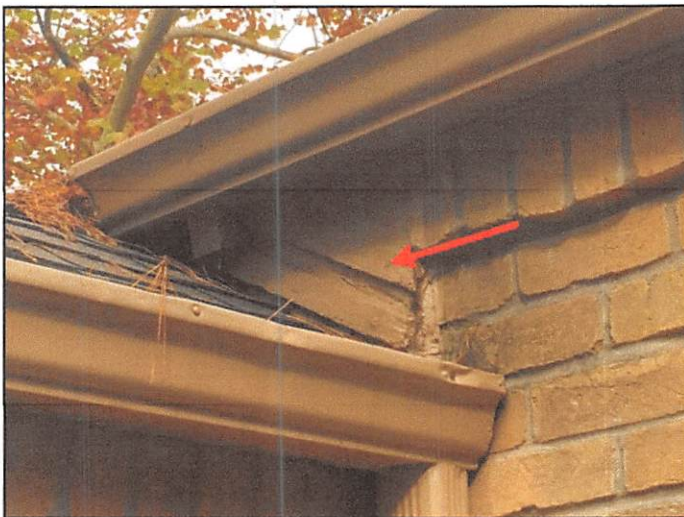
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I NI NP D

 E. Walls (Interior and Exterior)
Comments:

- Information Note: The interior and exterior wall surfaces of the home are visually inspected from ground level. Interior walls are checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls are inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, sealant and proper installation of materials.
- Stress crack observed in the brick veneer on the back left side of the home. This was an indication that previous deflection or thermo expansion had occurred at this location. Inspector was unable to determine when this occurred or if additional cracking is likely. All buildings settle with minor wall and foundation cracking visible at some point. Recommend sealing the crack to prevent moisture intrusion and monitor for further movement.
- Observed a dry stain on the right wall of the back bedroom. The inspector probed the stain with an ExTech Moisture Meter, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.
- Observed moisture deteriorated siding at the roof/wall junction near the back right corner of the garage roof. It appeared the siding at the roof/wall junction near the back left corner of the garage roof had been repaired with a siding patch and sealed. There were also indications of previous moisture on the inside of both of these walls as seen from inside the attic space. Both locations appeared to receive moisture runoff from the gutters directly above. The garage ceiling stain (discussed in the "Ceilings and Floors" section) appeared underneath the roof/wall junction near the back left corner of the garage roof.
- There was an open gap into the attic above the roof overhang by the breakfast room exterior door. Recommend sealing this area to prevent rodent entry.
- Weep holes (small openings in brick wall mortar joints) were at grade level on the front side, left side and right side of the home. Weep holes allow airflow for ventilation and allow moisture to drain. This condition can allow water to enter the interior of the wall and cause related moisture problems. Recommend grade improvements and/or landscape alterations to ensure all water drains away from the homes foundation.



Observed moisture deteriorated siding at the roof/wall junction near the back right corner of the garage roof



Moisture stain below the roof/wall junction near the back left corner of the garage roof as seen from the attic

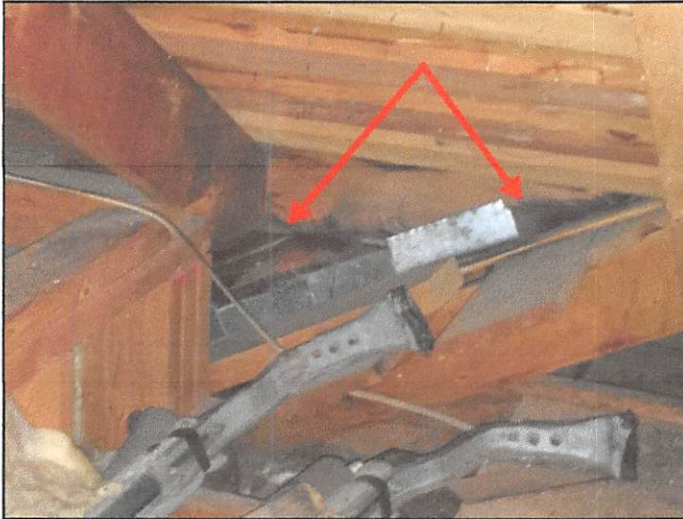
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Moisture stain below the roof/wall junction near the back right corner of the garage roof as seen from the attic



There was an open gap into the attic above the roof overhang by the breakfast room exterior door



Stress crack observed in the brick veneer on the back left side of the home



Weep holes (small openings in brick wall mortar joints) were at grade level on the front side, right side and left side of the home

