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PROPERTY INSPECTION REPORT

Prepared For: Darby Gray

(Name of Client)

Concerning: 17506 Memorial Ridge Dr., Spring, TX 77379

(Address or Other Identification of Inspected Property)

By: Ronald Wood, Lic #7350

(Name and License Number of Inspector)

08/05/2017

(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

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

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:	<input checked="" type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input checked="" type="checkbox"/> Selling Agent	<input checked="" type="checkbox"/> Termite Inspector
Building Status:	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Owner Occupied	<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> New Construction
Weather Conditions:	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Cloudy	<input type="checkbox"/> Rain	<u>82°</u> Outside Temp.
Utilities On:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Water	<input type="checkbox"/> No Electricity	<input type="checkbox"/> No Gas

INACCESSIBLE OR OBSTRUCTED AREAS

THE INSPECTION OF SOME OF THE STRUCTURAL, MECHANICAL AND ELECTRICAL COMPONENTS COULD NOT BE COMPLETE OR THOROUGH BECAUSE OF ONE OR MORE OF THE FOLLOWING CONDITIONS: CLOTHES, STORED ITEMS, BOXES, FURNITURE, BLOCKED ACCESSES, WINDOW COVERINGS, DOOR COVERINGS, WALL COVERINGS AND FLOOR COVERINGS OR SUB FLOORING.

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.

Inspection for Chinese wallboard/sheetrock is beyond the scope of this inspection and was not performed. Any questions and/or concerns regarding Chinese Wallboard, is recommended that a professional investigation be obtained.

NOTE: It is highly recommended that a wood destroying insect inspection be performed prior to the end of the option period.

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. THE INSPECTION AND REPORT ARE PREPARED FOR THE SOLE, CONFIDENTIAL AND EXCLUSIVE USE AND POSSESSION OF CLIENT. COMPANY ACCEPTS NO RESPONSIBILITY FOR USE OR MISINTERPRETATION BY THIRD PARTIES.

Regardless of whether the side boxes are checked or not, all checked items described in this report will be considered as "Deficient" by the Inspector in accordance with the TREC Standards of Practice .

All investigations and repairs by service personnel (licensed, if required) should be completed prior to closing.

Transmission of this document via email provides easy access for the client; however, changes made by anyone other than the above named inspector to this document will not represent the original intent of the inspector. Please note this Inspection Report is a copyrighted document exclusively issued to the client listed on this report. It is a fraudulent offense to make amendments and/or additions to this document under both state and federal law. Only this unamended report and the Inspector's copy will be considered original.

(Pictures were not taken of all areas indicated and are not all inclusive.)



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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post Tension Slab

Comments:

NOTE: Reference points front rear left right, are based on viewing the front of home from the street.

Signs of Structural Movement or Settling:

- Brick veneer and/or mortar stress cracks noted at one or more locations.
- Some uneven and/or sloped floor areas noted at one or more locations.
- Stress crack(s) and/or curing crack(s) noted in the garage floor.
- Stress crack(s) noted in the interior gypsum wallboard above one or more doors and/or windows.
- Stress crack(s) noted in the interior gypsum wallboard at one or more ceiling areas.
- There was an exposed foundation form board nail noted at rear corner of the home's foundations - **SAFETY HAZARD. Needs to be removed.**



NOTE: Some of the areas of this structure/foundation were not accessible and/or viewable due to porch areas, high soil levels and/or foliage areas at the grade beam of the home at one or more locations. front rear

Performance Opinion:

- In my professional opinion, the foundation areas that were visible for inspection appeared to be functioning as intended with no visible evidence of excessive shifting, cracking or floor slope. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of the apparent conditions and not absolute fact and are only good for the date and time of the inspection.

Because the Texas Real Estate Commission has not provided exact specifications or selected other available criteria as a guideline for the inspectors Standards of Practice on what constitutes a failed foundation, the performance opinion rendered by this inspector is based on personal opinion. Opinions may vary greatly on the performance of a foundation.

Recommendation: Visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab on ground foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate

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transactions.

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

SUGGESTED FOUNDATION MAINTENANCE & CARE - An ongoing foundation watering program is highly recommended. Positive drainage directing water away from the house/ garage should be established and maintained. The soil should slope away from the house at approximately 1 inch per foot for the first 10 feet at the foundation. A gutter system is recommended to help maintain proper drainage. Root barriers are recommended for trees within 10 feet of the foundation. Trees closer than 10 feet should be considered for removal. Trees and large bushes should not be planted within 10 feet of the foundation.

B. Grading and Drainage

Comments:

This visual inspection does not warrant or guaranty that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure. Area drains (if present) are not tested for water flow, blockage, and/or termination points.

- Some low lying/improperly graded soil areas were noted along the foundation at one or more locations. These areas are prone to ponding when exposed to water/rain - Insure water drains away from the house in these areas. front rear left right.
- The swale on the rear, right and left yard areas needs to be improved to direct water away from the house, yard and fence areas and prevent ponding.



