PARAGON INSPECTION

Home, Termite, Irrigation, Infrared Imaging, Pool/Spa, Water Well, Septic and Commercial Property Inspections

888-400-2494

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Prepared For: Fernando Castro
Property Inspected:
5300 Silverbelle Ln
Richmond, TX 77406
Inspection Date: April 22, 2021
Prepared By: Chris Blanks - License # 23710

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PROPERTY INSPECTION REPORT

Prepared For: Fernando Castro
(Name of Client)

Concerning: 5300 Silverbelle Ln, Richmond, TX 77406
(Address or Other Identification of Inspected Property)

By: Chris Blanks, Lic #23710 04/22/2021
(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	☐ Seller's Agent	☐ Occupant ☑ No One
Building Status:	☑ Vacant	☐ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☐ Fair	☑ Cloudy	☐ Rain	Temp: 72degrees
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: _____

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 VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on Ground
Comments:

Performance Opinion:

● In this inspector's opinion, the foundation appeared to be performing the function intended at the time of inspection. There was no evidence to indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from adverse performance of the foundation. Interior and exterior stress indicators showed no signs of significant movement.

Slab Comments:

● Shear cracking "corner pops" were observed at the corners of the foundation. These are generally considered cosmetic and do not typically affect the performance of the foundation.

● There is a tree located within 10 feet of the structure's slab. Tree roots can exert physical force on the slab that could result in movement. Additionally, the tree's root system can pull moisture from under the slab in the area of the tree roots, creating a different soil moisture content in that area than the rest of the soil beneath the slab. This could potentially cause foundation movement. A potential solution is to sever any roots extending under the slab and install a root shield to prevent future expansion of root system under the structure's slab.

● Small cracks are present on the sides/edges of the slab.

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● The foundation's rebar is visible at the edge of the garage foundation and should be properly sealed to prevent deterioration.

● The face of the garage slab is sheering off and the rebar behind is rusting through. This should be repaired.

● Rusting rebar is showing through the surface of the garage slab. The slab is noticably damaged in areas.

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Note: *The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure, without the use of specialized tools, at the time of the inspection. The opinions expressed are one of apparent conditions and not of absolute fact. They are only good for the date and time of this inspection. Future performance of the foundation cannot be predicted or warranted.* ***The Inspector is not a structural engineer and this inspection is not an engineering report or evaluation.*** *If any cause of concern is noted on this report, or if the buyer desires further analysis, you should consider an evaluation by a structural engineer of your choice.*

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

- Improper drainage conditions are present adjacent to the foundation. The grading adjacent to the structure should slope away from the structure a minimum of 6 inches in the first 10 feet.

- A high soil line is present against the side(s) of the structure. Under current

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building standards, there should be at least 4 inches of the foundation visible below masonry, stone veneer or stucco and at least 6 inches of foundation visible below wood type veneer or Exterior Insulation Finishing Systems (EIFS). This is also considered to be a conducive condition for wood destroying insects and should be monitored/remedied accordingly.

Note: *Any area where the ground or grade does not slope away from the structure at least 6 inches per 10 feet is considered an area of improper drainage. Proper drainage and soil moisture content should be maintained around the foundation to minimize future foundation problems. Underground drainage systems are not inspected. They should be maintained for proper drainage.*

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

Type(s) of Roof Covering: Composition Asphalt Shingles
Viewed From: Binnoculars - Roof is a steep pitch and cannot be safely walked without harnessing equiptment.
Comments:

- There is a significant amount of debris that should be cleared from the roof. Buildup of leaves and debris can result in poor drainage and roof leakage.

- Lead roof jacks are in need of replacement. In their present condition, moisture penetration in to the attic space is possible.

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● Missing flashing was observed. This should be corrected to prevent wind driven rain and moisture intrusion into the roof system.


● Lifted shingles were observed on the roof. This should be repaired.


● Shingle damage is present on the surface of the roof. This damage should be repaired by a qualified roofing professional.


● Lifted flashing was observed. This should be corrected to prevent wind driven rain and moisture intrusion into the roof system.

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● Tree branches are near or in contact the roof structure. These limbs can cause damage to the roof covering and structure. These limbs should be trimmed away from the structure.

Note: *The life expectancy of the roof covering material is not covered by this inspection report. If you have concerns about the roof covering life expectancy or the potential for future problems, a roofing professional should be consulted. While all efforts are made to identify current roof leaks, this report cannot conclusively state whether there is now or has been leakage in the past, or that conditions are such that the roof won't leak in the future. Inspections to the underside of the roof decking are limited to those areas of the attic viewable from the attic entry and any installed service decking. Open ceiling joists are not traversed. This inspection does not determine the insurability of the roof. You are encouraged to have your insurance company physically inspect the roof, prior to the expiration of any time limitations, such as option or warranty periods, to fully evaluate the insurability of the roof. Naturally, the sellers or occupants of the the residence will generally have the most intimate knowledge of the roof and its history. It is recommended that you inquire of the sellers regarding any past or present leakage.*

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

Viewed From: Entered the Attic
Approximate Average Depth of Insulation: 5-6 Inches (should be a minimum of 10 inches deep for blown insulation to achieve a R30 rating)
Approximate Average Thickness of Vertical Insulation: n/a
Insulation type: ☑ Blown Fiberglass
Framing type: ☑ Conventional
Type of attic ventilation: ☑ Soffit Vent ☑ Ridge Vent
Comments:

● The amount/thickness of attic insulation is lower than typical/missing in one or more locations. It is recommended to have 10+ inches of insulation to achieve

an R-30 rating.

- The attic access door transitions from a conditioned space to the unconditioned attic. The door lacks weather stripping and insulation. This can result in heating and cooling losses.

- An access ladder is damaged and in need of repair.

- There appears to be no insulation present in portions of the living room/breakfast area ceilings.

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I	NI	NP	D

- Water damaged roof decking is present in the attic. It does not appear to be wet at the moment.

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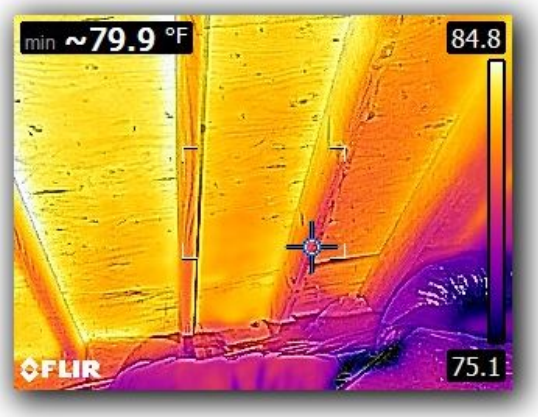


Note: *Power attic ventilators are not tested. The only portions of the attic that are inspected are those visible from the access door and any service decking installed in the attic area. Ceiling joists without service decking are not traversed due to the potential for damage to ceilings and finishes below.*

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

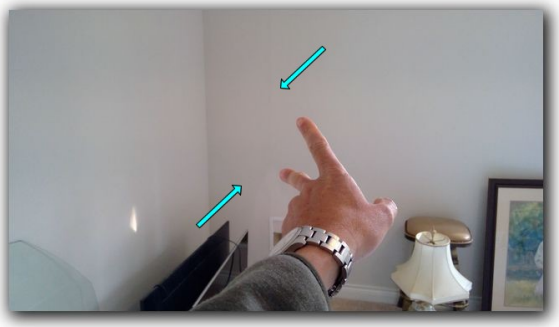
Comments:

Interior Walls:

Condition:

- Cabinet doors rub and need adjustment.

- Cracks were observed in the walls within the home.



- Wall damage was observed in the home.

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- Storage prevented the evaluation of many areas.


- Cabinet handles are missing.

- Below you will find sample infrared pictures of the home. No moisture intrusion or abnormalities were detected.

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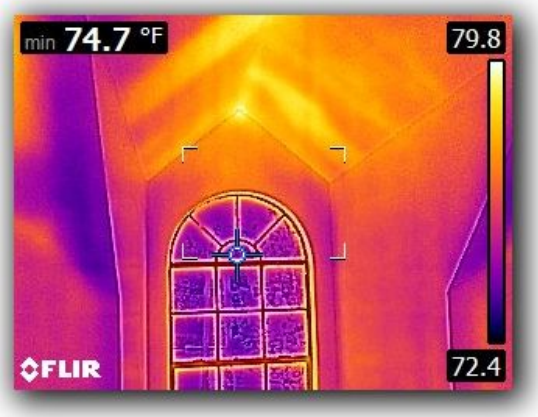

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Exterior Walls:

Siding Materials:☑ Brick☑ Wood☑ Cement Board

Condition:

- Trim boards are present that are showing signs of deterioration/rot and are in need of replacement.

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- There are penetrations present in exterior wall systems that should be sealed to prevent water intrusion into the home.

- Expansion joints are present in the brick/stone veneer walls that need to be re-sealed to prevent moisture intrusion into the wall system.

- Cracking was identified within the brick/mortar on exterior walls.

