Realtor's Choice Inspection Services

Houston, Texas 77091

PROPERTY INSPECTION REPORT

Realtors Choice Inspection Services

INVOICE

510 Hohldale
Houston, TX 77091

Phone (713)922-0879
inspectorram@yahoo.com

TREC 9896

SOLD TO:

Luis Becerril Davalos
20618 Rainstone Ct
Katy, TX 77449

INVOICE NUMBER	20191104-01
INVOICE DATE	11/04/2019
LOCATION	20618 Rainstone Ct
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	$400.00	$400.00
11/5/2019	($400.00)	($400.00)
	SUBTOTAL	$400.00
	TAX	$0.00
	TOTAL	$400.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

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Houston, TX 77091

Phone: (713)922-0879
Fax:
Email: inspectorram@yahoo.com

PROPERTY INSPECTION REPORT

Prepared For: Luis Becerril Davalos
(Name of Client)

Concerning: 20618 Rainstone Ct, Katy, TX 77449
(Address or Other Identification of Inspected Property)

By: Armando Ramirez, Lic #9896 11/04/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale

or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	☑ Buyer	☐ Buyer's Agent	☐ Listing Agent	☐ Occupant
Building Status:	☐ Vacant/New	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Sunny	☐ Cloudy	☐ Rain	Outside Temp: 78+
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INACCESSIBLE OR OBSTRUCTED AREAS

❒ Sub Flooring	☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Floors Covered	☑ Plumbing Areas - Only visible plumbing Inspected
☑ Walls/Ceilings Covered or Freshly Painted	❒ Siding over older existing siding
☑ Behind/Under furniture and/or Stored Items	❒ Crawl space is limited Viewed from accessible areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT TRANSFERABLE.

Thank you for choosing Realtor's Choice Inspection Services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the Texas Real Estate Commission, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. You should be aware of the limitations of this type of inspection, which are set forth in the Standards of Practice and which will be described in greater detail therein. Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, unless they represent a significant safety hazard, we tend to overlook what we may consider to be insignificant and predictable defects, although some may be included in the report as a courtesy to you. This is especially true for those conditions that would be apparent to the average person, or to someone without any construction experience. Items that are reported as being functional, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, we suggest, recommend or advise: service, repair, replacement, correction, maintaining, upgrading, monitoring or further specialist evaluation of an item or condition. We have made what we believe is a reasonable conclusion that the present condition of this item may significantly affect the value, desirability, habitability or safety of the dwelling. Consultation with an appropriately qualified specialist is now needed in order to ascertain the true and exact nature of the deficiency as well as the cost for improvement,

correction, provision, maintaining, monitoring, repair or replacement of said defective item or deficiency. When an item or condition is reported as being outside the scope of this inspection, the item or condition was not inspected but has been deferred for further evaluation by an appropriately qualified specialist. It is vitally important that all specialist's evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by specialists in any given trade will result in the identification of additional defects or recommendations for additional upgrades that could effect your evaluation of the property. For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialist prior to occupation of the home. We do not have the expertise nor the necessary qualifications to inspect for or comment on wood destroying pests such as termites, beetles, nor organisms such as dry rot, fungus or mold. We, therefore recommend that you schedule any such specialized inspection with the appropriate specialist before the close of this transaction and/or within your contracted inspection contingency period. The seller may or may not be required to repair or replace any material defects identified within the report, if any. That determination should be made among the buyer, the seller,any real estate agents, brokers or attorneys involved in the transaction. This report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made. This report may not and should not be used in lieu of a sellers disclosure statement, as the seller may have knowledge of other undiscovered, latent or historical defects that may significantly influence or affect the value, habitability, desirability or safety of the property. This report is not transferable and should not be used or relied upon by any third parties or subsequent buyers. We recommend that the Client(s) obtain copies of all building permits, final inspections and certificates of occupancy from the sellers or from the local building department. These documents should be reviewed to the clients satisfaction with the assistance of appropriate specialist in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector. For your additional protection, we suggest that you personally perform a diligent visual inspection of the property after the seller(s) or tenant(s) have vacated to insure that no adverse conditions were concealed by personal belongings or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of escrow, please contact our office immediately to schedule an additional inspection of these conditions. Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. This report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection or should you require any clarification for further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation. The only recommendations and opinions endorsed by your inspector are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. A house and its components are complicated and therefore we offer unlimited consultation and encourage you to ask questions.

MAJOR STRUCTURAL & ELECTROMECHANICAL INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY.