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Gutters appear to be dirty at one or more locations. **Recommend cleaning.**

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: The exterior sub-surface drainage system is beyond the scope of inspection and was not inspected and/or tested.

NOTE: Testing the home's roof/eave gutters system for proper drain floor and leaks is beyond the scope of this inspection and was not performed.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Limited ground areas with binoculars. (Due to height and/or pitch of roof and surrounding trees.)

Comments:

This limited visual inspection is not a certification or warranty that the roofing surfaces will not leak. Water penetration resulting from wind-driven rain or severe weather conditions cannot be determined until they happen, are located, and then repaired. On the Gulf Coast, water penetrations around roof vents, flashings, windows and doors are common during wind-blown rain, and not readily detectable. According to the National Association of Home Builders, 90% of all "roof" leaks occur through rusted flashings, exposed nails, roof mounted flue pipes, ventilators or chimney flashings. We recommend that the attic spaces be monitored periodically during heavy rainfall to identify and repair any leakage which may become apparent, especially around penetration roof stacks/vents.

The inspector will attempt to determine fastening of the roof covering material as determined by a random sampling (requires lifting the shingle tab) without damage to the shingle, if possible. Brittle, old/damaged shingles or shingles out of reach cannot be counted. If not counted, the inspector will list action on the report and notify the client as soon as possible. This is listed in the Standards 535.223. Item #3, (5) Departure rule.

Random sample Departure rule. It was not possible to verify the number of nails per shingle without damaging the shingles-the nails were not checked for the proper number per shingle.

NOTE: The accessible roof shingle areas were visually inspected for excessive wear and damaged - None apparent at the time of inspection.

NOTE: The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against

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future life expectancy, leaks and/or issues.

NOTE: Recommended that repairs of all deficiencies listed below be obtained from/by a Certified Roofing Company prior to the end of the option period. (Refer to comments below for additional information about the roof/roof covering.)

- Some roof wave noted at one or more locations. (common)
- Weather ring/collar, cap and/or roof jack for the right hot water heater and both of the furnace/heater's flue pipe appears not to be properly secured and/or sealed. I was able to view some daylight at this point in the attic area of the home.



- Loose nails/nail pops appear they may have pushed up (fish mouth) the roof shingles and/or roof flashing at one or more roof locations. This may also be due to the shingle not being properly bonded. front rear left

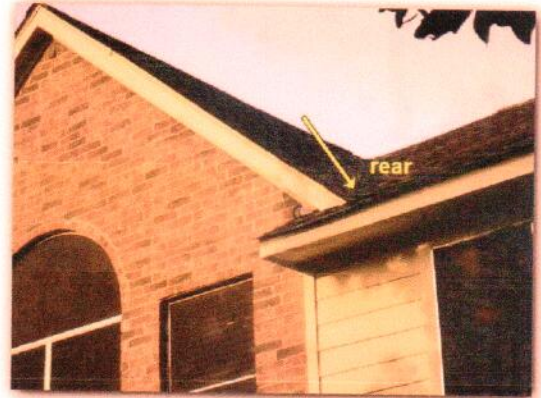
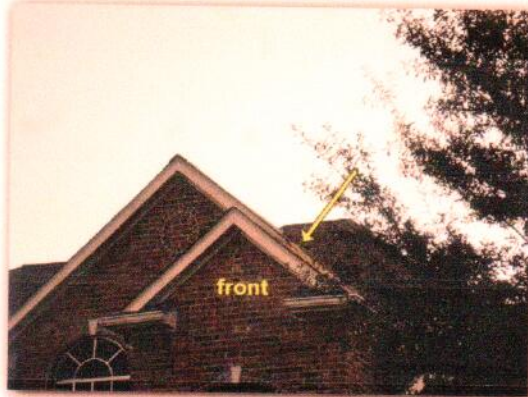
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There was no rain diverting roof/wall flashing installed at several rear locations. (Keeps excessive water run-off off the exterior walls of the home.) front

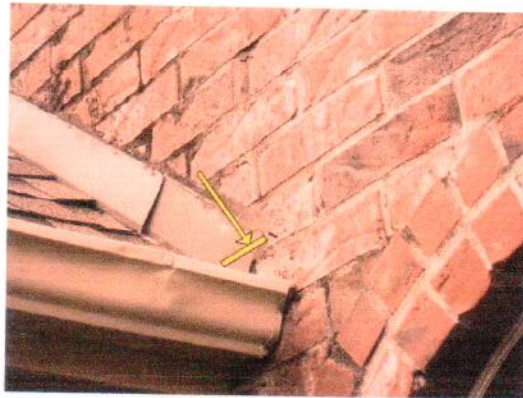
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- Tree limbs should be trimmed 4 ft. from roof.

NOTE: If you, the buyer, have any questions and/or concerns regarding the exact and/or approximate age of the roof shingles, further information seller should be obtained prior to the end of the option period.

NOTE: Leak testing the home's roof is beyond the scope of this inspection and was not performed.