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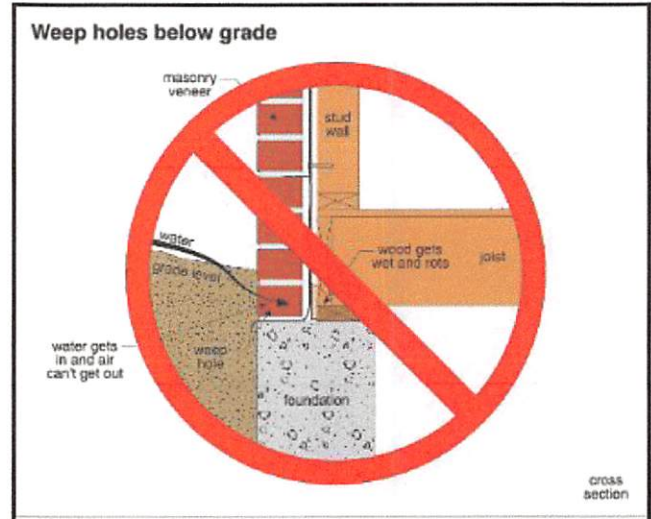
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Observed a dry stain on the right wall of the back bedroom



F. Ceilings and Floors

Comments:

- Information Note: The ceilings throughout the home are visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted.
- Observed dry ceiling stains near the back left corner of the garage and near the back right corner of the front bedroom (the garage ceiling stain appeared underneath the roof/wall junction near the back left corner of the garage roof). The inspector probed the stains with an ExTech Moisture Meter, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



Dry ceiling stain observed near the back left corner of the garage



Observed a dry stain on the front bedroom ceiling

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G. Doors (Interior and Exterior)

Comments:

- Information Note: All interior and exterior doors are checked for proper latching and proper fit and operation in door frames. Attic and exterior doors are inspected for proper weatherstripping. Installation of safety glass in exterior doors are verified.

- Indications of previous moisture at the bottom right corner of the front bedroom exterior door, apparently from a door leak. Recommend consulting the owner for more information.

- The master bathroom toilet door did not latch properly, apparently from the door being out of square.



Indications of previous moisture at the bottom right corner of the front bedroom exterior door, apparently from a door leak

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

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I	NI	NP	D
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J. Fireplace and Chimneys

Comments:

- Information Note: The fireplace is inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney are inspected. Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. If further review is desired, client is advised to have a level two inspection and cleaning performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep prior to closing.
- A gas log lighter was present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. A damper stop was not present at time of the inspection (prevents the damper from closing completely). This is recommended to vent gas in case of a gas leak.

- Both the gas valve and a flexible gas line were located inside the firebox. Recommend consulting a fireplace specialist for safety reasons prior to using this fireplace.

- The chimney crown was cracked and needs to be sealed/replaced to prevent moisture from entering the chimney.



The chimney crown was cracked and needs to be sealed/replaced to prevent moisture from entering the chimney



Both the gas valve and a flexible gas line were located inside the firebox

K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

- Indications of previous moisture observed on the bottom shelf of the kitchen sink cabinet. No leaks were detected at the time of inspection.



Indications of previous moisture observed on the bottom shelf of the kitchen sink cabinet

II. ELECTRICAL SYSTEMS

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I NI NP D

**A. Service Entrance and Panels**

Types:

- Circuit Breakers

Comments:

• Information Note: Electrical panels are visually inspected. The location, brand and amperage of the panel are noted. The panel is checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.

Grounding of the electrical system and bonding of the gas and water piping systems and appliances in the home are not always visible or observable to the inspector. Therefore it is recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.

- The electric meter was located on the right side of the home and the service entrance wires entered the meter by underground service.
- The main service panel was located on the right wall of the master bathroom closet. Panel Manufacturer was Square D, the panel rating was 200-amps and the main breaker size was 200-amps rated at 120/240 volts.
- The main panel service entrance cables appeared to be 4/0 AWG Aluminum rated for a 200-amp breaker.

Overload protection provided by breakers.

Slots available to add breakers - No .

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

- The main panel was located in the master bathroom closet. According to current standards, electrical panels are no longer allowed in certain areas because of the safety hazards they pose. Such areas include clothes closets, bathrooms, and stairways. Recommend relocating the electrical panel for safety reasons.
- The main panel was not bonded to the neutral bar, which may result in improper grounding of the panel; recommend a bonding jumper be installed.
- The grounding electrode conductor was disconnected from the exterior grounding rod clamp; recommend re-securing for proper grounding.

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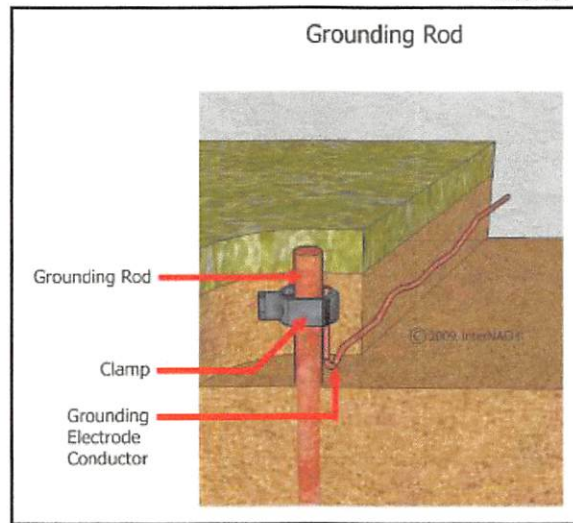
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Main panel



The grounding electrode conductor was disconnected from the exterior grounding rod clamp



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I NI NP D

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

Type of Wiring:

- Copper wiring

Comments:

• Information Note: Electrical outlets, switches, fixtures and fans are inspected throughout house where readily accessible. Electrical outlets are checked for proper wiring relating to grounding, polarity and power to outlets. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted. The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection and therefore not inspected or evaluated.

