

This Home Inspection is exclusively prepared
for:
Chris Colluro
By:
David Moore
TREC#5509

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

LEGEND:

X: Indicates an action item. Please consider immediate repair. These items may or may not rise to a level of negotiation with a seller, however, it should still be repaired by someone.

^: Indicates a consideration item. These items are routine improvement recommendations or items required for comment by the TREC which may not demand immediate repair. Please consider taking action over the life of the home.

Inspection Environment: Occupied Vacant New Construction

Weather: Clear **Approximate Temp.:** 70 ° F

Approximate Year of Construction: 2000

DIRECTION: For the purpose of the inspection report, Right and Left are as if you are standing in the street facing the Front of the house. As an Example the Garage is on the Front Right side of the house.

People Present: Owner Buyer Agents(s) Builder Inspector Only

Access: Owner Agent Supra Key Combo Box Builder "

Report Forwarded To: Buyer Agent Seller OTHER Via e-mail

The home is occupied. It is not the responsibility of the Inspector to disturb or position personal belongings of the property owner/occupant (particularly storage items in closets and cabinets) to ensure that Inspector access to wall, floor and/or ceiling areas is not impeded.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

NOTICE: Environmental Inspections, such as but not limited to, mold, lead, asbestos, etc., are NOT within the bonds of our service. The Texas Department of Health licenses Indoor Air Quality Analysis personal. If you have question on these issues, please contact an appropriately trained and licensed person. Please be careful with opinions offered by ancillary personal, that are really not trained.

I=Inspected

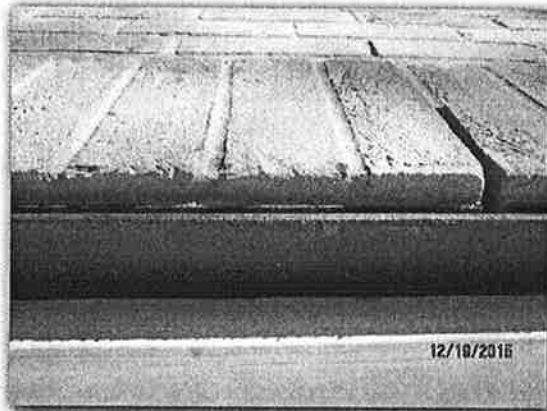
NI=Not Inspected

NP=Not Present

D=Deficient

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

Resealed

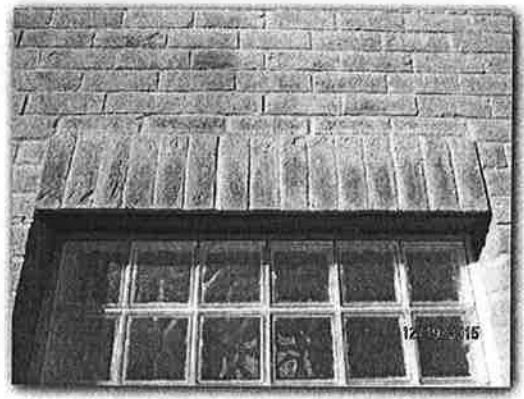


X: The gable vent above the Garage is not fully sealed & deteriorated.



X: Weep holes are not installed above several exterior window & door lintels.

Resealed



X: The exterior vent hood is not properly sealed on the Left side of the house.

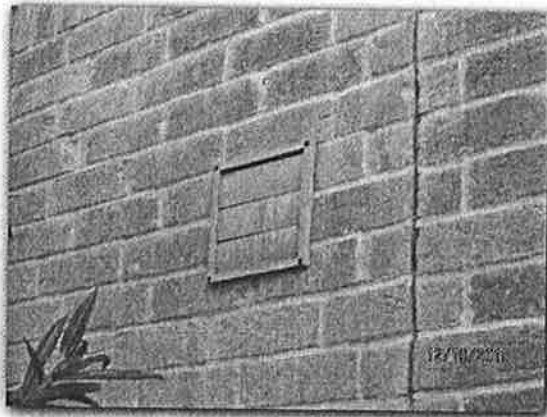
I=Inspected

NI=Not Inspected

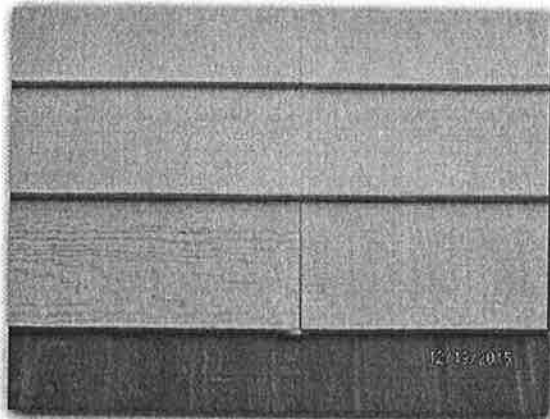
NP=Not Present

D=Deficient

I NI NP D



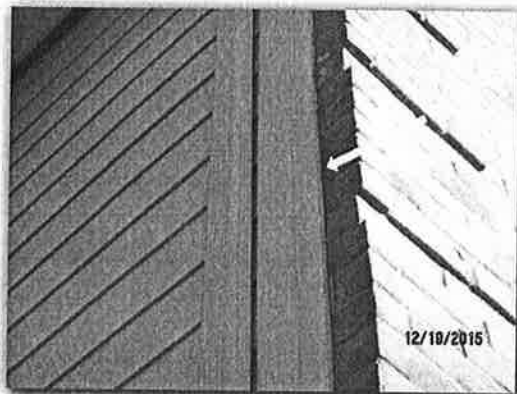
X: Fiber-cement siding needs butt-joint sealant repair on Both sides of the house. Hardie Corporation requires all butt joints be caulked for warranty purposes.



*all
vegetation near
house removed*

X: I recommend trimming or removal of vegetation growing in contact with the siding at perimeter of dwelling. Allowing vegetation to grow on the dwelling prevents proper visual monitoring of the dwelling for insect infestation and settlement. Vegetation also promotes High moisture levels and create conducive conditions for wood destroying insects.

X: The vertical siding trim caulk is incomplete on several sides of the house.



recaulked



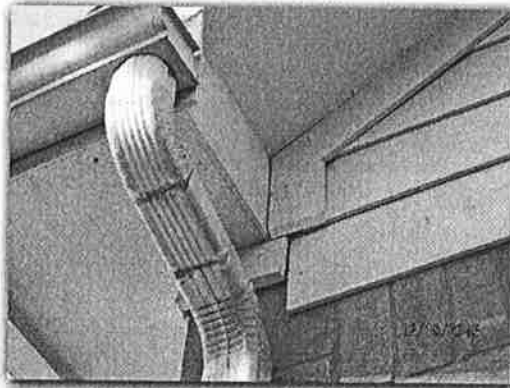
I=Inspected

NI=Not Inspected

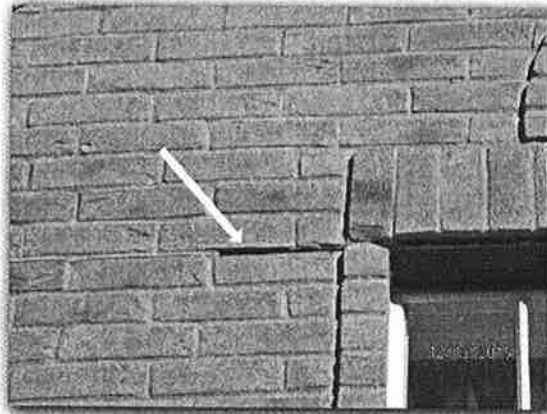
NP=Not Present

D=Deficient

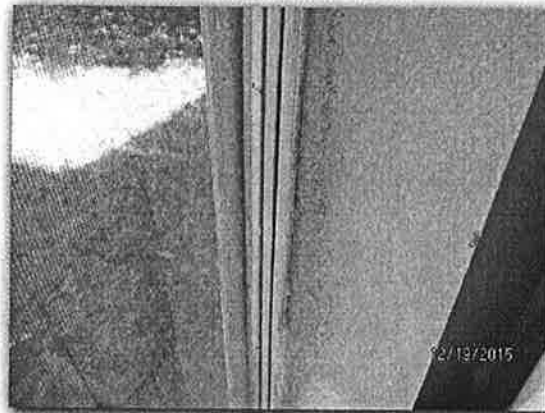
I NI NP D



X: Missing brick mortar at the Front upper window.