Realtor's Choice Inspection Services (the "COMPANY") agrees to conduct an inspection of the principal residence (the "property") located at See Title page for the purpose of informing the CLIENT named below of major deficiencies in the condition of the property in accordance with the Texas Real Estate Commission (TREC) STANDARDS. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable.

The inspection and written report will include the following only:
* General exterior, including roof, siding, windows, chimney, drainage and grading
* Structural condition of foundation & frame
* Electrical, plumbing, hot water heater, heating and air conditioning
* General interior, including ceilings, walls, floors, windows, insulation and ventilation

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be moved or dismantled. Detached structures are not included. The **COMPANY** will be under no obligation under any circumstances for any further follow-up inspection.

ENVIRONMENTAL HAZARDS including asbestos, lead paint/pipes/solder, radon, mold, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material are not part of this inspection.

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, Swimming Pools, Space Heaters, Window Air Conditioners, Appliances, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process.
In addition, Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. You may therefore wish to have the property inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.
Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. You may therefore wish to have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

Brinks Home Security Warranty Program

Realtor's Choice Inspection Services DOES NOT inspect security systems. Brinks Home Security will provide a free inspection, and in return the COMPANY is to provide you with a 90 day Limited Structural & Mechanical Warranty at no charge. Brinks Home Security will contact you at a later date at the phone numbers you have provided with a special offer. Realtor's Choice Inspection Services is not affiliated with Brinks Home Security and is not an agent for Brinks Home Security.

The parties agree that the **COMPANY**, and its employees and agents, are not hired to repair or replace anything, and assume no liability or responsibility for the cost of repairing or replacing any defects or deficiencies, either existing or arising in the future. The parties agree that the **COMPANY** is not liable or responsible for any property damage, consequential damage or bodily injury of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY. THE INSPECTION AND REPORT ARE PROVIDED "AS IS", AND NEITHER THE COMPANY NOR ITS AGENTS, OWNERS OR EMPLOYEES MAKE ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF PERFORMANCE OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO ANY SERVICE OR PRODUCT OFFERED TO CLIENT BY COMPANY OR REGARDING THE ADEQUACY, PERFORMANCE OR OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.**

It is understood and agreed that should the **COMPANY** and/or its agents or employees be found liable for any loss or damages resulting from the performance or a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then **NEITHER THE COMPANY NOR ITS AGENTS, OWNERS OR EMPLOYEES SHALL BE LIABLE FOR ANY LOST PROFITS OR OTHER CONSEQUENTIAL, EXEMPLARY, INDIRECT, OR SPECIAL DAMAGES RELATING IN WHOLE OR IN PART TO CLIENT, OR USE OF, OR INABILITY TO USE, THE INSPECTION, REPORT OR ANY ITEM RELATED TO THE PROPERTY. CLIENT'S SOLE REMEDY SHALL BE LIMITED TO THE RECOVERY OF ANY FEE ACTUALLY PAID TO COMPANY BY CLIENT.**

The parties agree that the faxed copy of the agreement is to be relied upon in lieu of the original.

The parties agree that this Agreement shall be governed by the laws of the State of Texas without reference to conflicts of laws. Conflict of laws provisions shall be construed as to make the laws of the State of Texas applicable hereto and Harris County, Texas, as the venue of any dispute. Any action to enforce this agreement shall be brought in the federal or state courts located in Harris County, Texas

Agreement, acceptance and understanding of this agreement are hereby acknowledged upon payment of the inspection report.

ARMANDO RAMIREZ COMPANY REPRESENTATIVE

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Concrete slab on grade
Comments:

Signs of Structural Movement or Settling

Performance Opinion: Weather conditions, leakage and other adverse factors affect structures with differential movements likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

☑ Rain water is eroding and/or ponding next to foundation in various locations around the house. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading and drainage of the yard in the specified areas.

☑ Fractures in the foundation were noted at corners of foundation at the time of inspection. These fractures can offer a pathway for wood destroying insects that are not visibly detectable. These areas should be sealed and monitored.
If the corners detach from the house, they should be repaired as they support the above bricks.

☑ On the basis of today's observations, it is the inspector's opinion that the foundation is exhibiting no signs of abnormal movement at this time, although it is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface. Continual monitoring of soils moisture is critical to a stable foundation. If movements in slab appears in the future it is recommended that full evaluation of slab be conducted to determine what remedial repairs or adjustments to soil conditions need to be made. It usually is not possible within the a Limited Time and Scope Inspection time frame of a single observation to determine the future stability of a foundation. Foundation movement are common throughout this area, therefore, as time passes more movements may occur. These movements could be indicated by small cracks to sheet rock walls and ceiling or sticking doors. If however, you notice large cracks or unusual movements you should consult with a structural engineer of foundation expert as soon as possible. To reduce the risk of future movements a consistent watering maintenance and foliage control program should be maintained. It is important to maintain good drainage around the home while keeping

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I	NI	NP	D

the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.