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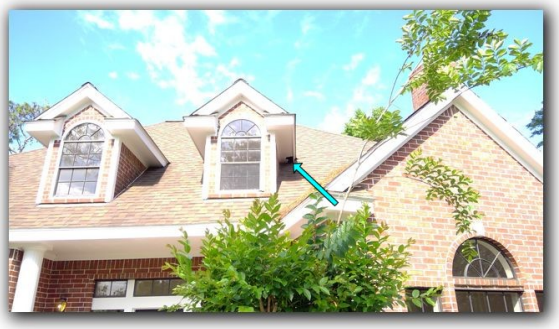
● Soffit boards were observed to have large holes in them in areas. This was likely caused by animals..



● Posts supporting the walk way are showing some deterioration at their bottoms.

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Note: *In accordance with the Texas Real Estate Commission's Standards of Practice, the inspection is limited to only those surfaces that are exposed and readily accessible. During the inspection, furniture, floor covering materials and wall decorations, are not removed. It may not be possible to observe the condition of walls behind furniture, decorations and other items. Items in closets and shelving are not rearranged. On your final walk through, or after furniture and furnishings have been removed, it is important that you view and evaluate the portions of the residence that were concealed or otherwise inaccessible at the time of inspection Cosmetic damage to floors, walls and ceilings, trim, cabinets or countertops are not noted in this report. These include small cracks, nail pops and visible tape seams.*

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

- Ceiling panels are saging underneath outdoor walkways.

- Damage to the ceilings was observed.

- Floor tiles were observed to be cracked or damaged.

- Ceiling repair work is evident in the entry foyer. There does not appear to be any moisture present.

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I	NI	NP	D

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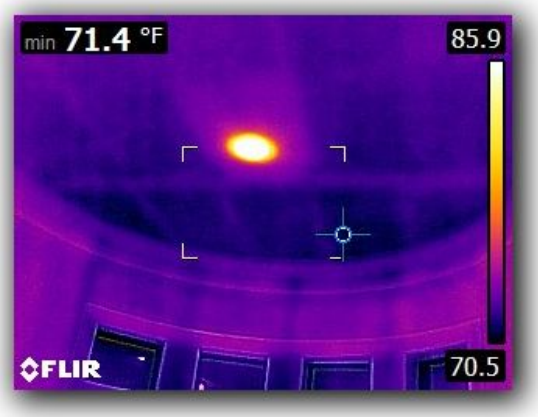

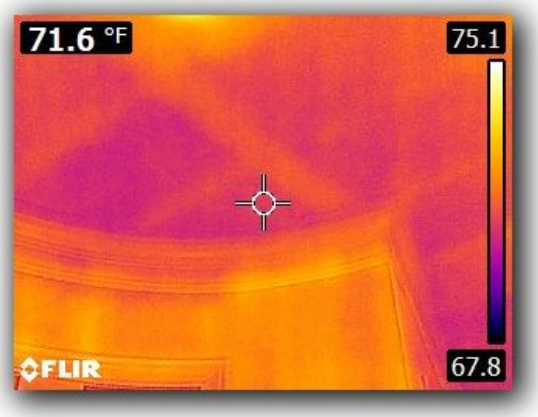

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Notes: *Cosmetic damage is not reported. Small cracks in ceilings, tile and grout joints are considered cosmetic. Floors and floor coverings underneath furniture, rugs, carpets and other items are not inspected.*

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

Comments:

Interior Doors

Condition:

- Doors are present inside the home that are missing door stops or have door stops that not functioning properly.

Exterior Doors

Condition:

- Glass in the front door is broken. It also drags the threshold and is separating at the bottom.

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I	NI	NP	D



- Exterior doors were observed to be physically damaged on the house.

- Doors are present that rub, stick or hit the door framing, preventing proper closure.

- Weather stripping is missing around exterior door(s). This can result in significant energy loss and potential moisture intrusion into the home.

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I	NI	NP	D

● French doors are present that do not latch/lock properly. Adjustment of the door/hardware is recommended.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

● Window screens are damaged or missing.

● Plastic muntins are damaged or missing on windows.

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I	NI	NP	D


- There are no egress windows present in certain rooms. Due to the lack of emergency egress, these rooms should never be used as a bedroom.


- Caulking around windows is lacking or has deteriorated. This can result in moisture penetration, as well as heating and cooling losses.

- Broken windows are present.


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

I	NI	NP	D

- A glass panel is loose in its frame.

- Windows are present that will not open.

Note: *A representative number of accessible windows are tested. Window blinds and curtains are not inspected. Windows located behind furniture or other items may not opened and tested. Signs of lost seals in insulated thermal pane windows may appear and disappear with temperature/humidity changes. Some windows with lost seals may not be evident at the time of inspection. Windows are checked for obvious fogging.*

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

I	NI	NP	D

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

Comments:

● Hand rails for stairways should be continuous for the full length of the flight from a point directly above the top riser to a point directly below the bottom riser. The hand rails present in this stairwell are not continuous, creating the possibility for an occupant to lose their grasp of the handrail while using the stairs.

● The side entry steps are leaning and cracked through.

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Type of Fireplace: ☑ Factory - Metal box and flue. ☑ Masonry

Comments:

● The fireplace contains a gas log / starter arrangement and a chimney damper that is not blocked in the open position. The damper must be blocked open to ensure combustion byproducts from a gas fire to exit the house via the chimney.

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I	NI	NP	D

● Creosote buildup is visibly present in the chimney flue. Cleaning is recommended.

Note: *The inspector does not verify the integrity of the flue, determine the adequacy of the draft or perform a chimney smoke test. The inspector does light or apply an open flame to gas appliances within a fireplace that are not self starting/igniting. It is highly recommended that all fireplaces / chimneys be cleaned by a certified Chimney Professional prior to use and every year thereafter. It is not possible to test recessed or covered gas valves for leakage.*

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

Comments:

Note: *Porches, decks and balconies attached to or abutting the structure that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.*

☐ ☑ ☑ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

Comments:

Type of Electrical Service: ☑ Underground Service - Unable to inspect underground services.

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Service Entry Cable Tray

- The cable tray is badly rusted in areas.

Main Panel #1

Amps: ☑ 70
Type of Service Conductor: ☑ Copper
Location of the Main Electrical Panel: ☑ Exterior

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I	NI	NP	D

Main Electrical Panel Conditions:

- Significant debris was observed inside the panel. Panels should be kept clean and free of debris.

Main Panel #2

Amps: ☑ 200
Type of Service Conductor: ☑ Copper
Location of the Main Electrical Panel: ☑ Closet

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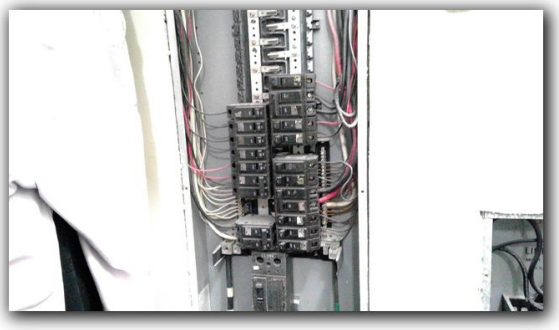
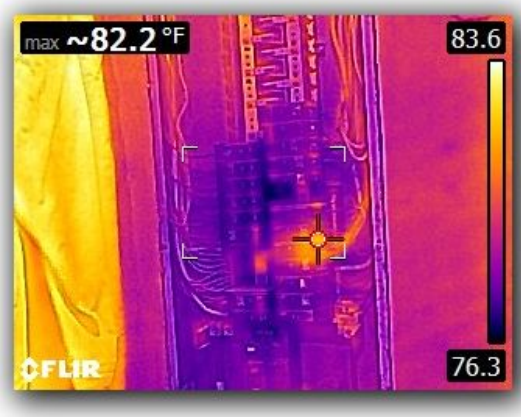
I	NI	NP	D

Main Electrical Panel Conditions:





- Panel is located in an improper location Panels may not be located in closets or bathrooms due to the potential fire hazard it may create, nor may they be located above stairs.

- The electrical panel is not fully labeled.

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

I	NI	NP	D

● White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.

● Corrugated Stainless Steel Tubing (CSST) is used for gas distribution in the home. Bonding of the CSST to the home's electrical system could not be confirmed. It is important that CSST be bonded to the home's electrical system because runs of CSST that are not bonded are prone to significant damage and leakage should the home be exposed to a lightning strike. The resulting damage/leakage could cause a fire. An electrician should evaluate the CSST in this home and bond it to the home's electrical system if not already bonded.

Main Panel #3

Amps: ☑ 100
Type of Service Conductor: ☑ Copper
Location of the Main Electrical Panel: ☑ Closet

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I	NI	NP	D

Main Electrical Panel Conditions:

- Panel is located in an improper location Panels may not be located in closets or bathrooms due to the potential fire hazard it may create, nor may they be located above stairs.

- The electrical panel is not fully labeled.