X: The interior walls at the Master bedroom windows have organic growth. Possible water intrusion at the windows.



all windows replaced

F. Ceilings and Floors

Comments: Ceiling and/or upper wall cracks in some areas can be normal. The flexing and occasional nail pop are not considered structurally significant.

X: The floor tile is cracked in the Kitchen and Powder bathroom.

I=Inspected

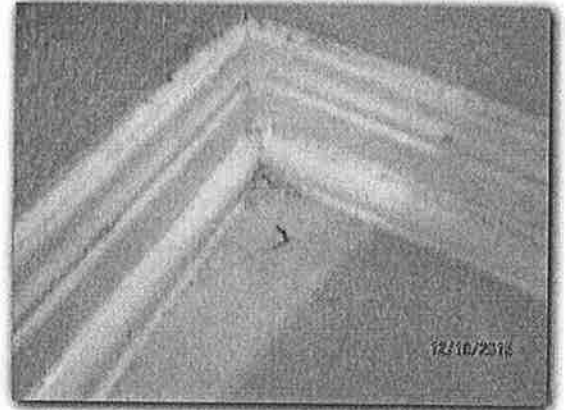
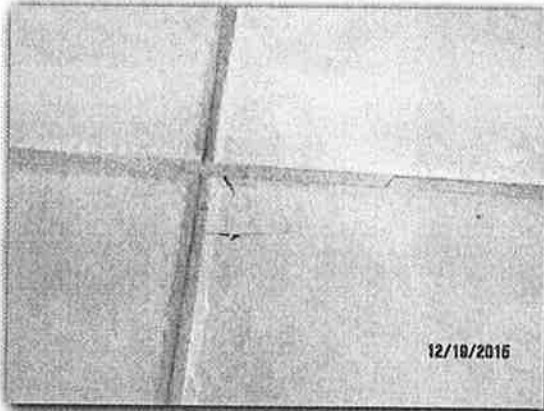
NI=Not Inspected

NP=Not Present

D=Deficient

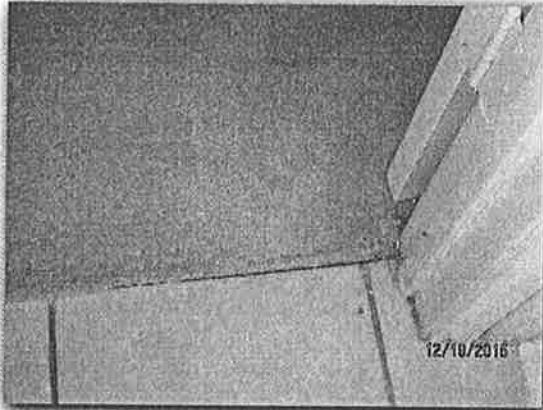
I NI NP D

Carpet replaced



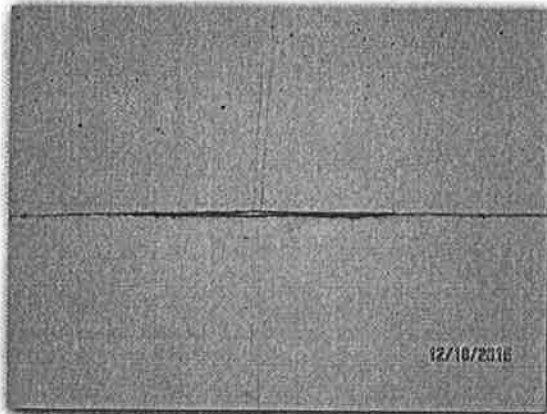
X: The carpet is damaged in the Master bedroom.

*Apply
Carpet
replaced*



X: The siding joints appear to be sealed with the wrong type caulking at the Rear porch ceiling.

*Sheetrock
examined, most
likely due to
settling*



^: Sheet rock repair noted at the Master bedroom ceiling. Cause is unknown.

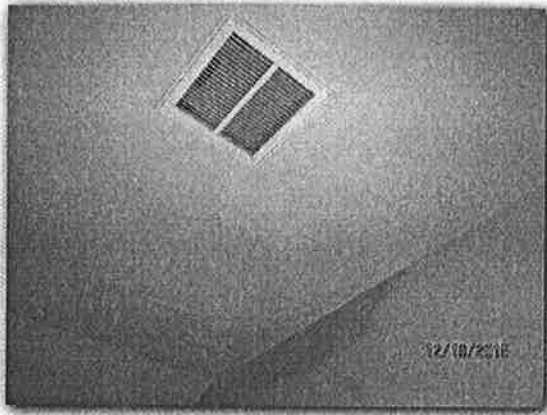
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

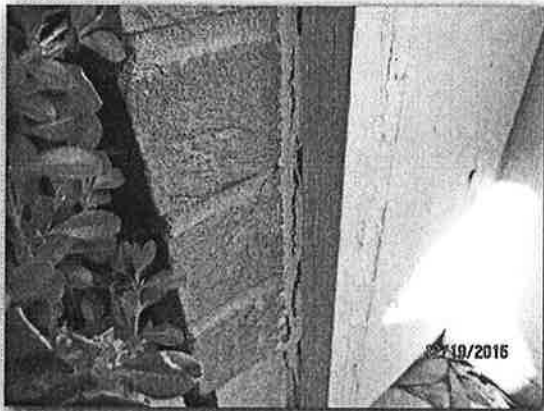
I NI NP D



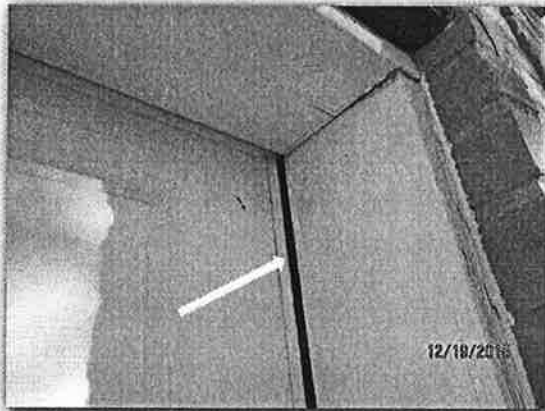
G. Doors (Interior and Exterior)

Comments: Some doors may strike, rub or be tight, normally caused by minor/normal frame flex.

X: The Garage door trim is not fully sealed.



X: The Garage door is not properly aligned.