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I	NI	NP	D

LIMITATIONS OF FOUNDATION INSPECTION

☑ Structural components concealed behind finished surfaces could not be inspected.

☑ Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection

☑ Furniture and/or storage restricted access to some structural components.

☑ Only representative samplings of visible structural components were inspected.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance for all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with graded slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement i.e. cracking in all but the most severe cases. It is important to note that this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. Those are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes to determine what corrective steps if any, should be considered.

Foundation inspections are limited to observation of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions include but are not limited to: painting, repairs, surfaces hidden by floor or wall coverings, furnishings, soil, foliage, decking and masonry. Most homes exhibit some symptoms of foundation movement. Symptoms like slab cracks, uneven floors, drywall cracks and sticking doors can be minor and may not indicate significant loss of structural integrity. Nonetheless, if such symptoms are of substantial concern to you as the buyer, you may wish to obtain the second opinion of a qualified Structural Engineer **before** closing on the property.

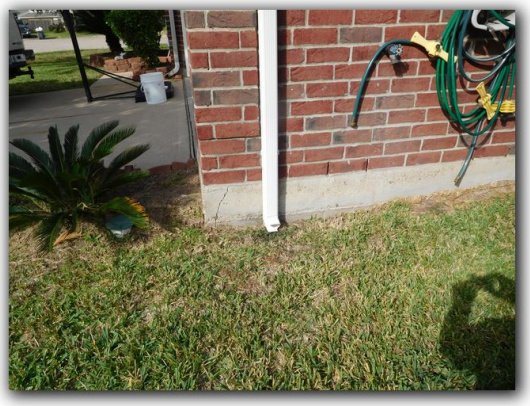
☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

☑ Grading and drainage are probably the most significant aspect of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. For this reason, we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house and the interior floors will be at least several inches higher than the exterior grade. The residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion. We recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

☑ Areas where expansive soils are known to exist, all dwellings should have a

controlled method of water disposal from roofs that will collect and discharge all roof drainage.



☑ At ground level, the water from the downspout should be directed at least 5 feet away from your house. It is best to have the water flowing onto a hard surface (like a driveway,a fiberglass or concrete splash guard) designed to spread the water and prohibit it puddling on the ground near your home.

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I	NI	NP	D

☑ The gutters are damage loose and/or not properly installed and/or leaking at one or more locations and don't appear to have been regularly maintained. It is recommended that the gutters be thoroughly cleaned and re-caulked. Thereafter, as part of routine maintenance, all gutters should be cleaned at least twice a year and the caulked seams and joints inspected and touched up every two years as necessary.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: ☐ Ground ☑ Roof level ☐ Edge of Roof

Comments:

Point of Observation

The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antenna, solar systems and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking

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☑ Plumbing vents that extend through the surface of the roof are fitted with weatherproof flashing or boots that prevent rainwater infiltration into the structure. Loose collars were noted during the inspection I recommend repair by a roofer or experienced handy person.

☑ Areas where expansive soils are known to exist, all dwellings should have a controlled method of water disposal from roofs that will collect and discharge all roof drainage**.**

☑ Moisture stains in attic. Condition typically is caused by roof leaks; other causes or multiple causes are possible. Roof drainage problems cannot be adequately determined during dry weather. Recommend determining and eliminating source of moisture stains, and repair or replacement, as necessary.

LIMITATIONS OF ROOF INSPECTION

☑ Chimney was not entirely visible during the inspection of the roofing system.

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☑ Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From:
Approximate Average Depth of Insulation:
Approximate Average Thickness of Vertical Insulation:
Comments:

Point of Observation: ☐ Scuttle Entrance ☑ Entered Attic Area

☑ The inspection of the framing and roof was a visual inspection and pertains only to those portions of the house that were accessible. No covered items were uncovered for the inspection such as insulation, walls, ceiling, etc. and nothing was moved to be viewed behind.

☑ The construction debris and other material should be removed from the attic or appropriately placed out-of-the-way

Insulation:

Type: ☐ Batts ☑ Blown-in
Approximate Depth of Insulation: 0 - 12 inches

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

Comments:

Exterior Walls

Type(s): Brick - Cement Board -

Note - No opinion will be rendered concerning wall surface condition except as it affects structural performance or if water penetration has occurred.
☑ Routine maintenance and housekeeping items are not addressed.
☑ Concealed wall flashing details (i.e. at doors, windows and brick ledges) are beyond the scope of this inspection.
☑ Heavy foliage, recent redecorating, wall hangings, furniture placement and

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I	NI	NP	D

other items can obscure water stains, damage, etc. preventing accurate assessment of conditions.