NOTE: Had limited visibility and/or access to view/inspect all areas of the home's roof from the limited ground areas with binoculars due to access, surrounding trees and/or the height of home's roof. If you, the buyer, have any questions and/or concerns regarding the roof areas that were not visible and/or accessible, it is recommended that further inspection be performed by a Certified Roofing Company prior to the end of the option period.

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D. Roof Structures and Attics

Viewed From: Partial attic service walk area.

Approximate Average Depth of Insulation: 4 to 10 inches.

Comments:

Roof Framing: Stick Framing

Missing vertical purlin brace/support noted. front right center



- Missing purlin and vertical purlin braces/supports noted at the attic area above the garage. This may or may not be part of the engineered design. (Engineer and engineered plans not present)

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at the time of inspection.)

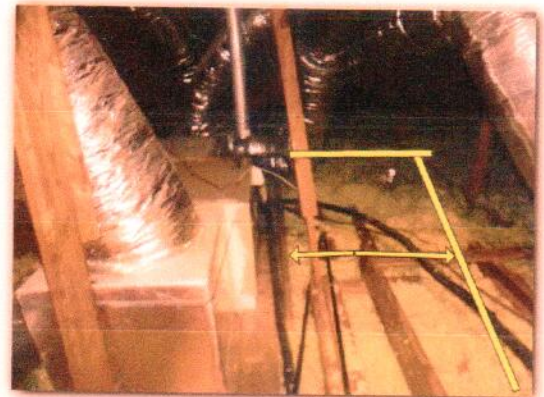


NOTE: The items and/or deficiency indicated above do not appear to be affecting the roof structure integrity at this time.

Point of Observation: Entered attic area

NOTE: Not all parts of the attic were accessible for inspection due to the attic area obstructing access, blocking access, vaulted ceiling and/or no service walk to safely access these areas. front rear right left (Only had safe access to inspect the home's top center attic area from the attic service walk/platform area, small lower attic access panel in rear second floor bedroom closet and lower rear attic area from second floor access door.)

The service walkway from the attic stairs/access opening and/or service access area in front of both the HVAC systems was obstructed, missing in some areas, had some gapes and/or was not the proper size - **SAFETY HAZARD.** (Service walk minimum 24 inches wide from attic access opening and minimum 30 X 30 in front of the system.) Also may be more costly when servicing and/or replacing the system.



Attic Ventilation: Soffit Vents Ridge Vents

The attic ventilation/insulation baffles are missing at one or more eave/soffit vent locations.

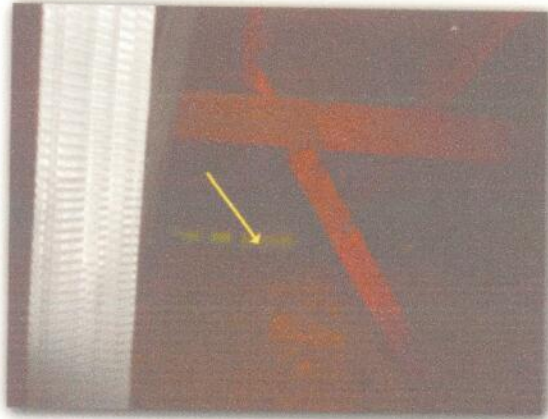
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Insulation:

- Type:** Batt Loose Fill Radiant Cool-Ply/Tech Shield Decking Barrier
 Insulation is missing or less in spots, leaving uneven coverage.



Other:

- There were signs of rodent and/or rodent trapping devices in the attic area of the home.
Recommend further information from the seller should be obtained and all possible exterior attic penetration points have been properly sealed.



NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable

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company.

E. Walls (Interior and Exterior)

Comments:

NOTE: Not all walls, ceiling and floor areas were visible and/or accessible in the home and/or garage due to home being occupied or staged, storage items and/or furniture. Recommend further inspection of these areas to ensure the wall, ceiling and floor areas are not damaged in these areas prior to the end of the option period.



NOTE: There appeared to be undetermined repaired and/or repainted wall and/or ceiling areas noted at multiple home locations. (Sometime this is done to cover/mask possible issues/deficiencies.) If you, the buyer, have any questions and/or concerns regarding these areas, it is highly recommended that you, the buyer, obtain further information from the seller about the repaired and/or repainted areas prior to the end of the option period.

Interior Walls:

- Stress crack(s) noted in the interior gypsum wallboard above one or more doors and/or windows.
- There appeared to be some undetermined, possibly cosmetic in nature, wall and/or trim damage noted at one or more wall areas in the home and garage.
- Interior wood window sill/stool and/or gypsum wallboard have some damage and stains at multiple window locations throughout the home. Randomly tested these areas with a moisture meter. No moisture was present at the time of inspection. This is usually caused by condensation (coke can effect) from the interior areas on windows/glass dripping down onto the sill and is fairly common. These areas should be repaired, caulked and painted to prevent further damage and should be maintained (painted/caulked).