X: The top latch is defective at the double doors in the Master bathroom.

top
↑
latch not defective, must first to push latch in

I=Inspected

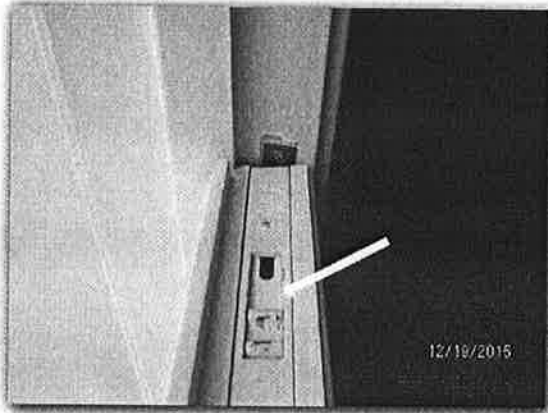
NI=Not Inspected

NP=Not Present

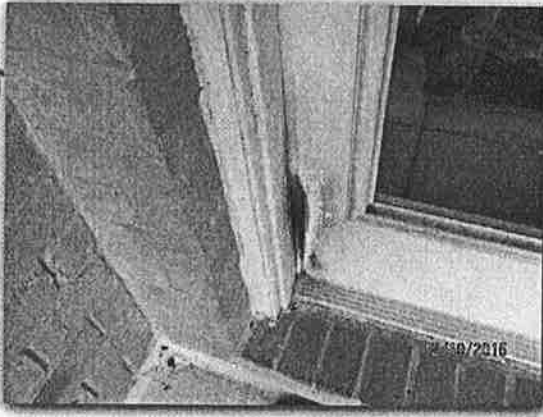
D=Deficient

I NI NP D

door replaced



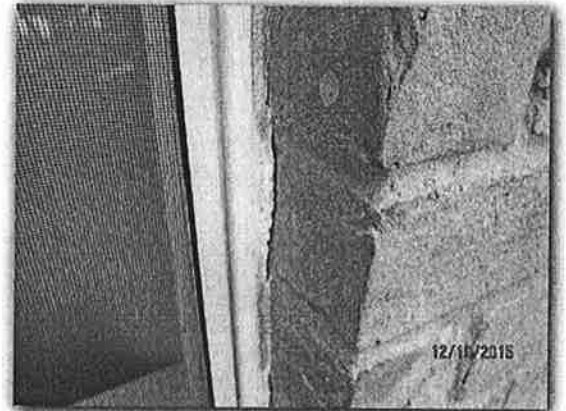
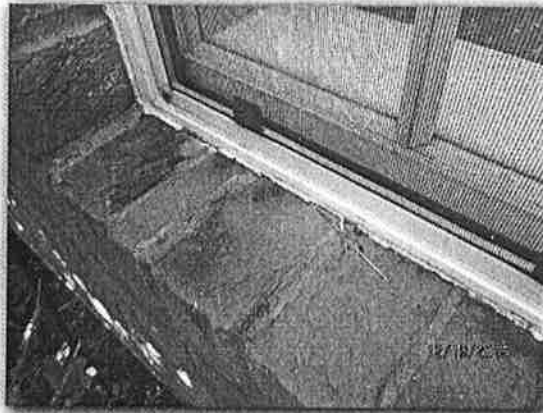
X: The Rear porch door is damaged at the bottom.



H. Windows

Comments:

X: Caulking around several exterior windows is deteriorated.



X: The window is cracked in the upstairs Game room.

with all new windows double hung

I=Inspected

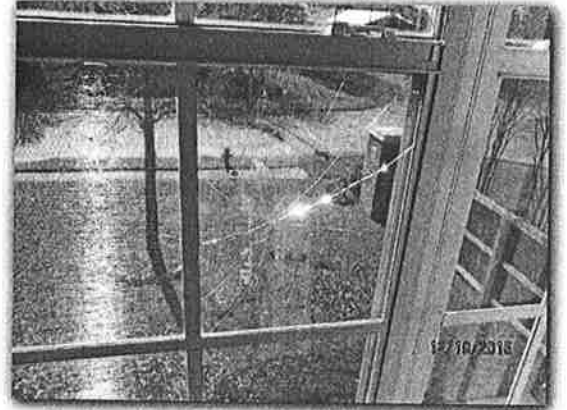
NI=Not Inspected

NP=Not Present

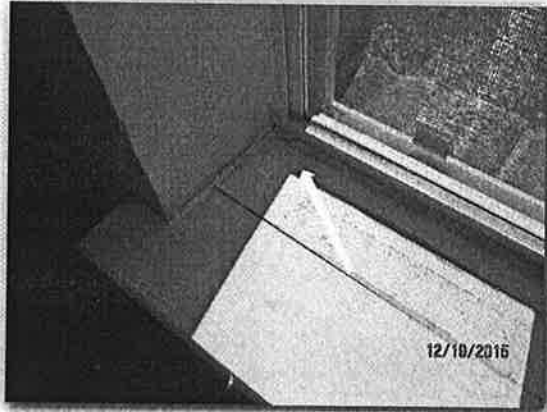
D=Deficient

I NI NP D

replaces



X: The interior window sill is damaged in the upstairs Game room.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Number of Fireplaces: 1

Type: Metal Box & Flue(s) Masonry(s)/Brick Wood Stove OTHER

Notes: Unable to check recessed gas valve(s) for leaks.

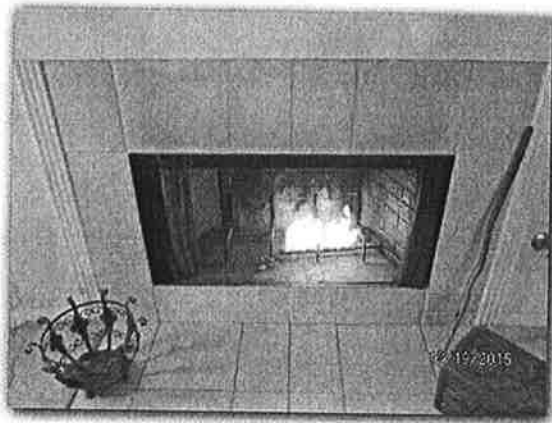
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



K. Porches, Balconies, Decks, and Carports

Comments: Concrete flatwork (including the drive) and all hard-scaping is inspected for safety only. These items are not considered structurally significant.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Overhead Service Underground Service

Type of Wire: Copper Aluminum

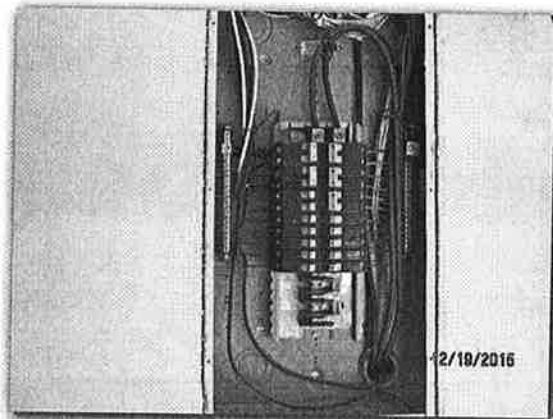
Main Panel Amps: 60 100 125 150 200 2x200 Other

Main Panel Location: Garage Left Side Right Side Rear Exterior
 Utility Room Other

Sub-Panel Locations: Garage Exterior Utility Room Attic
 Other None

Sub Panels

Type of Wire: Copper Aluminum



Sub Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X: The grounding wire connections are loose at Both grounding rods.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

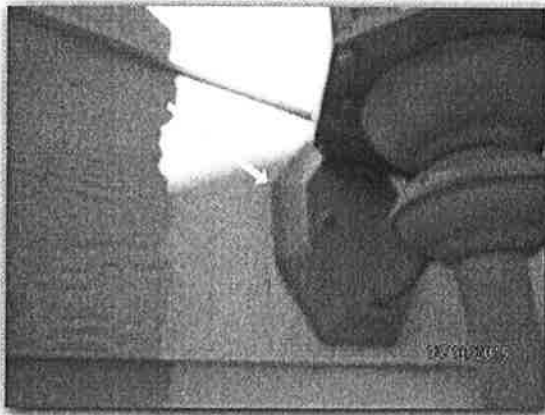
Smoke Detector(s) Some units are inaccessible The detectors are interconnected.