☑ It is recommended that a detailed inspection of the house be implemented to guarantee all possible entry points for insects, rodents and moisture have been properly sealed.

LIMITATIONS OF WALLS (EXTERIOR) INSPECTION

☑ A representative sample of exterior components was inspected and pictures taken for examples of rather than every occurrence of components.

☑ The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.

☑ It should be noted that while the latest technology was used to inspect the house, unexpected repairs should be anticipated and budgeted.

☑ Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, sea walls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Interior Walls

Interior Steps, Railing, Stairways and Balconies

LIMITATIONS OF WALLS INTERIOR INSPECTION

☑ Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls can not be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.

☑ Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets and includes the testing of a representative number of windows and doors. However; we do not move furniture, the contents of closets or cabinets, lift carpets or rugs and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

☑ Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

☑ Furniture storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

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I	NI	NP	D

Energy Efficiency Suggestion

- Landscaping is a natural and beautiful way to keep your home cool in summer and reduce your energy bills. In addition to adding aesthetic value and environmental quality to your home, a well-placed tree, shrub, or vine can deliver effective shade, act as a windbreak, and reduce overall energy bills.
- Carefully positioned trees can save up to 25% of a typical household's energy used for cooling.

  Studies conducted by Lawrence Berkeley National Laboratory found summer daytime air temperatures to be 3° to 6°F cooler in tree-shaded neighborhoods than in treeless areas. The energy-conserving landscape strategies you should use for your home depend on the type of climate in which you live.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceilings

Floors

☑ No opinion will be rendered concerning ceiling and floor surface condition except as it affects structural performance or water penetration. Routine maintenance and housekeeping items are not addressed. Recent redecorating, furniture placement and floor coverings can obscure water stains, mold growth, damage etc. preventing accurate assessment of conditions.

☑ Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls can not be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.

☑ Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets and includes the testing of a representative number of windows and doors. However; we do not move furniture, the contents of closets or cabinets, lift carpets or rugs and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

☑ Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

☑ Furniture storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Energy Efficiency Suggestion

- Landscaping is a natural and beautiful way to keep your home cool in summer and reduce your energy bills. In addition to adding aesthetic value and environmental quality to your home, a well-placed tree, shrub, or vine can deliver effective shade, act as a windbreak, and reduce overall energy bills.

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

I	NI	NP	D

- Carefully positioned trees can save up to 25% of a typical household's energy used for cooling.
  Studies conducted by Lawrence Berkeley National Laboratory found summer daytime air temperatures to be 3° to 6°F cooler in tree-shaded neighborhoods than in treeless areas. The energy-conserving landscape strategies you should use for your home depend on the type of climate in which you live.

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

Comments:

Interior Doors

☑ Missing door stops

Exterior Doors




☑ The weather stripping and/or caulking around the exteriors door(s) should be improved.as well as, under the threshold should be sealed.

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

I	NI	NP	D

☑ Water damage and/or rust was observed at the time of inspection at: Back door

Garage Doors Type of Doors(s):Metal

☑ The entry door from the garage into the house appears to be fire rated but is not self-closing and latching as needed to maintain the necessary firewall separation between the garage and living quarters. This condition poses a potential fire safety hazard and needs to be corrected (easily remedied).

☑ ☐ ☐ ☐ **H. Windows**

Comments:

Windows

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

I	NI	NP	D

☑ Each window should be individually inspected and sealed as necessary. There are areas where moisture can penetrate into the structure.

Energy Efficiency Suggestion

- Most experts agree that caulking and weather stripping—two simple air sealing techniques will pay for themselves in energy savings within one year. Applying these techniques will also alleviate drafts and help your home feel warmer when it's cold outside.
- Caulk forms a flexible seal for cracks, gaps, or joints less than 1-quarter-inch wide. You can use a caulking compound to seal air leaks in a variety of places throughout your home, including around windows and door frames.
- In addition to sealing air leaks, caulking can also prevent water damage inside and outside of the home when applied around faucets, ceiling fixtures, water pipes, drains, bathtubs and other plumbing fixtures
- You should plug and caulk holes or penetrations for faucets, pipes, electric outlets, and wiring. Look for cracks and holes in the mortar, foundation, and siding, and seal them with the appropriate material.