Ground Fault Interrupter (GFI) protection is required by current codes in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFI's are designed to provide accidental shock protection in these areas. In most cases this may not have been required when the home was constructed and the home owner is not required to bring it up to current codes. This is considered a SAFETY HAZARD and is HIGHLY RECOMMENDED!

Current standards require smoke alarms to be located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics. Suggest periodic testing to ensure proper working order and that batteries be replaced annually. Carbon monoxide detectors have been proven to save lives and are required outside sleeping areas when there are fuel fired appliances or an attached garage.

- GFI resets for the kitchen receptacles were located at receptacles on the left wall and back wall of the kitchen and were functional at the time of inspection.
- The GFI reset for the master bathroom was located at the receptacle on the right wall of the master bathroom and was functional at the time of inspection.
- Information Note: The electric clothes dryer receptacle had a 3-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.

• No smoke detectors observed in the home, which may not have been required when the home was built; suggest installation of smoke detectors per current standards as a safety upgrade. Carbon monoxide detectors were installed in the back bedroom and master bedroom.

- Receptacles in the garage, small bathroom, exterior (with the exception of the back exterior receptacle), and wet bar were not GFI protected.
- The GFI receptacle for the hydro massage tub was located in an inaccessible location inside the access panel underneath the hydrotub.
- The receptacle on the left wall of the garage was damaged; recommend repair for safety reasons.
- Observed the following issues with some of the fans in the home.

1. The ceiling fan in the front bedroom was missing 2 fan blades.
2. The fan canopy was not secured to the ceiling in the master bedroom.
3. The ceiling fan in the kitchen was out of balance at different speeds; recommend having the fan balanced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The ceiling fan in the front bedroom was missing 2 fan blades



The fan canopy was not secured to the ceiling in the master bedroom



The receptacle on the left wall of the garage was damaged



The GFI receptacle for the hydro massage tub was located in an inaccessible location inside the access panel underneath the hydrotub

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**A. Heating Equipment**

Type of Systems:

- Furnace

Energy Sources:

- Gas

Comments:

• Information Note: The type of heating system and energy source of the unit is noted. Heating systems are inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, and proper access and walkways. Gas furnaces are inspected for obvious gas leaks, rusted burner chambers, and deficiencies with gas shut off valves and vent pipe installation.

A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection as well as determining heating supply adequacy or distribution balance. The average life span of an electric or gas furnace is 15-20 years under normal conditions. Units should be serviced annually. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacturer specifications as to the proper location and installation of these units.

- The mid efficiency gas furnace was Manufactured by Lennox. This unit was manufactured in August 2011.
- Using a Klein Tools IR1000 Infrared thermometer, the home temperature differential was 42 degrees, taken between the return register at 60 degrees and the supply registers at 102 degrees. A 20-50 degree differential is considered a normal operating range.
- The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review was limited. Holes or cracks in the heat exchanger were not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. The thermostat was used to operate the unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the unit has not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

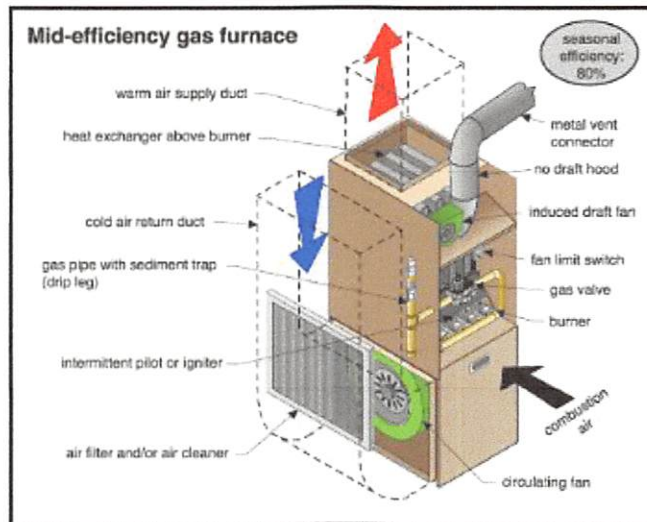
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NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**B. Cooling Equipment**

Type of Systems:

- Central Air

Comments:

• Information Note: The size and type of A/C unit is noted. The system is inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature differential (temperature difference between a supply and return register) is used to measure performance. The system is inspected for adequate clearance, access to equipment, and an adequate walkway and service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. The condensing unit is inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines are also inspected. Efficiency, adequacy, leak testing, use of pressure gauges for testing, dis-assembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.