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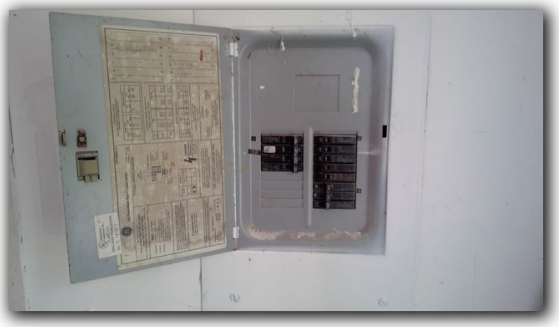
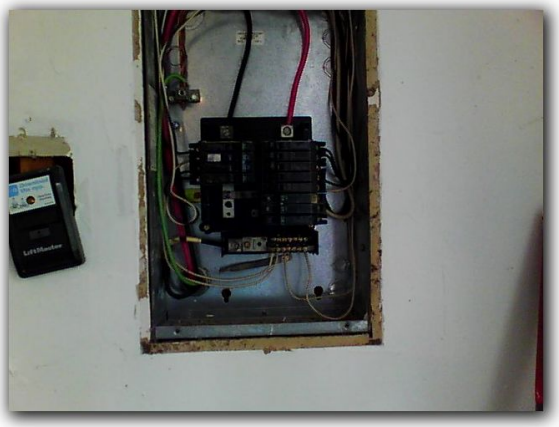
I	NI	NP	D

● White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.

Sub-Panel(s)
Location of the Sub Panel(s): Garage
Type of Wire: ☑ Copper
Sub-Panel Conditions:





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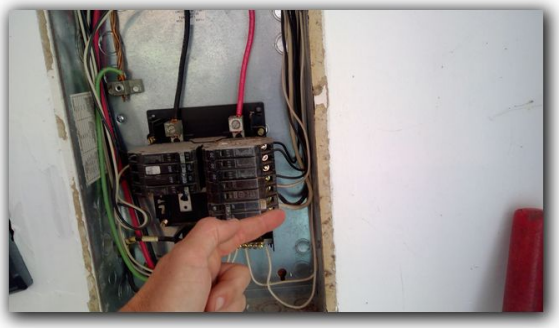
- The electrical panel is not fully labeled.

- Breakers were found in the off position upon inspection. With no knowledge as to why the breakers were off, the breakers were not engaged. Engaging a fault tripped breaker can potentially cause damage to the circuit or devices plugged into the circuit. This should be evaluated by a licensed electrician.

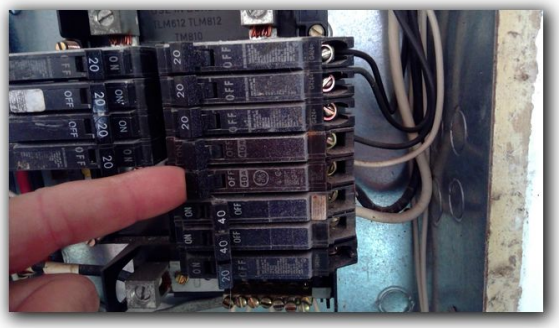
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.

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

I	NI	NP	D



● A 40 amp breaker is lugged into wiring much smaller than the 8 awg copper wire it is rated for. As a result, this circuit is over-fused and not properly protected. This should be corrected by a licensed electrician.



Sub-Panel(s)
Location of the Sub Panel(s): Attic
Type of Wire: ☑ Copper
Sub-Panel Conditions:

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

I	NI	NP	D

- The electrical panel is not fully labeled.

- One or more knockouts are missing, allowing for unsafe access into internal portions of the electrical panel.

- The dead front panel is missing a screw or screws.

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

I	NI	NP	D

● White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.

Note: *The inspector does not conduct load tests on the breaker system and does not determine load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box. For these determinations or testing, consult a licensed electrician. Smoke detectors are not tested due to possible linkage to a home security system. The scope of this inspection does not include testing or inspection of low voltage accessories, including landscape lighting.*

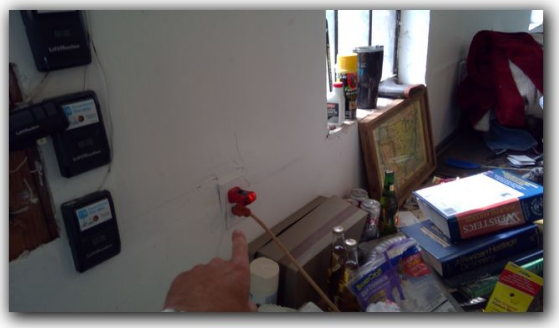
☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: ☑ Copper

Comments:

Outlet/Receptacle, Switch and Wiring Conditions

● Ground fault circuit interrupter (GFCI) receptacles are not present as required. GFCI receptacles are necessary for branch circuits with outlets in kitchens, bathrooms, within 6 feet of non-kitchen sinks, garages and accessory buildings, outdoor areas and crawl spaces. This is a recognized safety hazard.



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

I	NI	NP	D

- Missing face plates were observed on receptacles/switches.



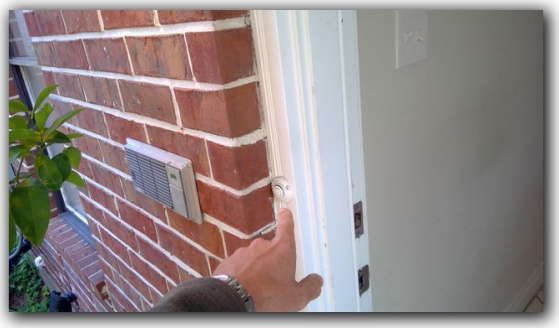
- Open ended wiring was identified that does not terminate in a junction box or fixture. This wiring should be further secured by a licensed electrician.

- Open electrical junction box(es) was identified. Junction boxes should be securely closed.

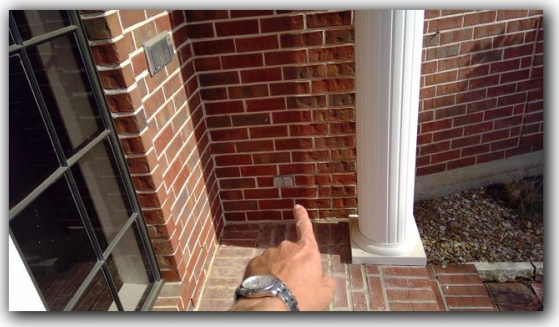
- The rear door bell is inoperable and the chime cover is missing.

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

I	NI	NP	D




- Receptacles were observed to be inoperable.



- GFCI receptacles are not operating properly in all of the required locations.

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

I	NI	NP	D

● A test indicates an open ground condition within receptacle(s). This should be corrected.

Fixture Conditions

● The light fixture above a tub was observed to be too low and creates a potential shock hazard. The fixture should be 3 feet horizontally from the tub, or a minimum of 8 feet above it.

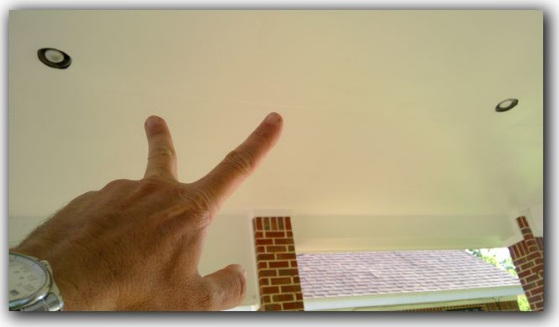
● Trim rings are missing from lights.

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

I	NI	NP	D

- Several fixtures were present throughout the home with no globes/damaged globes.

- Light fixtures are broken/inoperable and are in need of repair.



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

I	NI	NP	D

● Light fixtures are inoperable. New light bulbs may or may not remedy the situation.

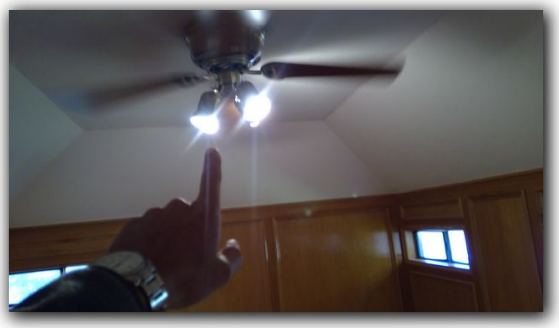





● Ceiling fans were observed that are not properly balanced and wobble excessively when in operation.

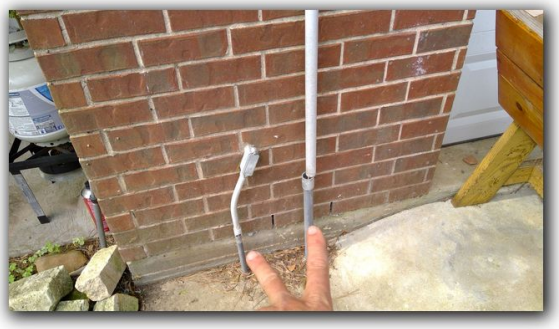
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



● A recessed light fixture not rated for contact with insulation was observed in the attic with insulation touching. A spacing of 3 inches from insulation should be maintained and a spacing of 1/2 inches should be maintained from other combustible material. This could create a fire hazard. The fixture should be replaced with an IC rated fixture, or the insulation should be removed to meet the required standard.