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

I	NI	NP	D	
☐	☑	☐	☐	**I. Stairways (Interior and Exterior)** *Comments:*
☐	☑	☑	☐	**J. Fireplaces and Chimneys** *Comments:*
☐	☑	☑	☐	**K. Porches, Balconies, Decks, and Carports** *Comments:*
☐	☑	☐	☐	**L. Other** *Comments:*

II. ELECTRICAL SYSTEMS

☑	☐	☐	☐	**A. Service Entrance and Panels**

Main Disconnect Panel **125 Amps of Service**

Type of Wire: ☑ Copper ☐ Aluminum

Comments:

☑ Main service panel located in:

☑ The ground connection for the electrical service was not visible at the time of the inspection.

☑ Review electric comments in other sections and Additional Technical Information sections. Representations of capacity/types/sizes are based on a limited visual check at the panel and random interior locations. A limited/random check of components was used for evaluations and material descriptions. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. A licensed electrician should be used to evaluate and correct all electrical defects or potential concerns.

☑ A/C condensing units specifies max amp breaker of 30 and a 30 amp breaker is in use

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

I	NI	NP	D

☑ The aluminum service entrance conductors were not coated with a anti-oxidant solution. This can allow the conductors to oxidized, which can be a fire hazard.

☑ Ground wire/rod or equipment bonding could not be verified

☑ Electrical Supply -- A 220 volt outlet was provided but was not tested

LIMITATIONS OF ELECTRICAL SYSTEMS INSPECTION

☑ Only a representative sampling of outlets and light fixtures were tested.

☑ Electrical components concealed behind finished surfaces are not inspected

☑ Furniture and/or storage restricted access to some electrical components, which may not be inspected.

☑ The inspection does not include remote control devices, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.

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

Type of Wiring:

Comments:

Outlet and Switches

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

I	NI	NP	D

☑ Loose and/or damage outlet plate was observed at the right front bedroom facing front of house. This is a safety hazard that must be corrected.

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Ground fault circuit interruption (GFCI) technology is life-saving and very important, but can fail at anytime. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

Kitchen:	☑ Yes	☐ No	☐ Not tested or available
Bathrooms:	☑ Yes	☐ No	☐ Not tested or available
Exterior	☑ Yes	☐ No	☐ Not tested or available
Garage:	☐ Yes	☐ No	☑ Not tested or available
Wet Bar:	☑ Yes	☐ No	☐ Not tested or available
Pool/Spa	☐ Yes	☐ No	☑ Not tested or available
Other	☐ Yes	☐ No	☑ Not tested or available

Arc Fault Safety Protection

Bedroom 1: ☑ Yes ☐ No ☐ N/A

☑ Arc fault breaker for bedrooms 2 & 3 did not respond to the arc fault test at the time of inspection suggesting that this breaker is damage and in need of repair/replace (This breaker was tested manually)

Bedroom 2:	☑ Yes	☑ No	☐ N/A
Bedroom 3:	☑ Yes	☑ No	☐ N/A
Bedroom 4:	☐	☐ No	☑ N/A

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

I	NI	NP	D

Bedroom 5: ☐ Yes ☐ No ☑ N/A
Bedroom 6: ☐ Yes ☐ No ☑ N/A

Electrical Fixtures

Smoke and Fire Alarms

☑ Alarms checked

Working smoke detectors are the most effective and inexpensive means of detecting a fire in the home. We recommends that families replace smoke detector batteries at least twice each year. An easy way to remember to do this is to change the batteries whenever you change your clocks to and from daylight savings time.

Carbon Monoxide Detectors are not required by current codes. Carbon Monoxide Detectors are recommended inside sleeping areas of house. While no evaluation was made regarding the present or potential carbon monoxide levels in the home nor was a comprehensive back drafting test performed on the mechanical systems. Carbon monoxide and gas detectors are also recommended for houses with fuel burning appliances, fireplaces or attached garages at least one per level in sleeping areas of the house. Any installed systems should be checked/services at least monthly.

Other Electrical System Components

Energy Efficiency Suggestion

- Go to powertochoose.org to check the latest electricity pricing for your area. Are you paying the best utility rates?
- Energy for lighting accounts for about 10% of your electric bill. Examine the wattage size of the light bulbs in your house. You may have 100-watt (or larger) bulbs where 60 or 75 watts would do. You should also consider compact fluorescent lamps for areas where lights are on for hours at a time.
- Replace your highest used fixtures or the light bulbs in them with energy-efficient models. The five highest use fixtures in a home are typically the kitchen ceiling light, the living room table and floor lamps, bathroom vanity, and outdoor porch or post lamp. ENERGY STAR qualified lighting fixtures and replacement bulbs can be found at home improvement and hardware stores, lighting showrooms, and other retail stores, including on-line outlets.
- Ceiling fan/light combination units that have earned the ENERGY STAR are about 50% more efficient than conventional fan/light units. This can save you $15-$20 per year on utility bills, plus any additional air conditioning or heating savings you may gain when your fan is operated properly.