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- Undetermined stained and/or damage areas were noted on the wall and/or trim areas next to second floor bathroom tubs. This damage areas are usually caused by moisture escaping the tub area during operation/use. Randomly tested these wall areas with a moisture meter. Moisture did not appear to be present at these areas at the time of inspection.



Other Interior Items:

- The cabinets in the kitchen and/or bathroom(s) have some damage and/or wear at one or more locations.

Exterior Walls Type(s): Wood Cement Board Brick Veneer

- The brick veneer, siding and/or trim butt joints need some caulking at one or more locations.

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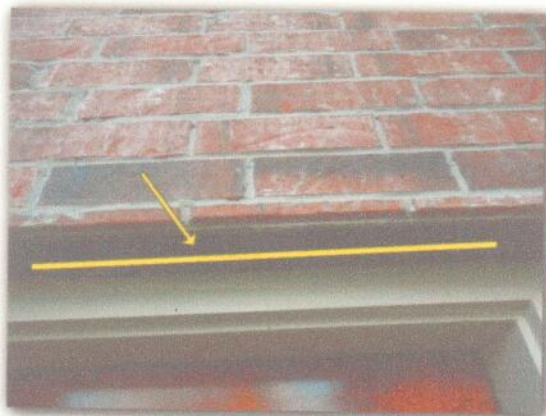
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- The weep holes are missing at the bottom area of the brick veneer wall area above one or more window and/or doors and bottom of front column of the home.



- Some rusting of the metal lintels were noted above one or more windows and/or doors. (The metal lintels, which support the brick veneer, should be sealed and painted to prevent damage to lintel and/or brick veneer.)



- The siding and/or trim material appear to be loose and/or damaged at one or more locations.

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- The eave/soffit areas did not appear to be properly flashed and/or sealed where they butt up to the lower split level roof areas of the home. front rear left I was able to view daylight in some of these areas in the attic. These areas are commonly not properly sealed. (Should be properly sealed and/or flashed to prevent small animals/rodents from possibly entering the eave and possibly the attic area.)



- There appeared to be some moisture damaged wood trim noted at one or more home locations. front/garage door area These conditions can be conducive to hidden damage and wood destroying insects.

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NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: Brick veneer and/or stone appears to be supported by the roof framing. front These areas may be more prone to have settlement cracks in the brick veneer, but this is a common installation if properly supported. (Unable to inspect all supports/framing due to limited access.)



F. Ceilings and Floors

Comments

NOTE: There appeared to be undetermined repaired and/or repainted wall and/or ceiling areas noted at multiple home locations. (Sometime this is done to cover/mask possible issues/deficiencies.) If you, the buyer, have any questions and/or concerns regarding these areas, it is highly recommended that you, the buyer, obtain further information from the seller about the repaired and/or repainted areas prior to the end of the option period.

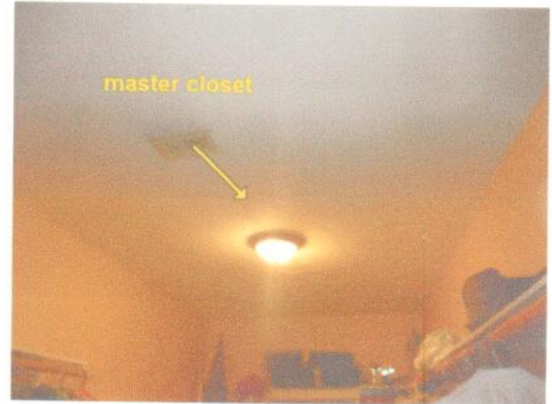
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(Pictures were not taken of all areas indicated and are not all inclusive.)

Ceilings:

- Stress crack(s) noted in the interior gypsum wallboard at one or more ceiling areas.
- There appeared to be some undetermined, possibly cosmetic in nature, ceiling damage noted at one or more wall areas in the home and garage.
- Nail pops noted at one or more wall and/or ceiling locations.
- There appeared to be some undetermined stained and/or discolored ceiling areas noted in the rear second floor bedroom. Randomly tested this area with a moisture meter. Moisture did not appear to be present at the time of inspection. **It is highly recommended that you, the buyer, obtain further information from the seller about these areas prior to the end of the option period.**



Floors:

- Movement, pops and/or uneven areas were noted at one or more sub-floor locations on the second floor and/or staircases. (common) Sub-flooring was not visible for inspection.
- The carpet has visible stained and/or worn areas at one or more locations.
- The wood flooring material has some surface damage and/or scratches.
- The tile flooring and/or tile grout is stained, damaged and/or cracked at one or more locations in the home.

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

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G. Doors (Interior and Exterior)

Comments:

Garage Door:

- The garage door tracks are slightly loose - **SAFETY HAZARD.** both
- The garage door has some damage. both
- The garage door appears to need some adjustment and/or repairs to stay all the way up, when in the full open position. right

Interior Door:

- One or more of the interior doors have some damage and/or wear.
- There are one or more interior doors that do not open, close or latch properly. half bathroom
 - right first floor hall closet front second floor bedroom
- Ghost door swing noted at one or more locations.