Units should have a full system check when serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages, etc

The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

• The condenser unit located on the left side of the home was manufactured by Trane, capacity was 5 tons, Max/Min breaker size was 50 - amps. **This unit was manufactured in October 2004.**

• Information Note: A clean-out was installed for the AC unit primary condensate drain line in the attic. A clean out provides a way to add bleach or algae tablets on a periodic basis to keep the primary drain line clean and unobstructed. This is a good preventative measure since overflow condensate drain lines are also prone to obstruction and condensate overflow.

• Information Note: Overflow pan and drain line was installed for the A/C unit in the attic. The drain line terminated at a high location on the right side of the home. Condensate draining from this line is an indication of a possible problem with the primary condensate drain line or A/C evaporator coil and a licensed HVAC contractor would need to be called for an evaluation.

• The home temperature differential was 17 degrees, taken between the return register at 64 degrees and the supply registers at 47 degrees, which was within the 15 to 22 degree normal operating range.

The temperature differential between the room supply and home return air registers was measured using a Klein Tools Infrared Thermometer IR1000. A temperature differential or temperature drop of at least 15°-22° will normally give satisfactory cooling and de-humidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers.

• The air conditioner was activated to check the operation of the fan motor and the compressor, both of which appeared to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy. If the unit has not been serviced in the last year,

I=Inspected

NI=Not Inspected

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D=Deficient

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recommend having a complete system check by a licensed HVAC technician.

- The condenser pad was at ground level. Recommend raising the pad a minimum 3-inches above ground level to prevent corrosion to the base of the condenser unit.
- The A/C condensers was located 3 inches from the exterior wall (should have a 12-inch minimum clearance from exterior walls); recommend correction for proper cooling.



Recommend raising the pad a minimum 3-inches above ground level to prevent corrosion to the base of the condenser unit



There was inadequate clearance between the condenser and exterior wall



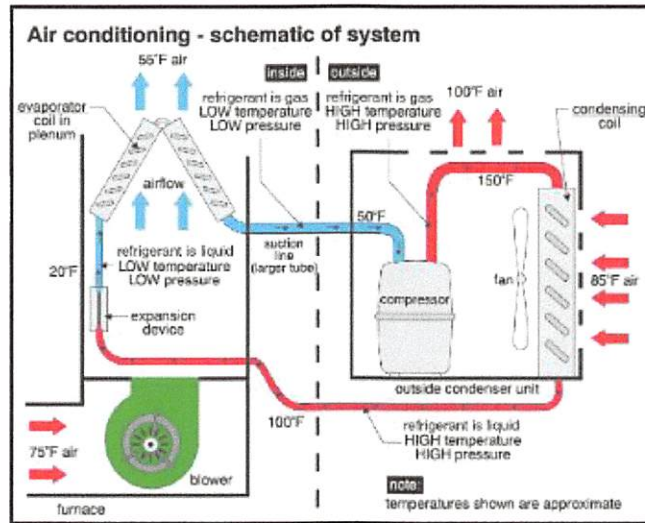
A clean-out was installed for the AC unit primary condensate drain line in the attic



Overflow pan and drain line was installed for the A/C unit in the attic and the drain line exited at a high location on the right side of the home

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

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C. Duct Systems, Chases, and Vents

Comments:

- Information Note: Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The condition of air filters and registers and location of return air openings are also inspected

Cooling and heating are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection. If you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Unknown

Location of Main Water Supply Valve:

- At the back left side of the home
- Static Water Pressure Reading: 70 PSI
- Galvanized Supply Line
- Copper Supply Line

Comments:

• Information Note: The location of the water meter, location of the house shut off valve, house water pressure and type of water piping is noted. Faucets and plumbing fixtures are operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks and lavatories are also inspected for general condition and leakage. Main shut-off valves and fixture shut-off valves (including washing machine faucets and drains) are not operated due to the risk of causing leakage. Tub and shower enclosures are inspected for proper sealant, condition of tiles and water penetration.

Plumbing components not visible or accessible were not inspected, such as plumbing lines concealed by walls, floors, etc. The plumbing system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The inspector did not inspect any system that has been shut down or otherwise secured.

- Unable to determine the location of the water meter; recommend consulting the seller for its location.
- Information Note: Galvanized supply pipes were installed in the home. Galvanized water lines rust from the inside out and can become restricted over time. If low water flow is observed when multiple plumbing fixtures are turned on, some restriction may have occurred. Some restriction was observed in the master bathroom at time of inspection. There are new methods in removing debris buildup inside the lines instead of replacing all the water lines to correct this problem. Average life expectancy is approximately 45 years.
- The shut off valve was turned off to the master bathroom left lavatory cold water faucet at time of the inspection. Water is not turned on if it requires opening the shut-off valve as it was unknown if the fixture was turned off due to a problem. Recommend consulting sellers for information and confirming proper operation of the plumbing fixture prior to close.
- The kitchen sink faucet spray adjustment button was stuck in the steady stream mode.
- The wet bar sink faucet was inoperable.
- Observed a loosely attached tile outside the master bathroom shower.