● Conduit is damaged/separated, exposing wiring outside the home. This should be repaired.



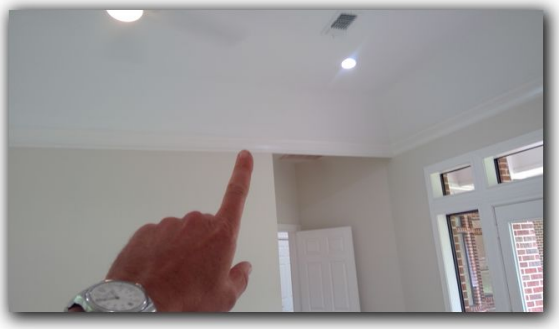
Smoke, Fire and Carbon Monoxide Alarm Conditions

● Smoke alarms are present that need battery replacement.

● Smoke alarms are not present in all of the bedrooms, common areas outside bedrooms and on each floor as required. This should be remedied as soon as possible.

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

I	NI	NP	D

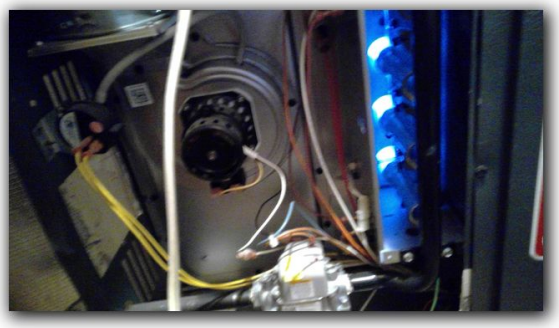


Notes: *Smoke and carbon monoxide detectors installed above the reasonable reach of the inspector are not tested. Detectors that are part of a security system are not tested. The age of smoke/carbon monoxide detectors are not verified during inspection. If detection equipment is over 10 years old it should be replaced. Consider obtaining the age of the detection equipment from the current owner, or by removing them and looking for a production date. Receptacles, switches and fixtures located behind furniture, heavy items and storage cannot be accessed and are not tested. "Smart" door bells are not tested, as they typically communicate with the property owner. Lights controlled by motion detectors/photoelectric sensors are not tested, nor is landscape lighting. Audio/visual equipment is not tested. Whole house vacuum systems are not within the scope of this inspection.*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

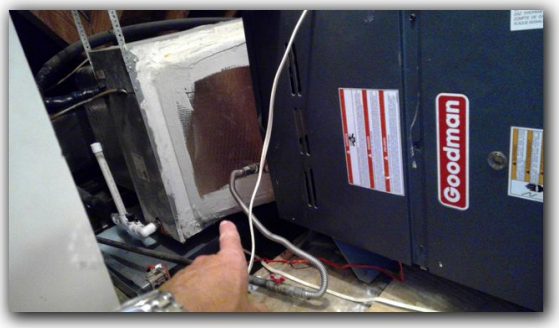
Type of System: Central
Energy Source: 2-Liquid Propane Gas; 2-Electric
Brand Name: 4 Goodman
Comments:



● A sediment trap is not present on the gas piping before it's entry into the furnace. A sediment trap is necessary to capture matter or debris in the gas line that could foul the gas valve or burner system. One should be added.

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

I	NI	NP	D

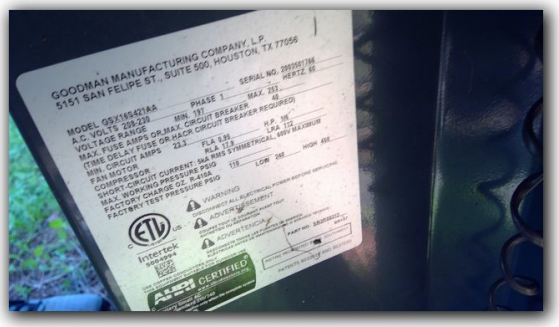


● The furnace exhaust vent flue is too close to combustibles. A "B-vent" requires 1 inch of clearance. Single wall vent flues require 6 inches of clearance.

Notes: *Thermostats are checked in manual mode only. Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. It is recommended to turn off any standing pilots during the summer to prevent rust build-up in the heat exchanger*.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central - Air Conditioner
Brand name: All 4 are Goodman
Date of Manufacture: 3 are 2020 and 1 is 2013



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

I	NI	NP	D

Comments:

- There is a lack of access to the HVAC equipment in attic. The access door must be large enough to remove the equipment and must have a clear opening of at least 20 inches x 30 inches. An access opening may be no more than 20 feet from equipment, unless headroom is 6 feet high, then the opening may be no more than 50 feet from the equipment. The path to equipment must be 24" wide, with a working space in front of the equipment measuring at least 30 inches x 30 inches.

- The primary condensate line is not fully insulated. Without proper insulation, the cold water in the drain line can cause condensation to form on the piping that could drip and damage attic surfaces.

- On the 2013 condenser, airflow is restricted by excessive dirt and debris and should be cleaned and serviced by a licensed HVAC technician.

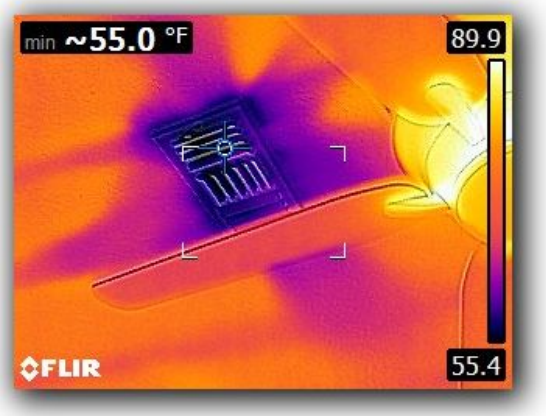
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

- The evaporator coil cabinet is severly rusted on one of the A/C units.

☑ Unit #1: Kitchen

Supply Temp:	55°F	Return Temp:	71°F	Temp Differential:	16°F

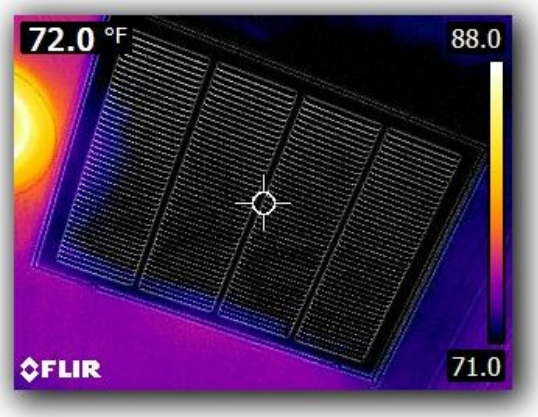


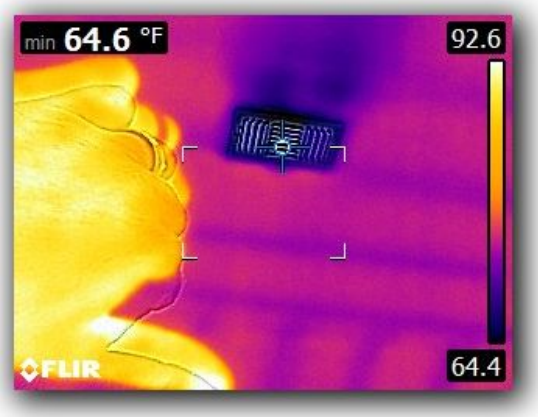
☑ Unit #2: Master Suite

Supply Temp:	64°F	Return Temp:	72°F	Temp Differential:	8°F

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

I	NI	NP	D

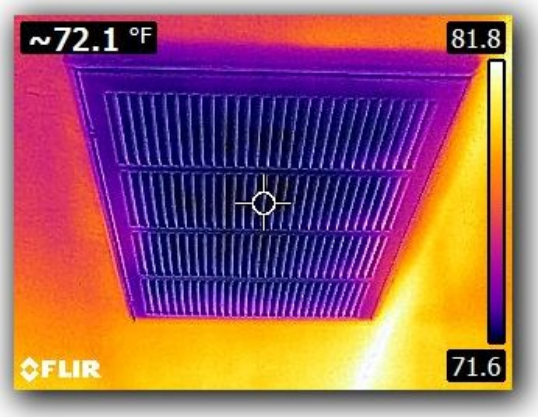


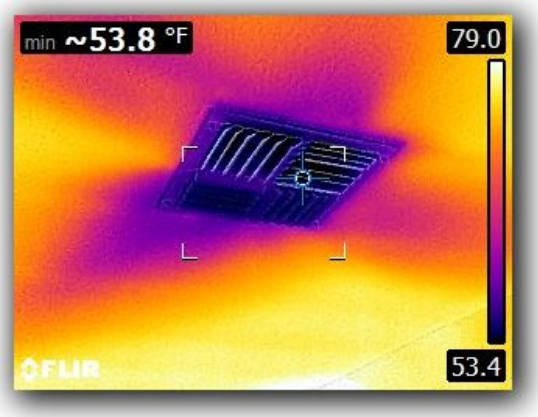


- The temperature differential between the supply and return registers is not within recommended range of 15-20 degrees Fahrenheit. A licensed HVAC technician should evaluate the system.