Exterior Doors:

- One or more of the exterior doors have some damage and/or wear.
- The weather strip around or along the bottom of one or more exterior door(s) frames do not properly seal or are damaged and/or missing. garage access

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

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H. Windows

Comments:

NOTE: Only accessible windows will be randomly inspected throughout the house.

- The exterior and/or interior trim, and/or brick veneer around one or more windows need caulking.
- There were one or more second floor bedroom windows without child safety stops installed - **SAFETY HAZARD.** (Reduces the amount the window can be raised/opened.) May not have been required when home was built, but is still a recognized safety hazard. **Recommended improvement.**

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: Had limited access to inspect windows from due to possible solar type screen covers.

NOTE: The blinds are beyond the scope of inspection and were not inspected.

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I. Stairways (Interior and Exterior)

Comments:

Home:

- One or more step riser height appeared to be greater than 7 3/4 inches and/or vary in height (3/8 of inch or less differential allowed between step risers) - **TRIP HAZARD.** left staircase

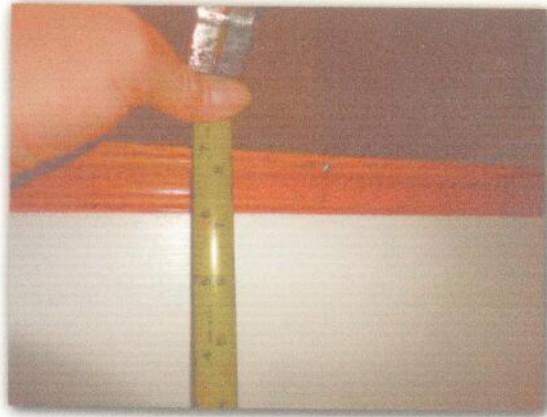
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Home Attic:

- The attic stairs are damaged and/or have loose parts - **SAFETY HAZARD.**
- The attic stairs are not properly secured/nailed - **SAFETY HAZARD.** (No screws allowed.)
- The attic stairs are not properly insulated.
- The attic stairs are not properly sealed when closed. Needs weather seal around opening.

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

J. Fireplaces and Chimneys

Comments:

- Location:** Den/Family Room
- Type of Fireplace:** Metal Insert
- Type of Chimney:** Metal Flue Pipe/Rear Exterior Wall Termination.
- Attic Fire Stop:** Not Accessible
- Combustion Air Vent:** Not Present and/or Accessible.
- Chimney Observed From:** Ground

- The gas powered fireplace appeared to inoperative at the time of inspection. **The seller informed me that he is having it fixed.**

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: The fireplace/chimney flue pipe and fire blocking were not accessible for inspection due to the sealed interior wall and/or no access. Recommended that these items be inspected prior to the end of the option period. If you, the buyer, have any question and/or concerns regarding these items that were not inspected.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

- The fence is damaged at one or more locations - **SAFETY HAZARD.**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

This inspection is of visual components only. It does not evaluate the system under full load/demand or compliance with current codes.

Comments:

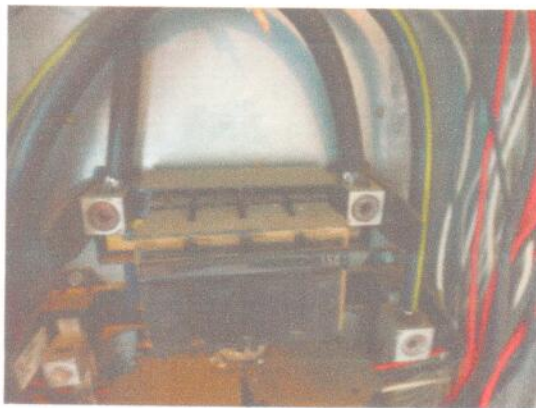
Service Conductor: Aluminum
Panel Box Location: Garage
Branch Circuit Wiring: Copper
Electrical System is: Grounded
Wiring Present: Romex
Main Disconnect: Yes
Main Breaker Size/Amps/Volts: 150/240

Main Panel/Box:

Ground wire is not properly secured to the grounding rod with the approved clamp (acorn clamp).



Antioxidant sealer is needed on the aluminum service conductors inside the panel box.



Neutral/white wires used as second hot is not re-identified (Black mark or black tape.) on 220 current. (common)

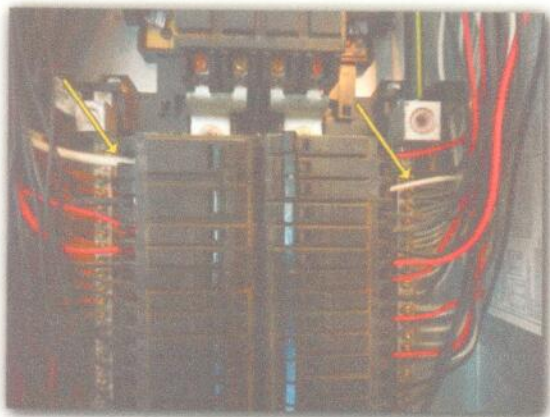
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- The breaker size exceeds the manufacturer's guidelines for one of the A/C condensers. (On a 40 or 60 amp breaker should be on a 35 max amp breaker.)
- Wire bundling noted at the panel. (Typical of older home installations.)