I=Inspected

NI=Not Inspected

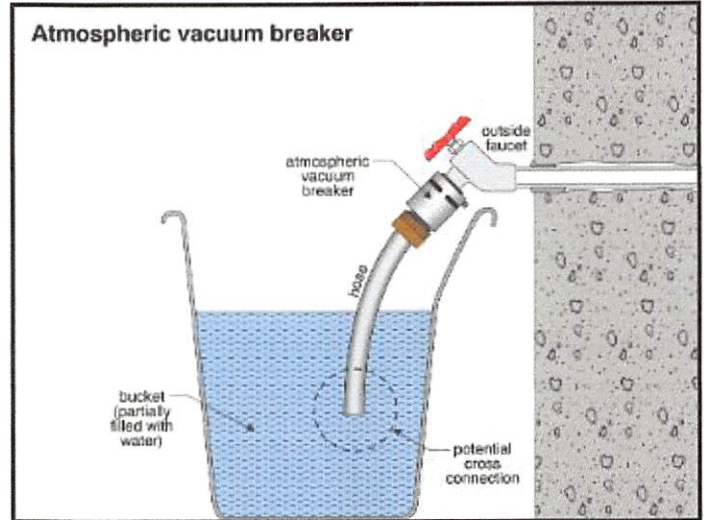
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Observed a loosely attached tile outside the master bathroom shower



B. Drains, Wastes, and Vents

Comments:

- Information Note: The only parts of the sewage waste system visible are the drains under the sinks. Drains are tested by running a normal amount of water from associated fixtures. The waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test.
- The small bathroom bathtub drained slowly; recommend drain maintenance.

I=Inspected

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I NI NP D

**C. Water Heating Equipment**

Energy Source:

- Gas

Capacity:

- Unit is 50 gallons

Comments:

- Information Note: The average life for a water heater is between 10 & 12 years under normal conditions.

The capacity and energy source of the water heater is noted. The water heater is inspected for general physical condition, obvious leakage, proper operation, appropriate location and proper clearance. The unit is also inspected for the presence of a drain pan and drain line, the presence of a temperature and pressure relief valve, and the proper type of vent pipe and termination of the vent pipe. The gas line and gas shut-off valve is also inspected.

Since the area water supply generally contains amounts of sediment, water heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief (TPR) valve annually are necessary. The TPR valve is a safety device that prevents overpressurization of the tank. Manufacturers recommend testing the water heater TPR valve routinely to ensure that waterways are clear and the device is free of corrosion. Manufacturers also recommend that a qualified plumbing contractor remove TPR valves over 3 years of age and inspect them for corrosion/sediment buildup and proper condition.

- The water heater was manufactured by General Electric, capacity was 50 gallons. This unit was manufactured in August 2003.
- Information Note: The water heater TPR (Temperature/Pressure Relief) valve was not operated because sometimes the valve doesn't reset properly allowing water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace the relief valve.
- Information Note: The water heater TPR (Temperature/Pressure Relief) valve discharge line and overflow pan drain line terminated on the right side of the home. If water is seen coming out of these pipes, a licensed plumber should be contacted for a full water heater review.
- The water heater overflow pan drain line terminated incorrectly at the roof soffit on the right side of the home. The drain line should extend full size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate no less than 6 inches and not more than 24 inches above the adjacent ground surface.

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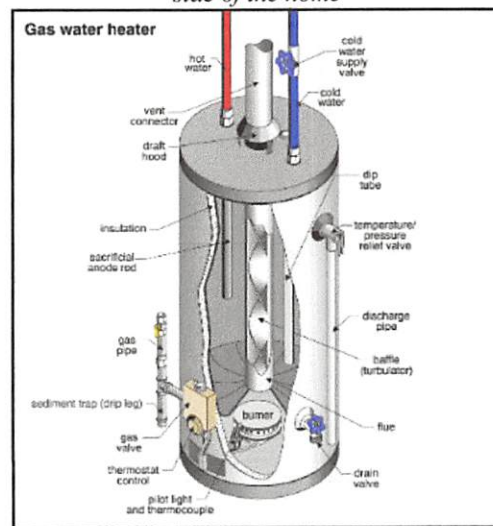
Water heater TPR safety valve



The water heater TPR valve discharge line terminated on the right side of the home



The water heater overflow pan drain line terminated incorrectly at the roof soffit on the right side of the home