GFCI Resets located at: Kitchen Master Bathroom Garage Hall Bathroom
 Pool Equipment Circuit Breakers at the Main Electric Panel _____

Notes: Accessible smoke detector(s) are tested with the test button only. Smoke detectors and/or heat sensors connected to a security system are not inspected and are beyond the scope of the general home inspection. Current standard (post 1996) require a smoke alarm in each bedroom, in hallways within 5 feet of any bedroom door, at the top of stairs and at least one per floor.

X: The dimmer switch for the Dining room light is defective.

X: The exterior light fixtures are not properly sealed.



replaced/repaired
replaced

all smoke detectors replaced

X: The upstairs Rear Right side bedroom smoke alarms is defective. This is a safety hazard.

X: The ceiling fan vibrates excessively in the Master bedroom.

X: Inoperable lights noted in the following locations: above the Master shower, upstairs Hallway, Game room ceiling fan, & upstairs bathroom.

X: The doorbell is defective.

fan replaced

fixed

all lights repaired/replaced

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

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

Type of System: Central

Energy Source: Gas

Comments: Area Serviced Max Output

Unit #1: Downstairs 115 °F

Unit #2: Upstairs 120 °F

B. Cooling Equipment

Type of System: Central - Air Conditioner

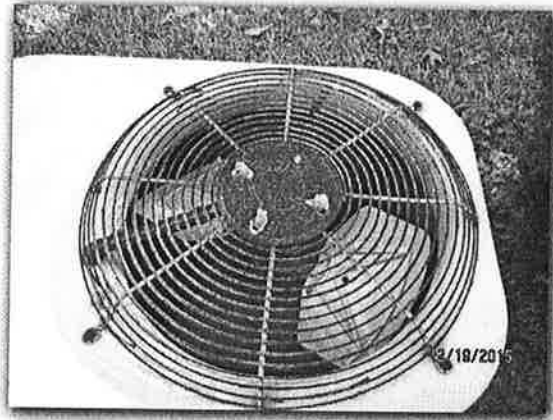
Area Serviced Return - Supply = Differential (Should be 15-25)

Unit #1: Downstairs 17 °F

Unit #2: Upstairs 10 °F

Comments:

X: The Front AC Condensing unit appears to be old and appears to be nearing the end of it's useful life. HVAC unit should be serviced by licensed HVAC technician to determine any necessary repairs.

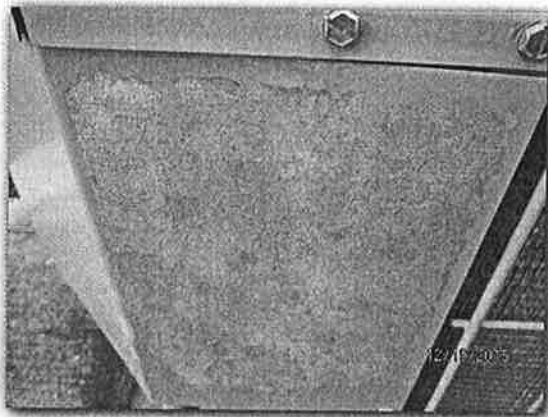


↑
Main ac unit
↓ replaced

X: The label at the Front AC condenser was worn and Not readable. Unable to determine size and age of the unit. AC units should be inspected by licensed HVAC technician to determine size and age.

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

I NI NP D



← fixer when ac replaced

X: Circuit breaker installed at the Rear A/C condensing unit circuit is too large per manufactures specifications (40-amp installed and 35-amp is required per manufactures specifications).
 X: The upstairs AC system is performing inadequately. A temperature differential of only 10° was measured. 15°-20° is acceptable. HVAC unit should be serviced by licensed HVAC technician to determine necessary repairs.

↑ frion leak detected/repared by home warranty company

C. Duct Systems, Chases, and Vents

Comments: **We can not inspect or check ductwork for cleanliness**

Type of Ducting: Flex Ducting Duct Board Metal

Filter/Cleaner: 1" Fiberglass Washable Electrostatic 4" Media UV Light

X: The HVAC filters are extremely dirty. Recommend replacing filters and the units be checked and cleaned.

↑ New filters



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Curb

Location of main water supply valve: Garage

Static water pressure reading: 60 PSI

Comments:

Water Source: Public Private Sewer Type: Public Private

Type of Water Pipes: Galvanized Copper CPVC PEX Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

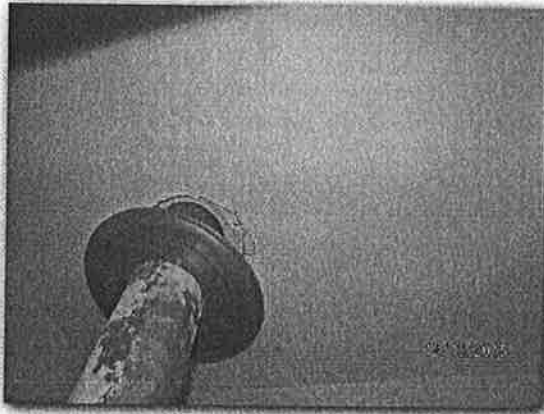
Energy Source: Gas

Capacity: 40 Gallons

Water Heater Location: Utility Closet

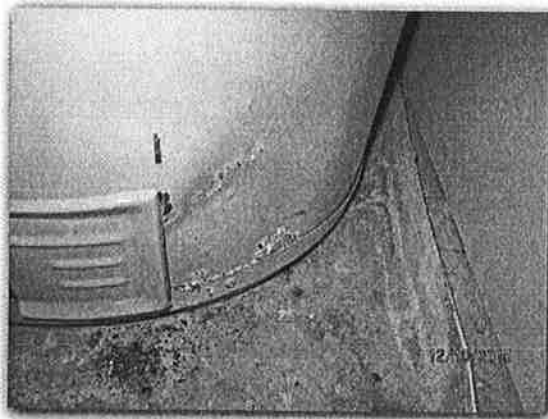
The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

X: The water heater exhaust vent flue is not properly sealed where it exits the ceiling.



↑
fixed
heater
when
water
replaced

X: Water heater appears to be the original unit, is rusted at the base, and appears to be nearing the end of it's useful life. Recommend further evaluation from licensed plumber.



↑
replaced
water
heater
↓

X: The water heater exhaust vent flue is not properly secured to the rafters in the attic.