☑ Unit #3: Game Room Upstairs

Supply Temp:	53°F	Return Temp:	72°F	Temp Differential:	19°F



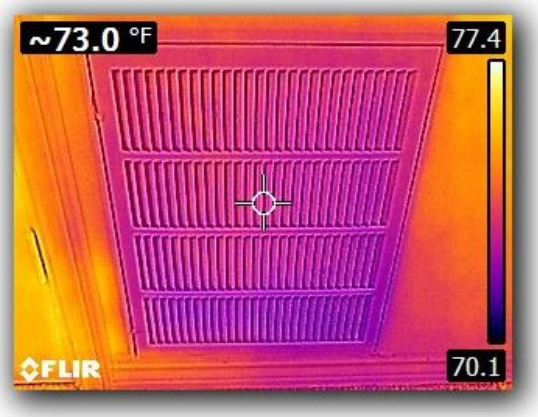


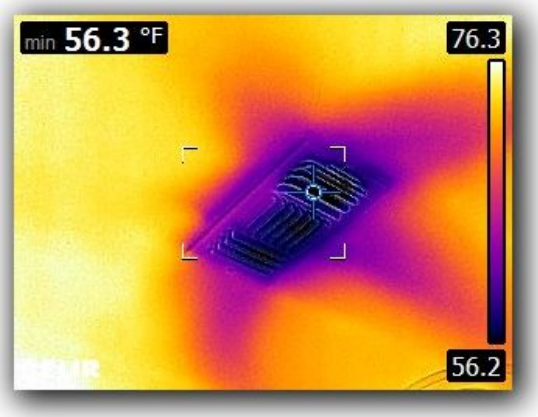
☑ Unit #4: Bedrooms - Upstairs

Supply Temp:	56°F	Return Temp:	73°F	Temp Differential:	17°F

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

I	NI	NP	D





Notes: *Thermostats are checked in manual mode only. HVAC systems with electronic damper systems are usually controlled by multiple thermostats. These damper mechanisms are not evaluated under the scope of this inspection. The evaluation of electronic damper systems and balanced air flow should be conducted by a licensed HVAC professional. Full evaluation of the evaporator coil may require dismantling of the unit. If dismantling of the system is required to view the evaporator coil, it is beyond the scope of this inspection. Units are not inspected for proper size or efficiency. This inspection will not be able to anticipate future events, conditions or changes in performance of any component due to changes in use or occupancy. The inspection notes the performance of the system on the day of inspection only. No guarantee or warranty as to future performance of any item, system or component is made or implied.*

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

Type of Ducting: ☑ Flex ducting

Comments:

- Duct work was observed to resting on and compressing attic insulation. These ducts should be suspended from the roof structure.

Notes: *It is recommended the return air filter be cleaned or changed on a regular basis to maximize the life and efficiency of the HVAC equipment. Air purification and dehumidification systems are not within the scope of this inspection.*

IV. PLUMBING SYSTEMS

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

I	NI	NP	D
☑	☐	☐	☑

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard
Location of main water supply valve:Adjacent well and side of home

Static water pressure reading: 40-60 psi
Water Source:☑ Private
Type of water distribution lines present in the structure: ☑ Copper
*Gas Supply and Distribution:*_☑ Propane
Type of gas supply line: ☑ Copper
Type of gas distribution: ☑ Black Steel

Comments:

- Rust observed on the gas service line from the meter entering the structure. This should be prepped and painted to prevent further deterioration.

- The propane tank is buried and is of an unknown size. It is only 10% full.

- Corrosion was noted on washing machine hose bibs.

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

I	NI	NP	D

- A gas supply line is not in use and is uncapped. All gas supply lines should be capped when not in use for safety. In the event the gas valve is opened, the cap will prevent the structure from being filled with gas.

- The water on the master suite side of the home smells of sulfur. This is caused by the sacrificial anode in the water heater. This happens when not used for some time.

- Uninsulated water piping was observed in the attic.

Sinks

- Pressure to the kitchen sink is low.

- The drain stops on some sinks are inoperable.

Bathtubs and Showers

- In the shower(s), caulking/grout is missing or damaged, allowing for potential water leakage. It is possible water damage is present that cannot be observed during a visual inspection.

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

I	NI	NP	D





- The spiqot in a bath tub/shower leaks during operation.

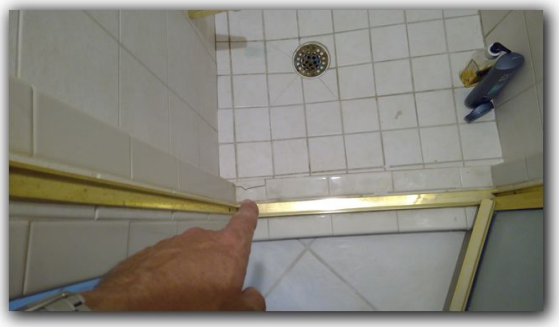

- Drain stops in the tubs are inoperable or missing.

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

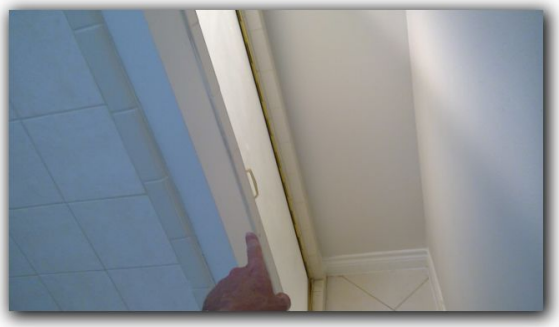
I	NI	NP	D


- The enamel surface of the tub/shower is chipped or damaged.

- Damaged shower tile was noted.

- A shower door will not latch closed.



- A downstairs shower drain makes a siphoning noise when in use. This is abnormal.

● For the size of the master tub and faucet, it has relatively low water flow. It takes a long time to fill.

● The master shower is not draining at an adequate rate, indicating a potential blockage in the piping serving this fixture.

Commodes

● The required one inch air gap in the tank refill mechanism is not present, allowing for the potential of cross contamination between the toilet and the house water supply.

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

I	NI	NP	D

Exterior Plumbing

- The exterior hose bibs do not have back-flow prevention devices, allowing for the potential of cross contamination of the homes water supply. A potentially hazardous cross connection occurs every time someone uses a garden hose sprayer to apply fertilizer or herbicides to their lawn without a back-flow prevention device. Without a back-flow prevention device between your hose and the spigot, the contents of the hose and anything in it can back-flow into the home's water system and contaminate your drinking water.

- The hose bib located on the front of the home leaks when in the closed position.

Notes: *Shutoff valves are not operated, including ice maker and laundry valves. Open drains such as floor and laundry drains are not tested. Sink and tub drain overflows are not tested. Water filtration and softening equipment is not within the scope of this inspection. Unless noted otherwise, static water pressure is measured at an outside hose bib/water faucet. Water pressure can vary greatly based on the time of day and location of the reading.*

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

I	NI	NP	D
☑	☐	☐	☐

B. Drains, Wastes, and Vents

Sewer Type: ☑ Public
Type of Drain Pipes: ☑ Plastic
Type of Vent Pipes: ☑ Plastic
Comments:

I	NI	NP	D
☑	☐	☐	☑

C. Water Heating Equipment

Energy Source: Propane Gas
Capacity: ☑ 40 and 50 gallons
Brand Name(s): Rheem and State Select
Date of Manufacture: 2018 and 2020
Location: Attic

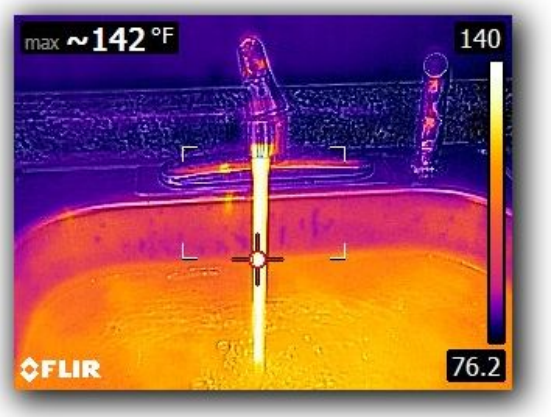
<u>Type of gas connector line</u>: ☑ **flex**
Comments:

- A drain line turn down is missing.

- The water temperature at faucets / showers was observed to be in excess of 120° F. Water above this temperature creates a burn hazard for its occupants. The water heater thermostat should be adjusted downward accordingly.

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

I	NI	NP	D



- There is no sediment trap present on the gas line prior to its entry into the water heater. A sediment trap is necessary to capture matter or debris in the gas line that could foul the gas valve or burner system.

- The water heater exhaust vent fluesares too close to combustibles. B-vent flues require 1 inch of clearance. Single wall flues require 6" of clearance. The lack of clearance creates a potential fire hazard and should be corrected.