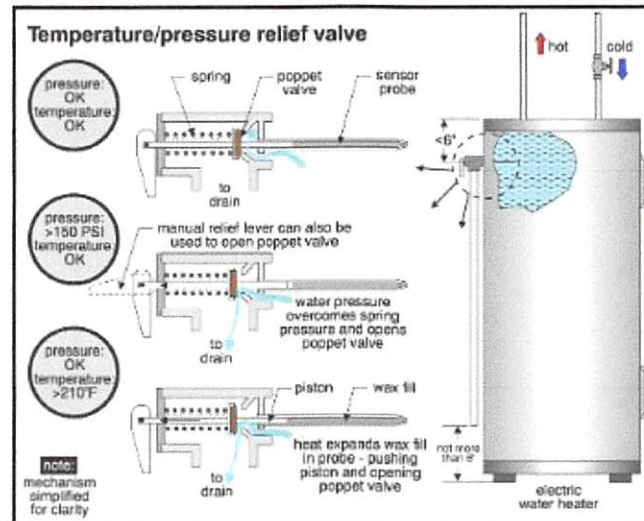
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D. Hydro-Massage Therapy Equipment

Comments:

- Information Note: The hydro-massage therapy tub was inspected for proper operation, the presence of active leaks, and for missing or damaged components. The absence of an access opening for service and the absence of GFCI protection is also noted.

The National Standards that cover the construction of hydro-massage therapy tubs states that no hydro-massage bathtub circulation system can fully drain. Bathing in a hydro-massage tub that has not been properly maintained exposes the bather to the residue and bacteria of all past users. Research has demonstrated that hydro-massage bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.

- A Hydro Therapy tub was present. The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

- The air flow regulator for the front hydro therapy jets did not appear to be functional. Jet pressure does not change for complete travel of regulator.

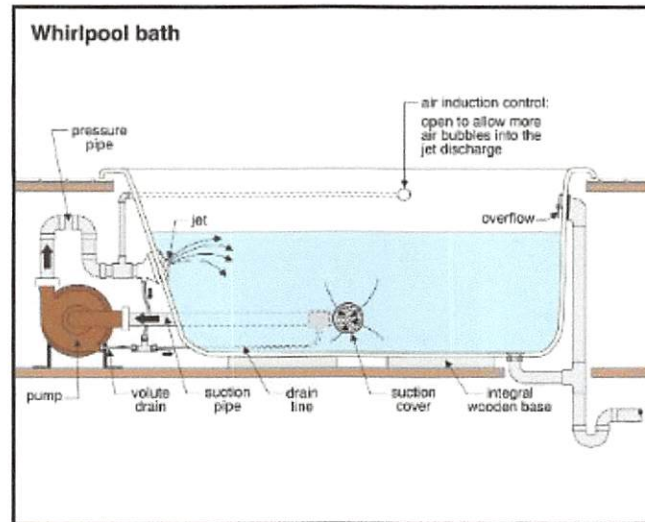
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**E. Other****Comments:**

- Information Note: Most of the gas supply system was either buried underground, located inside the walls of the home, or covered with insulation in the attic and therefore was not visible to the inspector. Gas leaks are checked at the gas meter, appliance shut-off valves and at appliance connections.
- The gas meter was located on the back right of the home. The main gas shut off valve was located at the meter.
- The laundry room had a gas connection with a shut-off valve for the dryer connection.

V. APPLIANCES**A. Dishwashers****Comments:**

- Unit performed as expected on the Normal Wash cycle. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection was limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit on other cycles, as desired, prior to closing. The door seal was secure and appeared not to be leaking and the heating element appeared to be working.
- The dishwasher drain line did not have a high loop or an air gap installed. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.

I=Inspected

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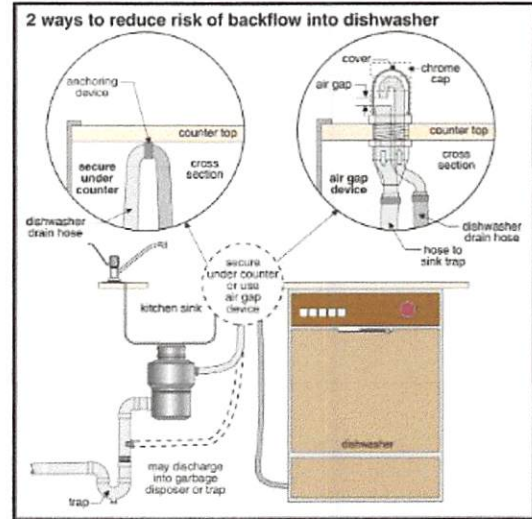
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Dishwasher



B. Food Waste Disposers

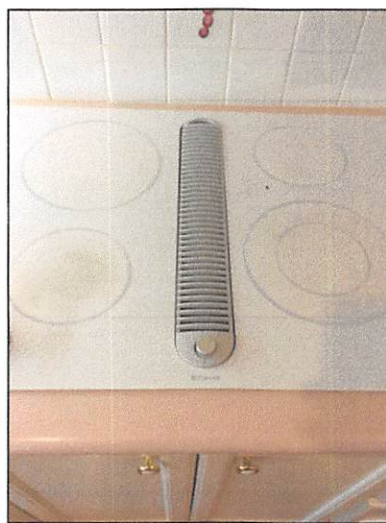
Comments:

- The waste disposal was functional at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- The range exhaust fan was a down draft built into the range top, terminated to the exterior, and appeared to function according to it's design and purpose on low and high settings.