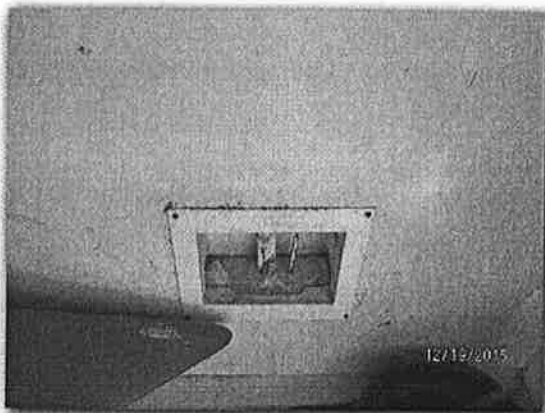
I=Inspected

NI=Not Inspected

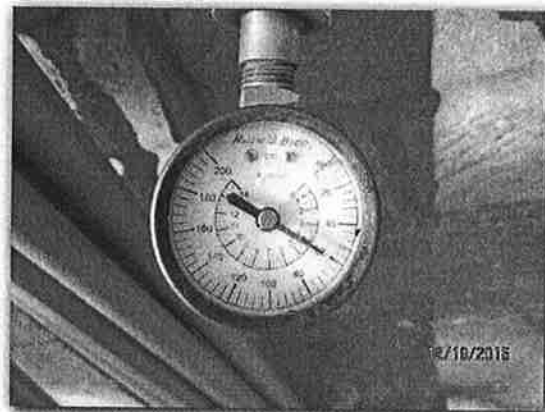
NP=Not Present

D=Deficient

I NI NP D



Main Water Shut-Off Valve



Water Pressure

X: The Kitchen sink faucet leaks at the base and the sprayer is inoperable.

X: The water lines are corroded under the Kitchen sink.



*replaced faucet
fixed leak*

lines have been cleaned

X: The Powder bathroom and Master bathroom toilets do not properly flush. Defective flush mechanisms.

X: The sink stoppers are inoperable in the Powder bathroom and Master bathroom.

X: The Master shower door hinge is loose at the top and does not properly close.

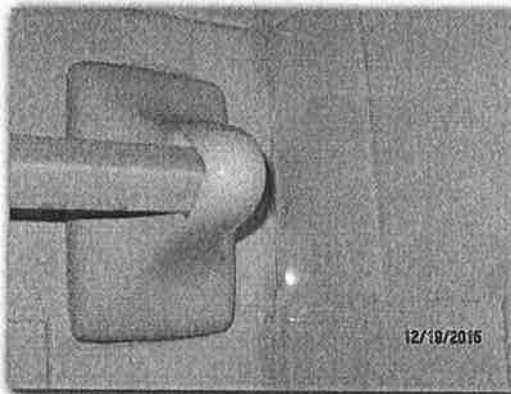
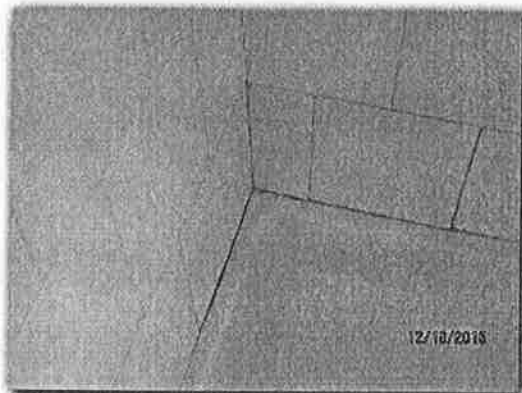
X: The shower head leaks at the upstairs bathtub.

X: The caulking is incomplete at the Master shower and upstairs bathtub.

toilets replaced

head replaced

shower and tub recaulked



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

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

B. Drains, Wastes, and Vents

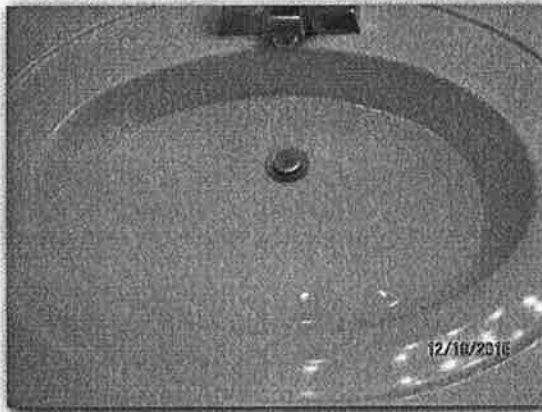
Comments: **Type of Drain Pipes:** Cast Iron PVC Other

Note: The condition of underground drain lines cannot be determined. If you desire a hydrostatic test should be performed by a qualified leak detection company of your choosing.

X: The exterior PVC plumbing clean-out pipes and caps are not properly painted.

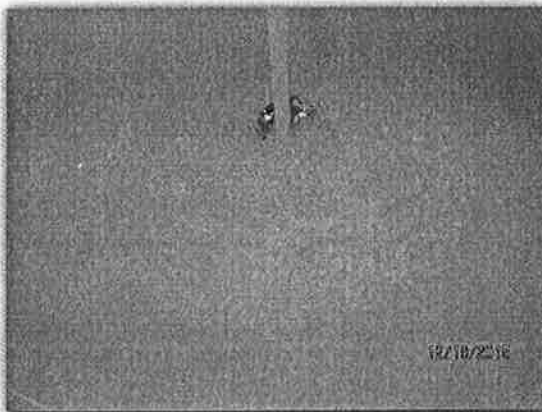


X: The Left side sink drain line in the upstairs Hall bathroom is Slow draining. This is particularly problematic given that this is a sink with an AC drain line connected.



↑
Partial
and
class
fixed
found

X: Both sinks in the Master bathroom are Slow draining.



↑
Problem
fixed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

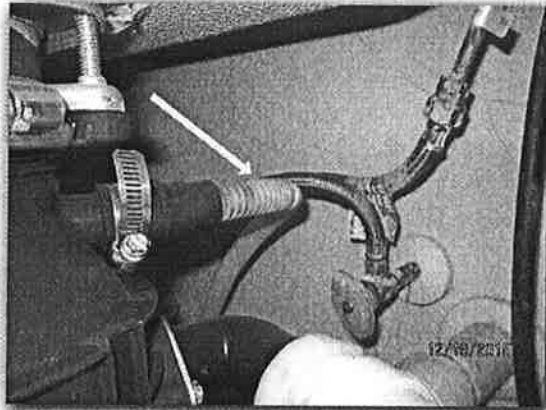
V. APPLIANCES

A. Dishwashers

Comments:

Operable at the time of the inspection.

X: No loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.



↑
fixed

B. Food Waste Disposers

Comments:

Operable at the time of the inspection.

X: The electrical wires at the base of the disposer are missing a protective bushing where they enter the unit.

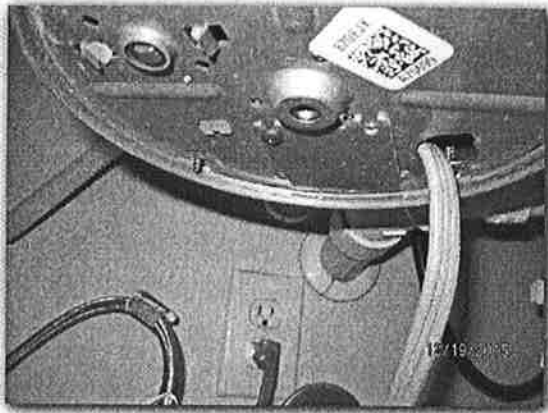
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Range Hood and Exhaust Systems

Comments:

Operable at the time of the inspection.

Vent Method: Recirculating (vent pipe not required) Vented Downdraft

Unit integrated with microwave oven

D. Ranges, Cooktops, and Ovens

Comments: **Oven:** Electric Elements Gas Burners Not Present

Single Oven Temperature: 350 °F @ 350 °F

Range: Electric Elements Gas Burner Not Present

If unit uses natural gas: Type of Pilot: Standing Automatic Igniter

If unit uses natural gas: Connector line is: Flex Steel Hard CSST

Operable at the time of the inspection.

E. Microwave Ovens

Comments:

Unit integrated with the exhaust fan.

X: The Microwave was inoperable when tested. Recommend Replacement.

replaced Samsung with new microwave

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Operable at the time of the inspection.