NOTE: Recommend repairs of all deficiencies listed above be performed by a licensed electrician.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

NOTE: Only accessible outlets could be tested.

Outlet and Switches

- Slightly loose outlet and/or outlet covers noted at one or more locations.

NOTE: Random samples to check for aluminum wiring in outlet indicated aluminum wire was not present in the randomly sampled outlet.

Ground Fault Circuit Interrupt (GFCI) Safety Protection:

Required Locations: Yes No N/A

- The GFCI outlets are not labeled at one or more locations.
- SAFETY HAZARD** - GFCI protection is missing at the two ceiling outlets in the garage area. All outlet areas accessible to a wet area should be GFCI protected.

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Ark Fault Circuit Interrupt (AFCI) Safety Protection:

NOTE: Ark Fault Circuit Interrupt (AFCI) Safety Protection was not present in the home and was not required when the home was built. **Recommended improvement.**

Fixtures:

- The gas line for the home did not appear to be bonded - **SAFETY HAZARD.**
- There appear to be some bearing type sound noted at the ceiling fan. second floor bedroom
- One or more of the exterior light fixtures are not properly sealed/caulked at the wall area.
- Some light fixtures and/or bulbs did not function.
- Exposed light bulbs in garage and/or one or more closets - **SAFETY HAZARD. (Common; recommend covering for safety.)**

Smoke Detectors:

- Recommend carbon monoxide detectors.**

NOTE: Recommend repairs of all deficiencies listed above be performed by a licensed electrician.

NOTE: There was one or more undetermined city utility box(s) noted in the right rear area of the backyard. **Recommend that you, the buyer, obtain further information about any question and/or concerns about this utility box for the utility company prior to the end of the option period.**

NOTE: Phone boxes, phone jacks, alarm system, cable system and speaker's systems are beyond the scope of the inspection and were not inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Zoned

Energy Sources: Gas

Comments:

NOTE: A full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. (ref: TREC SoP 535.229. (t) (4))

First Floor Heating System:

- The heating system had very limited accessibility to inspect.
- The HVAC system appeared it may be in aged condition (10 + years), but appears to be still functioning/heating as intended at the time of inspection. **Recommend annual inspections.**
- The flue pipe is not properly strapped/secured in the attic area above the unit at the roof's penetration point - **SAFETY HAZARD.**

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- The gas valve/line assembly is obstructing the heater's service access panel.



NOTE: Due to not knowing the last time a complete inspection was performed on the heating system, it is highly recommended that one be performed by a licensed HVAC specialist prior to the end of the option period.

Second Floor Heating System:

- The heating system had very limited accessibility to inspect.
- The HVAC system appeared it may be in aged condition (10 years +), but appears to be still functioning/heating as intended at the time of inspection. **Recommend annual inspections.**

NOTE: Due to not knowing the last time a complete inspection was performed on the heating system, it is highly recommended that one be performed by a licensed HVAC specialist prior to the end of the option period.

NOTE: Recommended that all deficiencies listed above be further evaluated, serviced and/or repaired by a licensed HVAC specialist to ensure proper operation and maximum efficiency.

NOTE: Recommend annual inspection to ensure proper and safe operation.

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B. Cooling Equipment

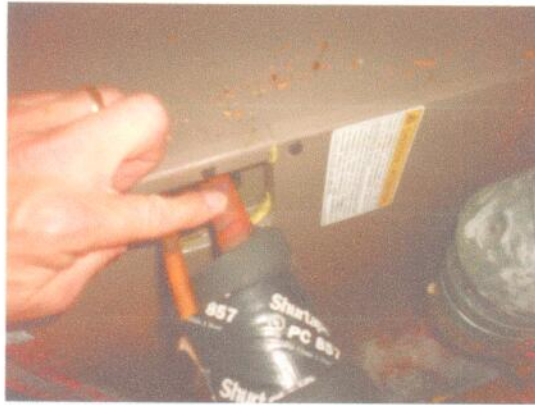
Type of Systems: Central-Zoned

Comments:

First Floor Cooling System:

Supply Air Temp.: 60 Return Air Temp.: 76 Temp. Differential: 16 Degrees

- Temperature differential is within range of 15-20 degrees Fahrenheit.
- The cooling system appeared to be cooling within the required temperature differential at the time of inspection.
- The HVAC system in the attic area of the home appears it may in aged condition (10+ years). (Should be monitored and have annual inspection/servicing.)
- Suction lines have some damaged/missing insulation at one or more locations at the unit in the attic area.