The range exhaust fan was a down draft built into the range top

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NP=Not Present

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

Comments:

- The cooktop elements were functional on low, medium and high settings. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.
- The oven was tested using normal controls at the time of inspection and the elements appeared to function properly. The self cleaning and timer operations are not inspected. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.
- The oven was set to 350°F, the actual temperature was 330 degrees. Within +/- 25 degrees is considered the normal range.

*Oven**Cooktop***E. Microwave Ovens**

Comments:

- The built-in microwave was tested using normal operating controls and appeared to be operational at the time of inspection. These can fail at anytime without warning. Leak and/or efficiency testing is beyond the scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Microwave



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The master bathroom exhaust fan vibrated or was excessively noisy. This may indicate a worn armature or bearings.
- The master bathroom exhaust fan was venting to the attic, which allows moist air into the attic. The small bathroom exhaust vent was disconnected from the exterior wall (as seen from inside the attic space) and was also venting into the attic. Current inspection standards call for bathroom vents to terminate to the exterior. Recommend extending master bathroom fan exhaust to the exterior through a roof vent when the roof is replaced and reconnecting the small bathroom vent to the exterior wall connection.



The small bathroom vent was disconnected from the exterior wall connection



The master bathroom exhaust fan was improperly venting to the attic, which allows moist air into the attic

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G. Garage Door Operator

Comments:

- The garage door operator was equipped with a safety reverse device (pressure resistance and auto reverse) which operated properly when tested at the time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
- The garage door operator was equipped with a safety reverse device (electronic eyes and auto reverse), which operated properly when tested at the time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. The electronic eyes can be knocked out of alignment very easily, which will prevent the garage door from closing. If the garage door starts to close then reverses and the garage opener light starts to blink, the electronic eyes are out of alignment. Depending on which direction the garage faces, morning or evening sun can blind one of the electronic eyes causing the same symptom.

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- Information Note: There should be a check valve installed for the sprinkler system to prevent water in the sprinkler lines from backing up into the potable water supply. This check valve is normally buried where the sprinkler water line is connected to the water line to the home just past the water meter and therefore is not visible. The sprinkler inspection does not check for adequate coverage, automatic function of the controller, or proper sizing of the system.
- The sprinkler controller was located on the left wall of the garage.
- Some of the sprinkler heads in zone 1 need adjustment so spray does not hit the structure.
- Did not locate a sprinkler backflow valve. A backflow valve prevents irrigation water from entering the potable water supply of the home. Recommend consulting the owner for its location. If not present, it is recommended to have one installed by a qualified sprinkler contractor.
- Could not locate a sprinkler rain sensor. Recommend consulting the owner for its location. If not present, it is recommended to have one installed by a qualified sprinkler contractor.
- 2 sprinkler heads in zone 1 and 1 sprinkler head in zone 2 were malfunctioning.

I=Inspected

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2 sprinkler heads in zone 1 and 1 sprinkler head in zone 2 were malfunctioning

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 7 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Some of the 90-degree downspout elbows were missing; recommend replacing for improved drainage away from the foundation. • Grading on all sides of the home appeared inadequate and does not slope away from the foundation. The grade should slope away from the house at a rate of 6 inches in ten feet. Recommend consulting the owner about any known drainage issues. Water can be directed away from the foundation with the aid of a gutter and downspout system, a French drain system, and/or landscape alteration; recommend review by a landscape contractor for corrections as needed.
Page 10 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Indications of granular loss, exposed felt and pitting observed to the shingles indicating aging of the roof system. Recommend review by a qualified roofer.
Page 13 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • It appeared the pull down stair assembly in the garage ceiling was not fire-rated. Current inspection standards mandate that a complete firewall be provided between the home and the garage for homes with attached garages, thereby necessitating attic stairways be fire proofed if installed in garage ceilings. This is a common problem with older homes where codes may not have required it.
Page 14 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Observed moisture deteriorated siding at the roof/wall junction near the back right corner of the garage roof. It appeared the siding at the roof/wall junction near the back left corner of the garage roof had been repaired with a siding patch and sealed. There were also indications of previous moisture on the inside of both of these walls as seen from inside the attic space. Both locations appeared to receive moisture runoff from the gutters directly above. The garage ceiling stain (discussed in the "Ceilings and Floors" section) appeared underneath the roof/wall junction near the back left corner of the garage roof. • There was an open gap into the attic above the roof overhang by the breakfast room exterior door. Recommend sealing this area to prevent rodent entry. • Weep holes (small openings in brick wall mortar joints) were at grade level on the front side, left side and right side of the home. Weep holes allow airflow for ventilation and allow moisture to drain. This condition can allow water to enter the interior of the wall and cause related moisture problems. Recommend grade improvements and/or landscape alterations to ensure all water drains away from the homes foundation.
Page 17 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Indications of previous moisture at the bottom right corner of the front bedroom exterior door, apparently from a door leak. Recommend consulting the owner for more information. • The master bathroom toilet door did not latch properly, apparently from the door being out of square.
Page 18 Item: J	Fireplace and Chimneys	<ul style="list-style-type: none"> • The chimney crown was cracked and needs to be sealed/replaced to prevent moisture from entering the chimney.