X: Bathroom exhaust fan missing in the Master bathroom.

out take ↑ vent fan installed not automatic exhaust

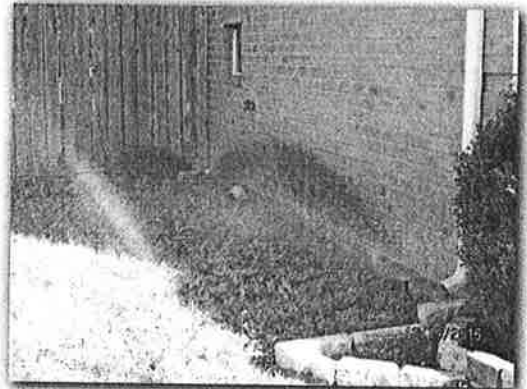
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



X: There are several clogged sprinkler heads in Zone 2 & Zone 6. ← fixed
X: Sprinkler heads are damaged or broken in Zone 2. Recommend sprinkler specialist be consulted for further evaluation and repair cost.

↑ damaged heads replaced



↙ Not supposed to rotate, only 5 rotate to zone

X: Several sprinkler heads in Zone 4 do not properly rotate. Recommend sprinkler specialist be consulted for further evaluation and repair cost.

X: The sprinkler control panel screen is damaged. ← replaced with new control

X: Sprinkler wiring protective PVC conduit is not properly painted and sealed.



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

I NI NP D

 G. Garage Door Operators

Comments:

Operable at the time of the inspection.

NOTE: Recommend garage door hardware and tracks be maintained and lubricated to reduce wear and friction of moving parts.

 H. Dryer Exhaust Systems

Comments: We cannot fully check dryer vent ducts for cleanliness. Dryer vent duct should be cleaned regularly to prevent a potential fire hazard.

X: The dryer vent flue is not properly sealed where it exits the roof jack and lint is being deposited into the attic.



 I. Other

Comments:

VI. OPTIONAL SYSTEMS

 A. Landscape Irrigation (Sprinkler) Systems

Control Panel Location: GARAGE Other Number of Zones: 6

Coverage: Front Yard Backyard Side yard(s) Garden OTHER

Sprinkler Anti-Siphon Device Location: Front yard Side yard Not Located/Not Present

Sensor: Present Not Present

Notes: The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers.

X: Several sprinkler heads are spraying the house. This will cause moisture penetration over time. Any head spraying the home should be adjusted.

↑ heads have been adjusted

SUMMARY

Presented for your convenience, please read the entire report.

STRUCTURAL SYSTEMS

- X: There are trees planted too close to the Rear & Left side foundation. This can cause future foundation failure.
- X: The exterior gutters are full of debris on the Rear Left side of the house ← *cleaned*
- ^: The roof shows signs of age but appears to be performing it's intended purpose at the time of inspection.
- X: The plumbing vent PVC pipes are not fully painted and the roof flashing is loose at several vents. PVC exposed to ultraviolet light becomes brittle and can crack and leak. Paint affords some protection and is a standard procedure.
- X: Several ridge shingles are worn and damaged.
- X: No soffit or passive vents are installed at the eaves at the Front & Rear roof to allow an upward circulation of air by convection through the attic space.
- X: The attic pull down stairs are improperly installed. Manufacturers require 16d nails or lag screws. Finishing nails and deck screws are forbidden.
- X: The attic entrance hole is not properly fire-blocked in the Garage.
- X: Cracks were noted in the brick veneer on the Front & Right sides of the house. There are no other indications of settlement.
- X: Metal lintels deteriorated from rusting, lintels at exterior walls should be cleaned and painted to prevent deterioration.
- X: The gable vent above the Garage is not fully sealed & deteriorated.
- X: Weep holes are not installed above several exterior window & door lintels.
- X: The exterior vent hood is not properly sealed on the Left side of the house.
- X: Fiber-cement siding needs butt-joint sealant repair on Both sides of the house. Hardie Corporation requires all butt joints be caulked for warranty purposes.
- X: I recommend trimming or removal of vegetation growing in contact with the siding at perimeter of dwelling. Allowing vegetation to grow on the dwelling prevents proper visual monitoring of the dwelling for insect infestation and settlement. Vegetation also promotes High moisture levels and create conducive conditions for wood destroying insects.
- X: The vertical siding trim caulk is incomplete on several sides of the house.
- X: Missing brick mortar at the Front upper window.
- X: The interior walls at the Master bedroom windows have organic growth. Possible water intrusion at the windows.
- X: The floor tile is cracked in the Kitchen and Powder bathroom.
- X: The carpet is damaged in the Master bedroom.
- X: The siding joints appear to be sealed with the wrong type caulking at the Rear porch ceiling.
- ^: Sheet rock repair noted at the Master bedroom ceiling. Cause is unknown.
- X: The Garage door trim is not fully sealed.
- X: The Garage door is not properly aligned.
- X: The top latch is defective at the double doors in the Master bathroom.
- X: The Rear porch door is damaged at the bottom. ← *replaced*
- X: Caulking around several exterior windows is deteriorated. ← *fixed*
- X: The window is cracked in the upstairs Game room. ← *fixed*
- X: The interior window sill is damaged in the upstairs Game room. ← *repaired and sealed*

trees removed

ELECTRICAL SYSTEMS

- X: The grounding wire connections are loose at Both grounding rods.
- X: The dimmer switch for the Dining room light is defective.
- X: The exterior light fixtures are not properly sealed.
- X: The upstairs Rear Right side bedroom smoke alarms is defective. This is a safety hazard.
- X: The ceiling fan vibrates excessively in the Master bedroom.
- X: Inoperable lights noted in the following locations: above the Master shower, upstairs Hallway, Game room ceiling fan, & upstairs bathroom.
- X: The doorbell is defective.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- X: The Front AC Condensing unit appears to be old and appears to be nearing the end of it's useful life. HVAC unit should be serviced by licensed HVAC technician to determine any necessary repairs.
- X: The label at the Front AC condenser was worn and Not readable. Unable to determine size and age of the unit. AC units should be inspected by licensed HVAC technician to determine size and age.
- X: Circuit breaker installed at the Rear A/C condensing unit circuit is too large per manufactures specifications (40-amp installed and 35-amp is required per manufactures specifications).
- X: The upstairs AC system is performing inadequately. A temperature differential of only 10° was measured. 15°-20° is acceptable. HVAC unit should be serviced by licensed HVAC technician to determine necessary repairs.
- X: The HVAC filters are extremely dirty. Recommend replacing filters and the units be checked and cleaned.

PLUMBING SYSTEMS

- X: The Kitchen sink faucet leaks at the base and the sprayer is inoperable.
- X: The water lines are corroded under the Kitchen sink.
- X: The Powder bathroom and Master bathroom toilets do not properly flush. Defective flush mechanisms.
- X: The sink stoppers are inoperable in the Powder bathroom and Master bathroom.
- X: The Master shower door hinge is loose at the top and does not properly close.
- X: The shower head leaks at the upstairs bathtub.
- X: The caulking is incomplete at the Master shower and upstairs bathtub.
- X: The exterior PVC plumbing clean-out pipes and caps are not properly painted.
- X: The Left side sink drain line in the upstairs Hall bathroom is Slow draining. This is particularly problematic given that this is a sink with an AC drain line connected.
- X: Both sinks in the Master bathroom are Slow draining.
- X: The water heater exhaust vent flue is not properly sealed where it exits the ceiling.
- X: Water heater appears to be the original unit, is rusted at the base, and appears to be nearing the end of it's useful life. Recommend further evaluation from licensed plumber.
- X: The water heater exhaust vent flue is not properly secured to the rafters in the attic.