- The TPV drain line is not plumbed to the exterior or is not plumbed to within 6 inches of the garage floor or secondary drain pan. This creates a potential scalding hazard and water damage should the TPV be opened.

Water heater Temperature and Pressure Relief Valve (TPV)

● The presence of the TPV was verified, but not tested due to potential damage that could be caused to the area and surfaces surrounding the unit.

Note: *The inspector does not test discharge piping and drain pan piping, operate the temperature and pressure relief valve or determine the adequacy of the unit. Water heater covers can obscure deficiencies. Interior components and conditions are generally not visible and cannot be inspected.*

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

Comments:

☐ ☑ ☑ ☐ **E. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

● An anti-tip device is not installed on the dishwasher, creating a safety hazard should someone lean, step or fall on the door when in the open position.

● There is no anti-siphon loop or air gap device present in the drain line. This

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

I	NI	NP	D

prevents cross contamination between the dishwasher and kitchen sink drain.

Note: *The lower panel was not removed for inspection. Back-flow prevention devices may be present within the dishwasher unit, but not visible without disassembly.*

☐ ☑ ☑ ☐ **B. Food Waste Disposers**

Comments:

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

Type: ☑ Vented (downdraft))

Comments:

- The range hood raised, but did not come on when controls were used.

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

Comments:

Range Type: ☑ Gas

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

I	NI	NP	D

Oven Types: ☑ Electric

Tested at:	350°F	Temp observed:	362°F	Temp Differential:	12°F

**Maximum allowable temperature differential is 25°F.*

Note: *If present, the delay timer, self-clean mode and lock are not tested.*

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Note: *The microwave was not inspected for radiation leaks.*

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

Comments:

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

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

- The auto-reverse photoelectric sensor is not installed at the required height. The sensor should be installed no higher than 6 inches above the floor of the garage. An installation higher than 6 inches can endanger animals and small children during operation of the garage door.

- One of the 5 garage door openers would not respond to controls.

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

- The dryer vent is dirty with visible lint and debris. It should be cleaned.

Note: *The dryer vent is not checked for cleanliness or the buildup of lint. Lint can collect in the vent piping over the course of time, affecting dryer performance and potentially creating a fire hazard. Dryer vents should be cleaned periodically by a professional.*

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

I	NI	NP	D
☐	☑	☑	☐

I. Other
Comments:

VI. OPTIONAL SYSTEMS

I	NI	NP	D
☑	☐	☐	☑

A. Private Water Wells (A coliform analysis is recommended)
Type of Pump: Submersible Deep Well
Type of Storage Equipment: Tank
Proximity To Known Septic System: Over 50 feet
Pump Horsepower: Could not be determined
Comments:




- The well head is very close to the driveway and should be further protected from vehicular damage.

- The conduit carrying the well head wiring is broken and a junction box lid is held on with zip ties. This should be corrected.

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

I	NI	NP	D

● Wire splices, terminated wiring and contact switches are exposed. They should be covered/contained in junction boxes

● The points within well's pressure switch are corroded. The switch should be serviced or replaced to ensure the reliable operation of the well system.

● There is no pressure gauge on the system. When water is turned on, the pressure switch turns on and off very quickly. This causes system pressure to greatly fluctuate. This is also very hard on the submersible pump. This well

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

I	NI	NP	D

system should be evaluated and repaired by a licensed well technician.

Notes: *Water well systems are tested for functionality only. Coliform and E. coli testing is recommended.*

☑ ☐ ☐ ☑ **B. Private Sewage Disposal (Septic) Systems**

Type of System: Anaerobic
Location of Drain Field: Beside and behind home
Description of Drain Field: Subsurface gravity drainage
Location of Septic Tanks: Beside garage and behind master suite
PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: More than 50 feet
Is property occupied at the time of inspection:
Comments:

- The owner disclosed two anaerobic septic systems on the property. One is next to the master suite and the other is near the garage and driveway. All components of this anaerobic septic systems are buried and could not observed without digging up the access ports and pumping down the tanks. Pumping tanks is not within the scope of this inspection. If further evaluation is desired, it is recommended a licensed septic technician pump and evaluate the tank conditions. A functional evaluation of the systems was made by introducing large quantities of water into each system. The systems accepted the volume introduced.

- The lids serving this septic system's tanks are below grade. For maintenance purposes, it is recommended risers be installed on the ports of the tanks that bring the tank lids above grade. Without these risers, the tank lids must be dug up every time the system requires maintenance or pumping.

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

I	NI	NP	D

- If the seller's disclosure does not indicate the septic tanks have been pumped within the last 12 months, then it is recommended they be pumped, regardless of the findings of this inspection.
- Septic systems older than 20 years may be beyond their service life expectancy and are likely to require correction, major repair or replacement.
- A drastic change in the hydraulic loading of a septic system can change the effectiveness and operability of the system. The effect that an increased volume will have on the operability of a system cannot be predicted. For example, a septic system adequately serving the needs of 2 individuals may not satisfactorily serve the needs of 5 individuals without pumping, repair or other adjustments to the system. Alternatively, a system serving a structure that has been vacant may not adequately serve the new loads imposed upon it. The necessary repairs and adjustments needed as a result of hydraulic loading changes cannot be predicted and should be made by a licensed septic maintenance person.

Notice: Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a “buried” component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Specific limitations for Private Sewage Disposal (Septic) Systems

The inspector is not required to: excavate or uncover the system or its components determine the size, adequacy or efficiency

Inspection Report Summary

(Please review the inspection report in its entirety, this summary is for your convenience only and does not contain all of the observations made during the inspection.)

FOUNDATIONS

- In this inspector's opinion, the foundation appeared to be performing the function intended at the time of inspection. There was no evidence to indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from adverse performance of the foundation. Interior and exterior stress indicators showed no signs of significant movement.
- Shear cracking "corner pops" were observed at the corners of the foundation. These are generally considered cosmetic and do not typically affect the performance of the foundation.
- There is a tree located within 10 feet of the structure's slab. Tree roots can exert physical force on the slab that could result in movement. Additionally, the tree's root system can pull moisture from under the slab in the area of the tree roots, creating a different soil moisture content in that area than the rest of the soil beneath the slab. This could potentially cause foundation movement. A potential solution is to sever any roots extending under the slab and install a root shield to prevent future expansion of root system under the structure's slab.
- Small cracks are present on the sides/edges of the slab.
- The foundation's rebar is visible at the edge of the garage foundation and should be properly sealed to prevent deterioration.
- The face of the garage slab is sheering off and the rebar behind is rusting through. This should be repaired.

GRADING AND DRAINAGE

- Improper drainage conditions are present adjacent to the foundation. The grading adjacent to the structure should slope away from the structure a minimum of 6 inches in the first 10 feet.
- A high soil line is present against the side(s) of the structure. Under current building standards, there should be at least 4 inches of the foundation visible below masonry, stone veneer or stucco and at least 6 inches of foundation visible below wood type veneer or Exterior Insulation Finishing Systems (EIFS). This is also considered to be a conducive condition for wood destroying insects and should be monitored/remedied accordingly.

ROOF COVERING MATERIALS

- There is a significant amount of debris that should be cleared from the roof. Buildup of leaves and debris can result in poor drainage and roof leakage.
- Lead roof jacks are in need of replacement. In their present condition, moisture penetration in to the attic space is possible.
- Missing flashing was observed. This should be corrected to prevent wind driven rain and moisture intrusion into the roof system.
- Lifted shingles were observed on the roof. This should be repaired.
- Shingle damage is present on the surface of the roof. This damage should be repaired by a

qualified roofing professional.
- Lifted flashing was observed. This should be corrected to prevent wind driven rain and moisture intrusion into the roof system.
- Tree branches are near or in contact the roof structure. These limbs can cause damage to the roof covering and structure. These limbs should be trimmed away from the structure.

ROOF STRUCTURES AND ATTICS

- The amount/thickness of attic insulation is lower than typical/missing in one or more locations. It is recommended to have 10+ inches of insulation to achieve an R-30 rating.
- The attic access door transitions from a conditioned space to the unconditioned attic. The door lacks weather stripping and insulation. This can result in heating and cooling losses.
- An access ladder is damaged and in need of repair.
- There appears to be no insulation present in portions of the living room/breakfast area ceilings.
- Water damaged roof decking is present in the attic. It does not appear to be wet at the moment.

WALLS (INTERIOR AND EXTERIOR)

- Cabinet doors rub and need adjustment.
- Cracks were observed in the walls within the home.
- Wall damage was observed in the home.
- Storage prevented the evaluation of many areas.
- Cabinet handles are missing.
- Trim boards are present that are showing signs of deterioration/rot and are in need of replacement.
- There are penetrations present in exterior wall systems that should be sealed to prevent water intrusion into the home.
- Expansion joints are present in the brick/stone veneer walls that need to be re-sealed to prevent moisture intrusion into the wall system.
- Cracking was identified within the brick/mortar on exterior walls.
- Soffit boards were observed to have large holes in them in areas. This was likely caused by animals..
- Posts supporting the walk way are showing some deterioration at their bottoms.