- The evaporator coil housing was sealed and not inspected.
- The safety drain pan is dirty, rust, has signs of previous moisture and does not appear to slope toward the safety drain line.



- The primary drain line needs insulation for full length of attic run.

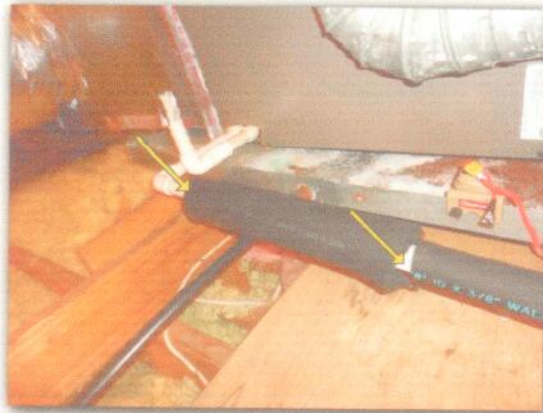
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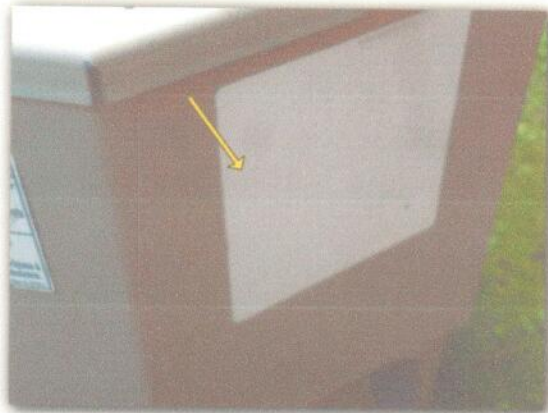
Air leaks at the evaporator housing.



NOTE: Also, it is unknown the last time the system and primary drain line were serviced.

Second Floor Cooling System:

I was unable to determine the unit's size, age and correct electrical breaker size in the panel box due to the informational label on the exterior compressor unit being faded out and/or missing.



Supply Air Temp.: 63 **Return Air Temp.:** 80 **Temp. Differential:** 17 Degrees

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I	NI	NP	D
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- Temperature differential is within range of 15-20 degrees Fahrenheit.
- The cooling system appeared to be cooling within the required temperature differential at the time of inspection.
- The HVAC cooling system appears it may in aged condition (10+ years). (Should be monitored and have annual inspection/servicing.)
- The compressor/condenser unit appeared to be in aged condition (10 + years) coils are slightly dirty. Should be monitored and have annual inspection/servicing.)
- Suction lines have some damaged/missing insulation at one or more locations on the exterior at the compressor/condenser unit and in the attic area.



- The evaporator coil housing was sealed and not inspected.
- The safety drain pan is dirty, rusted and has signs of previous moisture.



- The primary drain line needs insulation for full length of attic run.

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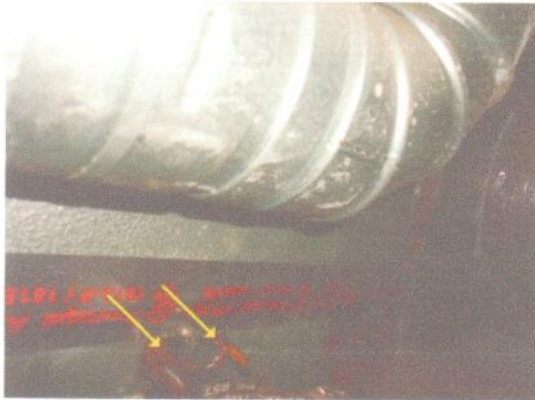
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Air leaks at the evaporator housing.



NOTE: Also, it is unknown the last time the system and primary drain line were serviced.

NOTE: It is highly recommended that all deficiencies listed above have further evaluation, servicing and/or repairs of the HVAC system be performed by a licensed HVAC specialist prior to the end of the option period to ensure proper operation and maximum efficiency.

NOTE: The entire run/span of the primary drain line and safety pan drain line to the termination point were not accessible and/or visible for inspection in the attic and/or wall areas.

NOTE: The outside temperature was only in the low to mid 80 degree range at the time of inspection - This is NOT a guarantee that the A/C system will or will not cool at the correct temperature range differential in the warmer months of the year.

NOTE: Determining the exact age and/or sizing of the HVAC system is beyond the scope of this inspection. If you, the buyer, have any questions and/or concerns regarding the exact age and/or size of the system, it is recommended that further information be obtained from the seller and/or a licensed HVAC specialist about the age and/or sizing of the system prior to the end of the option period.

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C. Duct Systems, Chases, and Vents

Comments:

Flex Ducting:

- Air leaks noted at one or more duct transitions and/or duct connections.



- Ducts touch each other or lay on the attic insulation at one or more locations. Ducts should not touch each other or lay directly on the insulation due to moisture/condensation.



NOTE: Recommended that all deficiencies listed above be repaired by a licensed HVAC specialist to ensure maximum efficiency.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street.