APPLIANCES

- X: No loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.
- X: The electrical wires at the base of the disposer are missing a protective bushing where they enter the unit.
- X: The Microwave was inoperable when tested. Recommend Replacement.
- X: Bathroom exhaust fan missing in the Master bathroom.
- X: The dryer vent flue is not properly sealed where it exits the roof jack and lint is being deposited into the attic.

OPTIONAL SYSTEMS

- X: Several sprinkler heads are spraying the house. This will cause moisture penetration over time. Any head spraying the home should be adjusted.
- X: There are several clogged sprinkler heads in Zone 2 & Zone 6.
- X: Sprinkler heads are damaged or broken in Zone 2. Recommend sprinkler specialist be consulted for further evaluation and repair cost.
- X: Several sprinkler heads in Zone 4 do not properly rotate. Recommend sprinkler specialist be consulted for further evaluation and repair cost.
- X: The sprinkler control panel screen is damaged.
- X: Sprinkler wiring protective PVC conduit is not properly painted and sealed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors 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.

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to 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 grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these 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, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

X: There are trees planted too close to the Rear & Left side foundation. This can cause future foundation failure.

both trees removed →



B. Grading and Drainage

Comments: The Company does not determine area hydrology, the presence of underground water, or the efficiency or operation of underground or surface drainage systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage.

X: The exterior gutters are full of debris on the Rear Left side of the house.

↑ cleaned

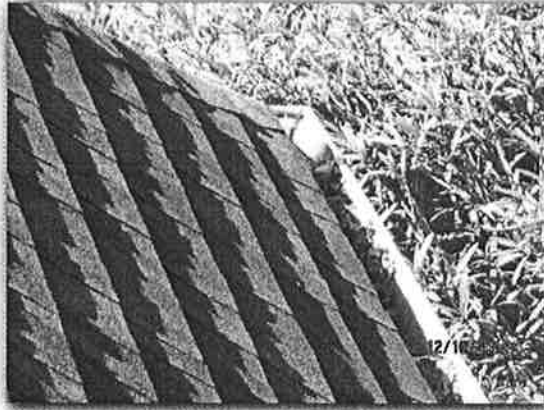
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Roof Covering Materials

A home inspector can not determine the remaining life of any component, such as the roof. Roof life is determined by many factors including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events. Even if a roof is satisfactory today, no one can guarantee how long that condition will remain.

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Walked on Safe Accessible Slopes

Comments

^: There are satellite dishes installed on the roof slope. Monitor securing bolts and keep sealed or remove the dishes and repair the roof.



↑
bolts secured

^: The roof shows signs of age but appears to be performing its intended purpose at the time of inspection.

I=Inspected

NI=Not Inspected

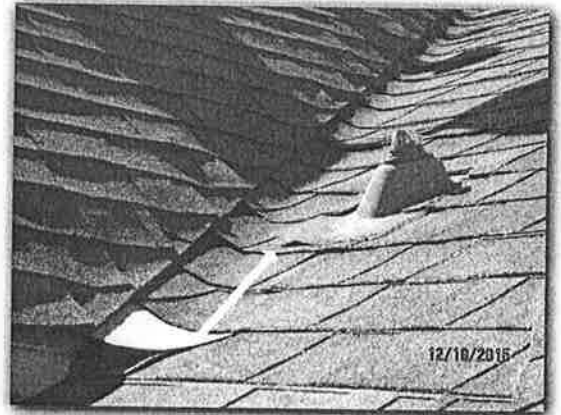
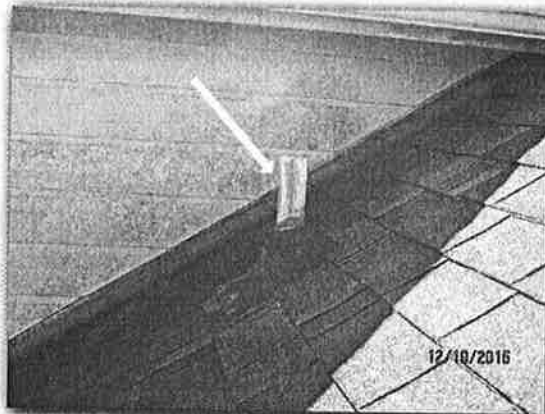
NP=Not Present

D=Deficient

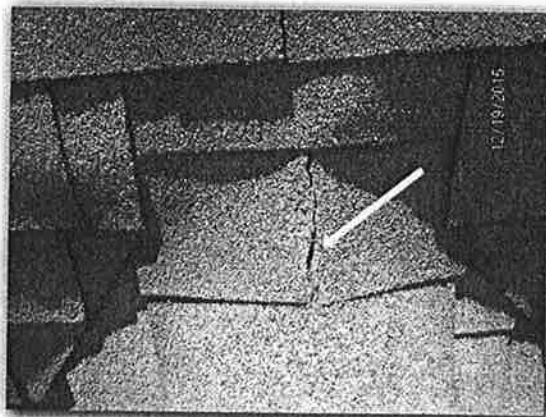
I NI NP D



X: The plumbing vent PVC pipes are not fully painted and the roof flashing is loose at several vents. PVC exposed to ultraviolet light becomes brittle and can crack and leak. Paint affords some protection and is a standard procedure.



X: Several ridge shingles are worn and damaged.



D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 13-16 inches

Comments: Some areas of the attic were inaccessible due to roof slope and household storage.

I=Inspected

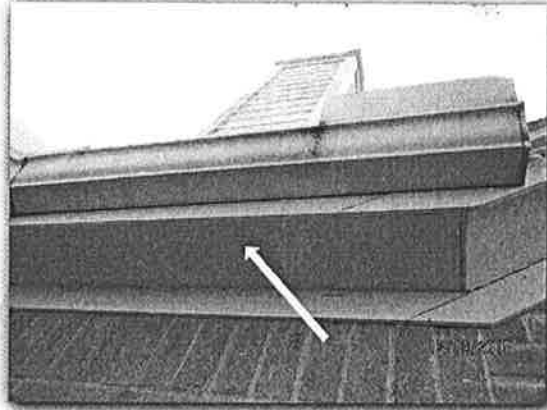
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X: No soffit or passive vents are installed at the eaves at the Front & Rear roof to allow an upward circulation of air by convection through the attic space.



X: The attic pull down stairs are improperly installed. Manufacturers require 16d nails or lag screws. Finishing nails and deck screws are forbidden.

X: The attic entrance hole is not properly fire-blocked in the Garage.



E. Walls (Interior and Exterior)

Comments: **Exterior wall covering type:** Brick Composite Wood Fiber Cement Stone Wood Masonry Stucco Synthetic Stucco Vinyl Aluminum T-1-11 or Plywood

Exterior trim types: Fiber Cement Wood Composite Wood Vinyl Aluminum

^: Several interior walls were inaccessible due to personal belongings and storage.