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

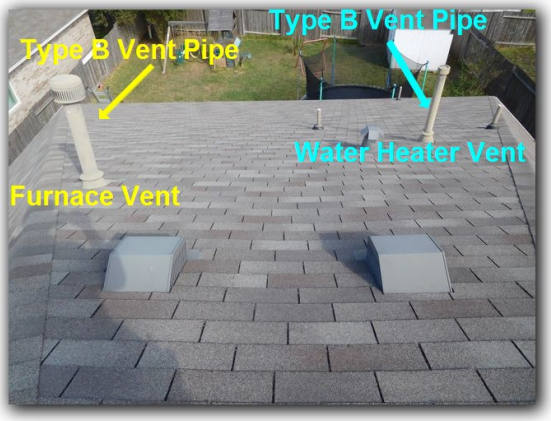
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: Central
Energy Source: Gas
Comments:

☑ The furnace was working at the time of the inspection.



☑ Roof Leak: Type B Vent Pipe Through the Roof Deck. The furnace exhaust vent pipe was loose and/or was not properly installed, Water Leak Residue Trail was observed on the pipe at the time of inspection

LIMITATIONS OF HEATING INSPECTION

☑ The type of furnace(s) installed does not lend itself to a visual inspection of the heat exchanger. The access to the furnace is to the side of the heat exchanger and most of the heat exchanger is hidden from view. In order to inspect the heat exchanger, the unit must be disassembled, which is beyond the scope of this inspection. A competent HVAC contractor should be contacted to make an inspection of the heat exchanger prior to closing.

☑ The adequacy of heat supply or distribution balance is not inspected.

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

I	NI	NP	D

☑ The interior of flues or chimneys, which are not readily accessible, are not inspected.

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

I	NI	NP	D

Energy Efficiency Suggestion

- Set your thermostat back (forward) when you can accept warmer (cooler) conditions. This generally includes night time and whenever you leave your home for several hours. Many people find it easier to use an ENERGY STAR programmable thermostat that will automatically adjust the thermostat based on your time-of-day instructions.
- Turn off kitchen, bath, and other exhaust fans within 20 minutes after you are done cooking or bathing; when replacing exhaust fans, consider installing high-efficiency, low-noise models.
- Clean or replace filters on furnaces once a month or as needed
- During the heating season, keep the draperies and shades on your south facing windows open during the day to allow the sunlight to enter your home and closed at night to reduce the chill you may feel from cold windows
- During the cooling season, keep the window coverings closed during the day to prevent solar gain
- Long-Term Savings Tip: Select energy-efficient products when you buy new heating and cooling equipment. Your contractor should be able to give you energy fact sheets for different types, models, and designs to help you compare energy usage. For furnaces, look for high Annual Fuel Utilization Efficiency (AFUE) ratings. The national minimum is 78% AFUE, but there are ENERGY STAR models on the market that exceed 90% AFUE.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central

Comments:Energy Source: Gas

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

I	NI	NP	D

Supply Air Temp: 66.5 °F Return Air Temp: 55.0 °F

Temp. Differential: 11.5 °F

☑ The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 18 degrees and 20 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 66.5 degrees, and the return air temperature was 55.0 degrees. The temperature drop was insufficient on the air conditioning unit. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction

Freon lines not properly insulated at: ☑ Air Handler(s)☑ In Attic
☑ Moisture present

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

I	NI	NP	D

☑ Rust and/or severe damage was observed to the AC emergency drain pan. This should be repaired/replaced to avoid water intrusion and/or damage in to your home

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

I	NI	NP	D

LIMITATIONS OF COOLING SYSTEM INSPECTION

➲ The cooling supply adequacy or distribution balance are not inspected

Energy Efficiency Suggestion

- Have an programmable thermostat install in your home.
- Plant trees or shrubs to shade air conditioning units but not to block the airflow. Place your room air conditioner on the north side of the house. A unit operating in the shade uses as much as 10% less electricity than the same one operating in the sun.
- Set your thermostat as high as comfortably possible in the summer. The less difference between the indoor and outdoor temperatures, the lower your overall cooling bill will be. You can save as much as 10% a year on your heating and cooling bills by simply turning your thermostat back 10% to 15% for 8 hours. You can do this automatically without sacrificing comfort by installing an automatic setback or programmable thermostat.
- Don't set your thermostat at a colder setting than normal when you turn on your air conditioner. It will not cool your home any faster and could result in excessive cooling and, therefore, unnecessary expense.
- Consider using an ceiling fan in conjunction with your air conditioner to spread the cooled air more effectively through the room without greatly increasing your power use.
- Keep in mind that insulation and sealing air leaks will help your energy performance in the summertime by keeping the cool air inside