CEILINGS AND FLOORS

- Ceiling panels are saging underneath outdoor walkways.
- Damage to the ceilings was observed.
- Floor tiles were observed to be cracked or damaged.
- Ceiling repair work is evident in the entry foyer. There does not appear to be any moisture present.

DOORS (INTERIOR AND EXTERIOR)

- Doors are present inside the home that are missing door stops or have door stops that not functioning properly.
- Glass in the front door is broken. It also drags the threshold and is separating at the bottom.
- Exterior doors were observed to be physically damaged on the house.
- Doors are present that rub, stick or hit the door framing, preventing proper closure.
- Weather stripping is missing around exterior door(s). This can result in significant energy loss and potential moisture intrusion into the home.
- French doors are present that do not latch/lock properly. Adjustment of the door/hardware is recommended.

WINDOWS

- Window screens are damaged or missing.
- Plastic muntins are damaged or missing on windows.
- There are no egress windows present in certain rooms. Due to the lack of emergency egress, these rooms should never be used as a bedroom.
- Caulking around windows is lacking or has deteriorated. This can result in moisture penetration, as well as heating and cooling losses.
- Broken windows are present.
- A glass panel is loose in its frame.
- Windows are present that will not open.

STAIRWAYS (INTERIOR AND EXTERIOR)

- Hand rails for stairways should be continuous for the full length of the flight from a point directly above the top riser to a point directly below the bottom riser. The hand rails present in this stairwell are not continuous, creating the possibility for an occupant to lose their grasp of the handrail while using the stairs.
- The side entry steps are leaning and cracked through.

FIREPLACES AND CHIMNEYS

- The fireplace contains a gas log / starter arrangement and a chimney damper that is not blocked in the open position. The damper must be blocked open to ensure combustion byproducts from a gas fire to exit the house via the chimney.
- Creosote buildup is visibly present in the chimney flue. Cleaning is recommended.

SERVICE ENTRANCE AND PANELS

- The cable tray is badly rusted in areas.
- Significant debris was observed inside the panel. Panels should be kept clean and free of debris.
- Panel is located in an improper location Panels may not be located in closets or bathrooms due to the potential fire hazard it may create, nor may they be located above stairs.
- The electrical panel is not fully labeled.
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.
- Corrugated Stainless Steel Tubing (CSST) is used for gas distribution in the home. Bonding of the CSST to the home's electrical system could not be confirmed. It is important that CSST be bonded to the home's electrical system because runs of CSST that are not bonded are prone to significant damage and leakage should the home be exposed to a lightning strike. The resulting damage/leakage could cause a fire. An electrician should evaluate the CSST in this home and bond it to the home's electrical system if not already bonded.
- Panel is located in an improper location Panels may not be located in closets or bathrooms due to the potential fire hazard it may create, nor may they be located above stairs.
- The electrical panel is not fully labeled.
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.
- The electrical panel is not fully labeled.
- Breakers were found in the off position upon inspection. With no knowledge as to why the breakers were off, the breakers were not engaged. Engaging a fault tripped breaker can potentially cause damage to the circuit or devices plugged into the circuit. This should be evaluated by a licensed electrician.
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.
- A 40 amp breaker is lugged into wiring much smaller than the 8 awg copper wire it is rated for. As a result, this circuit is over-fused and not properly protected. This should be corrected by a licensed electrician.
- The electrical panel is not fully labeled.
- One or more knockouts are missing, allowing for unsafe access into internal portions of the electrical panel.
- The dead front panel is missing a screw or screws.
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Ground fault circuit interrupter (GFCI) receptacles are not present as required. GFCI receptacles are necessary for branch circuits with outlets in kitchens, bathrooms, within 6 feet of non-kitchen sinks, garages and accessory buildings, outdoor areas and crawl spaces. This is a recognized safety hazard.
- Missing face plates were observed on receptacles/switches.

- Open ended wiring was identified that does not terminate in a junction box or fixture. This wiring should be further secured by a licensed electrician.
- Open electrical junction box(es) was identified. Junction boxes should be securely closed.
- The rear door bell is inoperable and the chime cover is missing.
- Receptacles were observed to be inoperable.
- GFCI receptacles are not operating properly in all of the required locations.
- A test indicates an open ground condition within receptacle(s). This should be corrected.
- The light fixture above a tub was observed to be too low and creates a potential shock hazard. The fixture should be 3 feet horizontally from the tub, or a minimum of 8 feet above it.
- Trim rings are missing from lights.
- Several fixtures were present throughout the home with no globes/damaged globes.
- Light fixtures are broken/inoperable and are in need of repair.
- Light fixtures are inoperable. New light bulbs may or may not remedy the situation.
- Ceiling fans were observed that are not properly balanced and wobble excessively when in operation.
- A recessed light fixture not rated for contact with insulation was observed in the attic with insulation touching. A spacing of 3 inches from insulation should be maintained and a spacing of 1/2 inches should be maintained from other combustible material. This could create a fire hazard. The fixture should be replaced with an IC rated fixture, or the insulation should be removed to meet the required standard.
- Conduit is damaged/separated, exposing wiring outside the home. This should be repaired.
- Smoke alarms are present that need battery replacement.
- Smoke alarms are not present in all of the bedrooms, common areas outside bedrooms and on each floor as required. This should be remedied as soon as possible.

HEATING EQUIPMENT

- A sediment trap is not present on the gas piping before it's entry into the furnace. A sediment trap is necessary to capture matter or debris in the gas line that could foul the gas valve or burner system. One should be added.
- The furnace exhaust vent flue is too close to combustibles. A "B-vent" requires 1 inch of clearance. Single wall vent flues require 6 inches of clearance.

COOLING EQUIPMENT

- There is a lack of access to the HVAC equipment in attic. The access door must be large enough to remove the equipment and must have a clear opening of at least 20 inches x 30 inches. An access opening may be no more than 20 feet from equipment, unless headroom is 6 feet high, then the opening may be no more than 50 feet from the equipment. The path to equipment must be 24" wide, with a working space in front of the equipment measuring at least 30 inches x 30 inches.
- The primary condensate line is not fully insulated. Without proper insulation, the cold water in the drain line can cause condensation to form on the piping that could drip and damage attic surfaces.
- On the 2013 condenser, airflow is restricted by excessive dirt and debris and should be

cleaned and serviced by a licensed HVAC technician.
- The evaporator coil cabinet is severly rusted on one of the A/C units.
- The temperature differential between the supply and return registers is not within recommended range of 15-20 degrees Fahrenheit. A licensed HVAC technician should evaluate the system.

DUCT SYSTEMS, CHASES, AND VENTS

- Duct work was observed to resting on and compressing attic insulation. These ducts should be suspended from the roof structure.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Rust observed on the gas service line from the meter entering the structure. This should be prepped and painted to prevent further deterioration.
- The propane tank is buried and is of an unknown size. It is only 10% full.
- Corrosion was noted on washing machine hose bibs.
- A gas supply line is not in use and is uncapped. All gas supply lines should be capped when not in use for safety. In the event the gas valve is opened, the cap will prevent the structure from being filled with gas.
- The water on the master suite side of the home smells of sulfur. This is caused by the sacrificial anode in the water heater. This happens when not used for some time.
- Uninsulated water piping was observed in the attic.
- Pressure to the kitchen sink is low.
- The drain stops on some sinks are inoperable.
- In the shower(s), caulking/grout is missing or damaged, allowing for potential water leakage. It is possible water damage is present that cannot be observed during a visual inspection.
- The spiqot in a bath tub/shower leaks during operation.
- Drain stops in the tubs are inoperable or missing.
- The enamel surface of the tub/shower is chipped or damaged.
- Damaged shower tile was noted.
- A shower door will not latch closed.
- A downstairs shower drain makes a siphoning noise when in use. This is abnormal.
- For the size of the master tub and faucet, it has relatively low water flow. It takes a long time to fill.
- The master shower is not draining at an adequate rate, indicating a potential blockage in the piping serving this fixture.
- The required one inch air gap in the tank refill mechanism is not present, allowing for the potential of cross contamination between the toilet and the house water supply.
- The exterior hose bibs do not have back-flow prevention devices, allowing for the potential of cross contamination of the homes water supply. A potentially hazardous cross connection occurs every time someone uses a garden hose sprayer to apply fertilizer or herbicides to their lawn without a back-flow prevention device. Without a back-flow prevention device between your hose and the spigot, the contents of the hose and anything in it can back-flow into the home's water system and contaminate your drinking water.

- The hose bib located on the front of the home leaks when in the closed position.

WATER HEATING EQUIPMENT

- A drain line turn down is missing.
- The water temperature at faucets / showers was observed to be in excess of 120° F. Water above this temperature creates a burn hazard for its occupants. The water heater thermostat should be adjusted downward accordingly.
- There is no sediment trap present on the gas line prior to its entry into the water heater. A sediment trap is necessary to capture matter or debris in the gas line that could foul the gas valve or burner system.
- The water heater exhaust vent fluesares too close to combustibles. B-vent flues require 1 inch of clearance. Single wall flues require 6" of clearance. The lack of clearance creates a potential fire hazard and should be corrected.
- The TPV drain line is not plumbed to the exterior or is not plumbed to within 6 inches of the garage floor or secondary drain pan. This creates a potential scalding hazard and water damage should the TPV be opened.