ELECTRICAL SYSTEMS

Page 37 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none">• The master bathroom exhaust fan vibrated or was excessively noisy. This may indicate a worn armature or bearings.• The master bathroom exhaust fan was venting to the attic, which allows moist air into the attic. The small bathroom exhaust vent was disconnected from the exterior wall (as seen from inside the attic space) and was also venting into the attic. Current inspection standards call for bathroom vents to terminate to the exterior. Recommend extending master bathroom fan exhaust to the exterior through a roof vent when the roof is replaced and reconnecting the small bathroom vent to the exterior wall connection.
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OPTIONAL SYSTEMS

Page 39 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none">• Did not locate a sprinkler backflow valve. A backflow valve prevents irrigation water from entering the potable water supply of the home. Recommend consulting the owner for its location. If not present, it is recommended to have one installed by a qualified sprinkler contractor.• Could not locate a sprinkler rain sensor. Recommend consulting the owner for its location. If not present, it is recommended to have one installed by a qualified sprinkler contractor.• 2 sprinkler heads in zone 1 and 1 sprinkler head in zone 2 were malfunctioning.
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Additional Comments

Deficiency Issues: For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector cannot inspect, like the HVAC system. There are many checks home inspectors cannot perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

Mold Disclaimer - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition.

Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. **If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

Asbestos Disclaimer - In many forms, asbestos represents low health risk. It becomes a health hazard when fibers, which may be microscopic, are introduced into the air by cutting, tearing, sanding or otherwise handling asbestos-containing materials in a manner which releases fibers. Homes built prior to 1980 may contain asbestos in materials like the drywall compound used for taping and floating the seams or like some cement board siding used during the 1940's and 1950's. If you plan on renovations, you may want to have the home tested for asbestos. This is beyond the scope of this inspection.

Chinese Drywall - This company is not certified to test for Chinese drywall. Although we look for symptoms, like corroded electrical wiring, it is impossible to check every location within a home. It is not possible to determine how much of the Chinese drywall was installed in the home without taking samples of every sheet, which is beyond the scope of this inspection.

Pest Disclaimer - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings.

This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

Appliance Recalls - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which means it

is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website www.cpsc.gov/cpscpub/prereel/category/appliance for your reference.

Occupied Homes - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Vacant Homes - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

Condo/Townhouse - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

Thermal Imaging - A Thermal Imaging camera may be used during the inspection. Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have X-Ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Further investigation may be required by a qualified or licensed contractor.

Inspection Disclaimer - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING.

This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made.

HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty

services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations.

EDITING ERRORS - REPORT INTERPRETATION: This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments or recommendations for corrective action, **call me prior to closing the transaction for clarification.**

Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> The main panel was located in the master bathroom closet. According to current standards, electrical panels are no longer allowed in certain areas because of the safety hazards they pose. Such areas include clothes closets, bathrooms, and stairways. Recommend relocating the electrical panel for safety reasons. The main panel was not bonded to the neutral bar, which may result in improper grounding of the panel; recommend a bonding jumper be installed. The grounding electrode conductor was disconnected from the exterior grounding rod clamp; recommend re-securing for proper grounding.
Page 23 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> No smoke detectors observed in the home, which may not have been required when the home was built; suggest installation of smoke detectors per current standards as a safety upgrade. Carbon monoxide detectors were installed in the back bedroom and master bedroom. Receptacles in the garage, small bathroom, exterior (with the exception of the back exterior receptacle), and wet bar were not GFI protected. The GFI receptacle for the hydro massage tub was located in an inaccessible location inside the access panel underneath the hydrotub. The receptacle on the left wall of the garage was damaged; recommend repair for safety reasons. Observed the following issues with some of the fans in the home. <ol style="list-style-type: none"> The ceiling fan in the front bedroom was missing 2 fan blades. The fan canopy was not secured to the ceiling in the master bedroom. The ceiling fan in the kitchen was out of balance at different speeds; recommend having the fan balanced.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 27 Item: B	Cooling Equipment	<ul style="list-style-type: none"> The condenser pad was at ground level. Recommend raising the pad a minimum 3-inches above ground level to prevent corrosion to the base of the condenser unit. The A/C condensers was located 3 inches from the exterior wall (should have a 12-inch minimum clearance from exterior walls); recommend correction for proper cooling.
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PLUMBING SYSTEM

Page 29 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> The wet bar sink faucet was inoperable. Observed a loosely attached tile outside the master bathroom shower.
Page 31 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> The water heater overflow pan drain line terminated incorrectly at the roof soffit on the right side of the home. The drain line should extend full size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate no less than 6 inches and not more than 24 inches above the adjacent ground surface.
Page 33 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> The air flow regulator for the front hydro therapy jets did not appear to be functional. Jet pressure does not change for complete travel of regulator.

APPLIANCES