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

Comments:

Type of Ducting: ☑ Flex Ducting ☐ Duct Board ☐ Metal Ducting

LIMITATIONS OF DUCT AND VENT INSPECTION

☑ Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

☑ Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

☑ An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

☑ Any estimates of insulation R-values or depths are rough average values.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter:
Location of main water supply valve:
Static water pressure reading:
Comments:

☑ The water flow at the plumbing fixtures appeared functional. However; as water flow is a matter of personal desirability. Temperature/ flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether it meets with their requirements.

☑ The main shut off valve was not found during the course of the inspection.

Sinks

☑ Finish on sink is damaged - Master Bathroom . Repair and/or replace as necessary

Bathtubs and Showers

☑ No tub drain access panel installed as required by most current codes, due to lack of access no evaluation of internal plumbing components was made.

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

I NI NP D

Recommend access be made to evaluate for leaks, wood destroying insects, mold or other defects prior to closing of escrow.

☑ It is pointed out that the duration of our shower pan leak check is only for a portion of the time spent during the inspection. If you desire a comprehensive shower pan leak check, then it is recommended that a plumber be contacted to perform a shower pan leak check.

Commodes

Washing Machine Connections

☑ There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Exterior Plumbing

LIMITATIONS OF PLUMBING INSPECTION

☑ Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

☑ Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

☑ Interiors of flues or chimneys, which are not readily accessible, are not inspected.

☑ The tubs were filled with approximately 3 -- 4 inches of water and the water was run in the showers and they were observed to be draining properly with no leaks visible in the plumbing.

☑ None of the anti-siphon devices were inspected

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

Comments:

☑ Only the visible plumbing is inspected. The sewer lines below the floor level are not inspected.

☑ We test the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains but this is not a conclusive test. Only after living in the home would its actual condition and functionality become apparent. Blockages are almost certain to happen at some point in the life of any system and will usually occur at the traps beneath sinks, tubs, and showers. Minor blockages are usually easy to clear either by chemical means or by removing and cleaning the traps. However; if it is the main drain line that becomes blocked or damaged, repairs could become expensive. For this reason we recommend that you have some concern about them and pressure tests should be performed on the sewer lines.

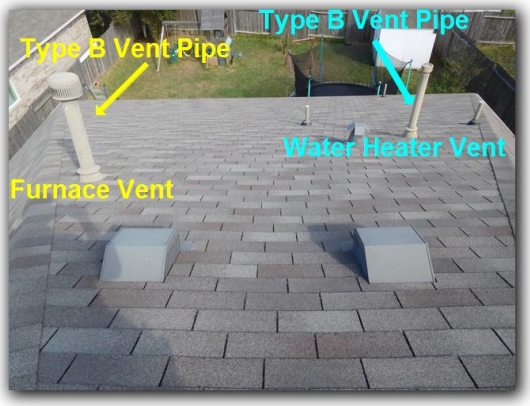
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D
☑	☐	☐	☑

C. Water Heating Equipment

Energy Source: Gas
Capacity:
Comments: Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary. This unit was manufactured in May 24 2013

Energy Source: Gas
Capacity: 40 Gal



☑ Roof Leak: Type B Vent Pipe Through the Roof Deck. The water heater exhaust vent pipe was loose and/or was not properly installed, Water Leak Residue Trail was observed on the pipe at the time of inspection

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

I	NI	NP	D

☑ It appears that there are burn marks on top of the water heater these are a BIG warning sign. If there are burn marks on top and/or bottom of your water heater, you could usually have one, if not more, possible problems. (Burn marks are usually only on gas or propane water heaters).
Burn marks can also mean the flue pipes are blocked or damaged. This is also a potentially unsafe situation, so that water heater will need to be replaced – and soon.

Issue: Unit is not venting properly

Improper water heater venting causing burn marks is caused from backdrafting. This is a serious problem! Immediate attention and repair is most likely needed being it means you've got natural gas and exhaust fumes that aren't exiting your property. Instead, the poisonous gases are staying in the house. Not a good situation.