I=Inspected

NI=Not Inspected

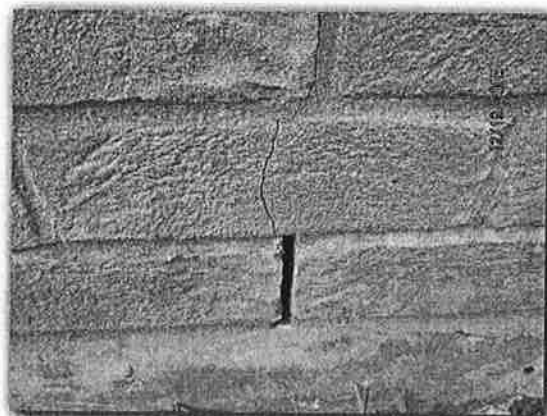
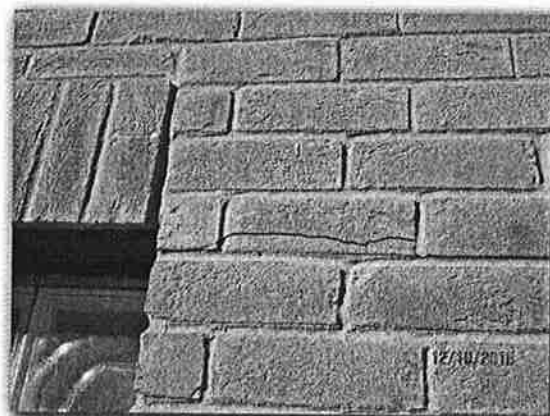
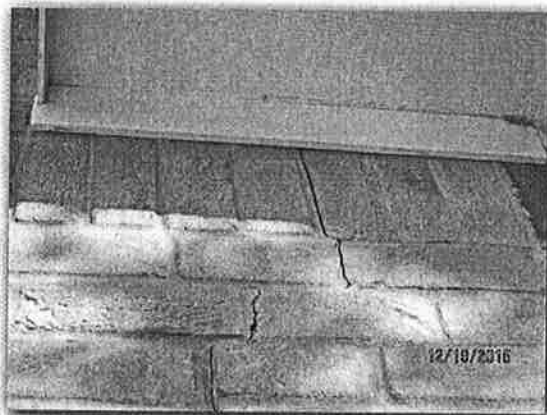
NP=Not Present

D=Deficient

I NI NP D



X: Cracks were noted in the brick veneer on the Front & Right sides of the house. There are no other indications of settlement.



X: Metal lintels deteriorated from rusting, lintels at exterior walls should be cleaned and painted to prevent deterioration.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

9815 Summer Breeze Drive
Inspected Address

Pearland
City

77584
Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture,

1A. TIP Pest Control

Name of Inspection Company

1B. 668427

SPCS Business License Number

1c. 330 Rayford Rd., #375

Address of Inspection Company

Spring

City

TX

State

77386

Zip

936.228.0258

Telephone No.

1D. David Moore

Name of Inspector (Please Print)

1E. Certified Applicator

Technician

[checked box]

[empty box]

(check one)

2. N/A

Case Number (VA/FHA/Other)

3. Saturday, December 19, 2015

Inspection Date

4A. Chris Colluro

Name of Person Purchasing Inspection

Seller [empty box]

Agent [empty box]

Buyer [checked box]

Management Co. [empty box]

Other [empty box]

4B. N/A

Owner/Seller

4C. REPORT FORWARDED TO:

Title Company or Mortgagee [empty box]

Purchaser of Service [checked box]

Seller [empty box]

Agent [empty box]

Buyer [empty box]

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House and Garage Only

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: Slab or corner cracks, inside wall voids, under floor coverings, behind furnishings and belongings, Interior Garage walls due to stored items.

7A. Conditions conducive to wood destroying insect infestation? Yes No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify:

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of: None has been observed in the following areas: None. If there is visible evidence of active or previous infestation, it must be noted.

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections:

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No Specify reason: Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

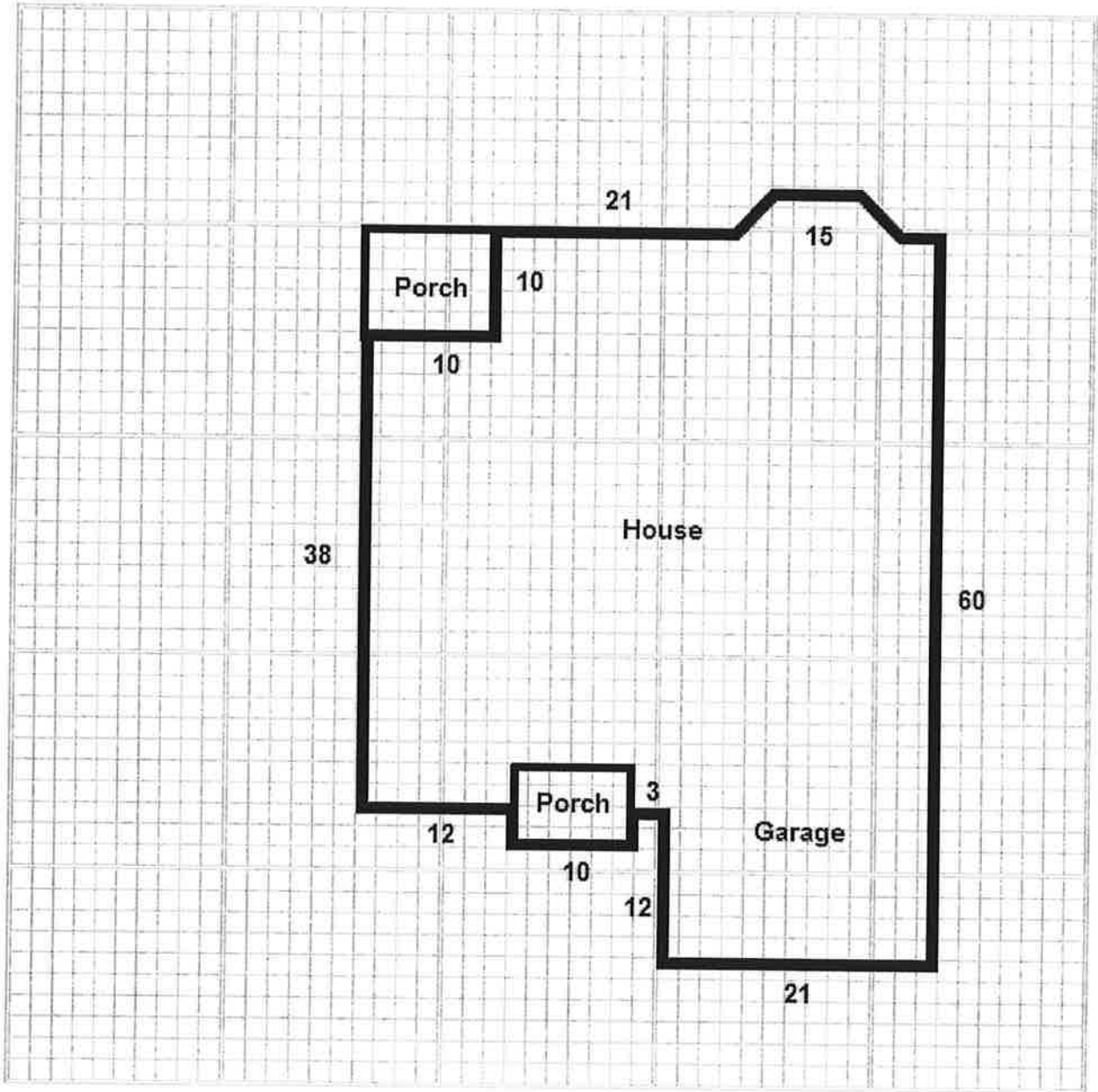
If treating for drywood termites or related insects, the treatment was: Full Limited

10B. N/A Date of Treatment by Inspecting Company None Common Name of Insect None Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes No List Insects: If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments : Drawing Not to Scale. Measurements are Approximate.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. David Moore
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. David M Moore 0595735
Certified Applicator and Certified Applicator License Number

12B. Date Posted Saturday, December 19, 2015
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date