DISHWASHERS

- An anti-tip device is not installed on the dishwasher, creating a safety hazard should someone lean, step or fall on the door when in the open position.
- There is no anti-siphon loop or air gap device present in the drain line. This prevents cross contamination between the dishwasher and kitchen sink drain.

RANGE HOOD AND EXHAUST SYSTEMS

- The range hood raised, but did not come on when controls were used.

GARAGE DOOR OPERATORS

- The auto-reverse photoelectric sensor is not installed at the required height. The sensor should be installed no higher than 6 inches above the floor of the garage. An installation higher than 6 inches can endanger animals and small children during operation of the garage door.
- One of the 5 garage door openers would not respond to controls.

DRYER EXHAUST SYSTEMS

- The dryer vent is dirty with visible lint and debris. It should be cleaned.

PRIVATE WATER WELLS

- The well head is very close to the driveway and should be further protected from vehicular damage.
- The conduit carrying the well head wiring is broken and a junction box lid is held on with zip ties. This should be corrected.
- Wire splices, terminated wiring and contact switches are exposed. They should be covered/contained in junction boxes
- The points within well's pressure switch are corroded. The switch should be serviced or replaced to ensure the reliable operation of the well system.
- There is no pressure gauge on the system. When water is turned on, the pressure switch turns on and off very quickly. This causes system pressure to greatly fluctuate. This is also very hard on the submersible pump. This well system should be evaluated and repaired by a licensed well technician.

PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS

- The owner disclosed two anaerobic septic systems on the property. One is next to the master suite and the other is near the garage and driveway. All components of this anaerobic septic systems are buried and could not observed without digging up the access ports and pumping down the tanks. Pumping tanks is not within the scope of this inspection. If further evaluation is desired, it is recommended a licensed septic technician pump and evaluate the tank conditions. A functional evaluation of the systems was made by introducing large quantities of water into each system. The systems accepted the volume introduced.
- The lids serving this septic system's tanks are below grade. For maintenance purposes, it is recommended risers be installed on the ports of the tanks that bring the tank lids above grade. Without these risers, the tank lids must be dug up every time the system requires maintenance or pumping.
- If the seller's disclosure does not indicate the septic tanks have been pumped within the last 12 months, then it is recommended they be pumped, regardless of the findings of this inspection.
- Septic systems older than 20 years may be beyond their service life expectancy and are likely to require correction, major repair or replacement.
- A drastic change in the hydraulic loading of a septic system can change the effectiveness and operability of the system. The effect that an increased volume will have on the operability of a system cannot be predicted. For example, a septic system adequately serving the needs of 2 individuals may not satisfactorily serve the needs of 5 individuals without pumping, repair or other adjustments to the system. Alternatively, a system serving a structure that has been vacant may not adequately serve the new loads imposed upon it. The necessary repairs and adjustments needed as a result of hydraulic loading changes cannot be predicted and should be made by a licensed septic maintenance person.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

5300 Silverbelle Ln (Inspected Address) | Richmond (City) | 77406 (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.

5300 Silverbelle Ln | Richmond | 77406
Inspected Address | City | Zip Code

1A. Paragon Commercial & Home Services
Name of Inspection Company

1B. 0816886
SPCS Business License Number

1C. 2281 Settlers Way Dr. | Sealy | Texas | 77474 | 888 400-2494
Address of Inspection Company | City | State | Zip | Telephone No.

1D. Chris Blanks
Name of Inspector (Please Print)

1E. Certified Applicator ☑ (check one)
Technician ☐

1F. Thursday, April 22, 2021
Inspection Date

2. Fernando Castro
Name of Person Purchasing Inspection
Seller ☐ Agent ☐ Buyer ☑ Management Co. ☐ Other ☐ n/a

3. Unknown
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☑
(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.

5A. Main Residential Structure
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab ☑ Pier and Beam ☐ Pier Type: _____ Basement ☐ Other: n/a

Siding: Wood ☑ Hardie Plank ☑ Brick ☑ Stone ☐ Stucco ☐ Other: n/a

Roof: Composition ☑ Wood Shingle ☐ Metal ☐ Tile ☐ Other n/a

6A. This company has treated or is treating the structure for the following wood destroying insects: n/a

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

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

6B. n/a (Date of Treatment by Inspecting Company) | n/a (Common Name of Insect) | n/a (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: n/a

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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

Signatures:

7A. Chris Blanks 0791455
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. n/a
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐
Water Heater Closet ☐
Beneath the Kitchen Sink ☑

8B. Date Posted: Thursday, April 22, 2021

9A. Were any areas of the property obstructed or inaccessible? Yes ☑ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. 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: n/a					

10A. Conditions conducive to wood destroying insect infestation? Yes ☑ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. 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: n/a			

5300 Silverbelle Ln	Richmond	77406
Inspected Address	City	Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
11A. Subterranean Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11B. Drywood Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11C. Formosan Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11D. Carpenter Ants	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11E. Other Wood Destroying Insects	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑

Specify: n/a

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

n/a

11G. Visible evidence of: n/a has been observed in the following areas: n/a

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

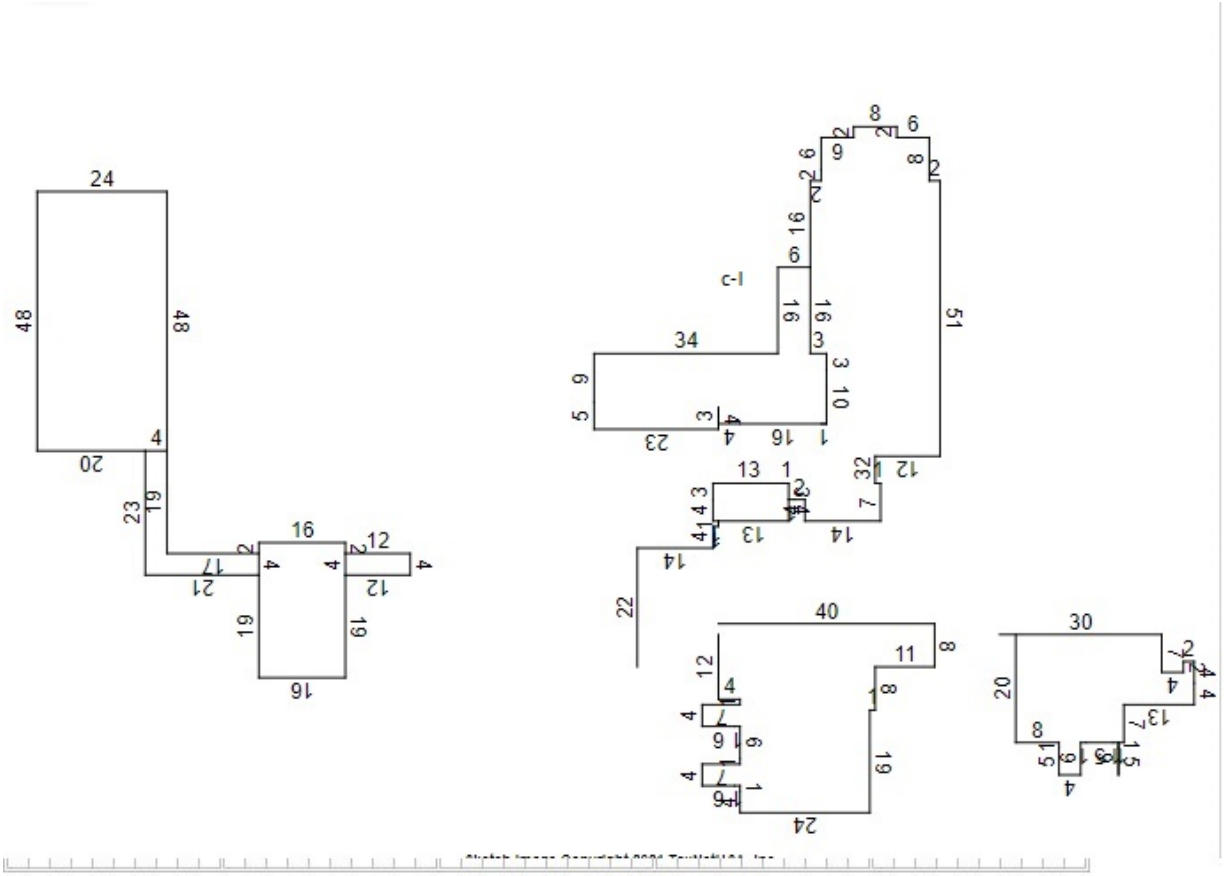
12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☑

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☑ No ☐

Specify reason: High soil lines should be reduced or treated.
Refer to Scope of Inspection Part J

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 n/a



Additional Comments

5300 Silverbelle Ln	Richmond	77406
Inspected Address	City	Zip Code

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Inspected Address	City	Zip Code

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

☑ Customer or Designee not Present **Buyers Initials** _____