Solution:

If venting is your issue, you'll need to call a plumber to get the vent fixed. It doesn't immediately call for a replacement. But if the vent isn't fixed, your water heater WILL fail (so will each water heater you install. Fix the ventilation)

Issue: Flue is damaged

Burn marks can also mean the flue pipes are blocked or damaged. This is also a potentially unsafe situation, so that water heater will need to be replaced – and soon.

Solution:

You're going to need a water heater replacement. Get a plumber onsite as soon as possible.

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

I	NI	NP	D

☑ Water heaters contain what is called a sacrificial anode. This anode seats inside the water heater's thank and essentially rusts so that the thank does not rust. Without a sacrificial anode, the minerals and chemicals in your water would quickly rust away the water thank. When a sacrificial anode goes bad and is not replaced,the rust does begin to hold of the thank and a rusty bottom can result. I recommend replacing the water heater ASAP to prevent leakage and damage resulting from the leakage

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

I	NI	NP	D

Water heater Temperature and Pressure Relief Valve

☑ Temperature and pressure relief valve not checked. Pressure relief valves should be replaced every three years.

☑ T/P valve has no drain line and/or damage line was observed at the time of inspection

Energy Efficiency Suggestion

- Install aerating, low-flow faucets and shower heads.
- Repair leaky faucets promptly; a leaky faucet wastes gallons of water in a short period of time.
- Lower the thermostat on your water heater; water heaters sometimes come from the factory with high temperature settings, but a setting of 120°F provides comfortable hot water for most uses.
- Take more showers than baths. Bathing uses the most hot water in the average household.
- Insulate the first 6 feet of the hot and cold water pipes connected to the water heater.
- Drain a quart of water from your water tank every 3 months to remove sediment that impedes heat transfer and lowers the efficiency of your heater. The type of water tank you have determines the steps to take, so follow the manufacturer's advice.
- $ Long-Term Savings Tip: Consider natural-gas on-demand or tankless water heaters. Researchers have found savings can be up to 30% compared with a standard natural-gas storage tank water heater.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☑ ☐ ☐ **E. Other**

Comments:

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

☑ There were no visible defects noted in the dishwasher that required immediate repair at the time of the inspection..

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

☑ There were no visible defects noted in the food waste disposal that required immediate repair at the time of the inspection

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

☑ There were no visible defects noted in the range hood exhaust or light that required immediate repair at the time of the inspection.

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

*Comments:*According to the U.S. Consumer Product Safety Commission (CPSC), there were 143 incidents caused by range tip-overs from 1980 to 2006. Of the 33 incidents that resulted in death, most of those victims were children. A small child may stand on an open range door in order to see what is cooking on the stovetop and accidentally cause the entire unit to fall on top of him, along with whatever hot items may have been cooking on the stovetop. The elderly, too, may be injured while using the range for support while cleaning. Inter NACHI

Range Type: ☐ Electric ☑ Gas

☑ Absence of anti-tilt device

Oven(s):

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

I	NI	NP	D

Unit #1: ☐ Electric ☑ Gas
Tested at 350°F, Variance noted: 617.0°F (max 25°F)

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

☑ There were no visible defects noted in the microwave that required immediate repair at the time of the inspection.

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

Comments:

☑ There were no visible defects noted in the exhaust vent that required immediate repair at the time of the inspection.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

☑ It appears that the garage door track might be loose, binding and/or it makes a grinding noise when operated. This is an issue that should be attended as this represents a safety hazard.

☑ Stored items and belongings significantly limited our evaluation of the garage. We recommend that you have the garage reinspected once all stored items have been removed, as hidden defects may exist.

☐ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☑ The dryer's vent should be cleaned out completely before the new dryer is hooked up. This includes the termination point of the vent system. This material is very flammable.

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

I	NI	NP	D
☐	☑	☐	☐

I. Other
Comments:

THE HOUSE IN PERSPECTIVE

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the “Not Inspected” or “Not Present” check boxes. Explanations for items not inspected may be in the “TREC Limitations” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walk ways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing , heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace monthly.
- **Examine the dryer vent for lint build up.**
- Inspect and clean humidifiers and electronic air cleaners.

- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashing and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walk ways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, thee were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid- fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.

- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
-

. Installation

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

. Appliance Use

49 . Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

52 . Are there signs that might indicate improper appliance operation?

53 . Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances
- Unfamiliar or burning odor
- Increased condensation inside windows

59 . Are there visible signs that might indicate a CO problem?

60 . Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

65 . Are there other ways to prevent CO poisoning?

66 . Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage
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Can Carbon Monoxide be detected?

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between $35 and $80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters sine the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hot line at 1-800-638-2772, or visit the website http://www.cpsc.gov