Location of main water supply valve: Master closet

Static water pressure reading: 53 PSI

Comments:

This inspection is of exposed and visible plumbing only. Water portability, improper use of materials, operation of main or branched shut-off valves is not covered in this inspection. Any plumbing component under ground, under the foundation, in the foundation, enclosed in the walls, not completely visible to the inspector or inaccessible for any reason should not be considered inspected. All plumbing components are inspected within the limitations of a visual inspection only. Shower and tub enclosures, and shower pans are inspected within the limitations of a visual inspection. Extensive leak detection or removal

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of floor coverings is not performed. The inspector cannot comment to the effectiveness or longevity of previous repairs.

NOTE: Shower pans (if present) can only be tested by sampling the moisture content of the wall and base areas (if accessible) around the pan. A proper and complete pan test takes a minimum of 24 hours and should be performed by a licensed plumbing contractor.

NOTE: Woodway Inspection Services does not turn on and/or test water valves to any plumbing fixtures and/or appliances that are off at the time of inspection due to possible damage and/or leaks. **Recommend further inspection/testing of all off water valves prior to the end of the operation period to ensure proper operation and no leaks.**

Exposed Supply Line: Copper

Bathtubs and Showers:

- The bathroom tub had no access to view tub's plumbing. all
- The master shower stall and all tubs, fixtures and/or tile areas have some damage or missing caulk and/or grout at one or more locations.
- The hot/cold water handle for the plumbing fixture appeared to be slightly loose.

Toilet:

- The toilet tank(s) water levels need adjustment (too high). half second floor
- The toilet appeared to be installed at an angle. front second floor



NOTE: Recommended that repairs of all deficiencies listed above be performed by a licensed plumber.

NOTE: No access to inspect the water line connection to the refrigerator. **Recommend further inspection of this area to ensure there are no deficiencies.**

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-

B. Drains, Wastes, and Vents

Comments:

- The PVC plumbing drain line main clean out and one or more exterior wall clean outs were not painted. Painting the exposed PVC material protects the material from ultraviolet sunlight.

NOTE: The clothes washer sand/drain pipe was not able to be inspected for proper drain flow due to the home being vacant and the clothes washer not being present at the time of inspection. **It is highly recommended that further information from seller be obtained that states the drain line for the clothes washer drains properly and/or testing be**

I=Inspected

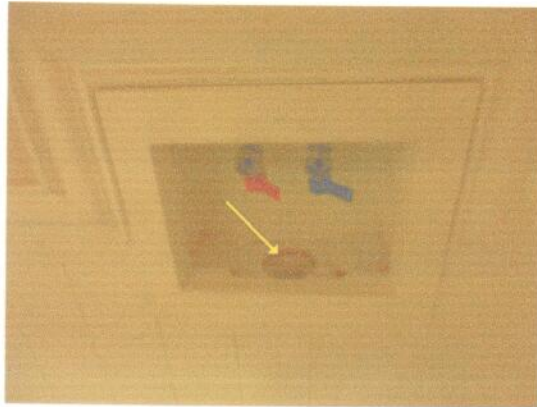
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performed by a licensed plumber prior to the end of the option period to ensure proper drain flow.



NOTE: The entire run/span of the clothes washer safety pan drain line to the termination point was not accessible and/or visible for inspection.

NOTE: The exterior sub-surface and under slab plumbing drain line system is beyond the scope of inspection and was not inspected and/or tested.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: Both 40 Gallon

Comments:

NOTE: All hot water temperatures should be checked by the buyer to determine safe and comfortable temperature ranges and to avoid the possibilities of injuries from scalding water conditions at all hot water faucet locations

Right Unit:

The hot water heating unit appeared to be in aged condition (10 + years), has some rust, is noisy when heating and has rust in the burner compartment that appears to be starting to effect the flame/burner operation - **SAFETY HAZARD**. May be at or nearing the end of its functional life. **Further information from a licensed plumber prior to the end of the option period.**



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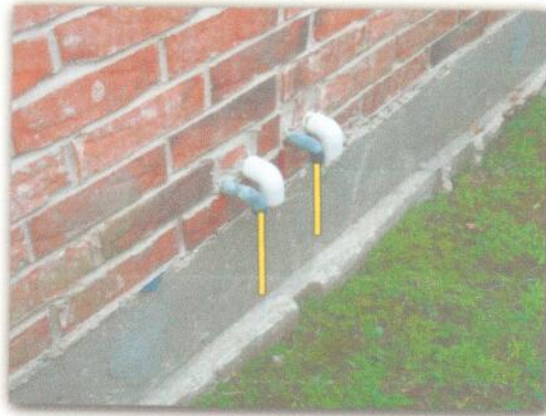
I NI NP D



- ☑ The interior burner access cover was not properly secured - **SAFETY HAZARD.**



- ☑ Rusted/corroded water supply plumbing connections were noted above the unit.
- ☑ The temperature pressure relieve valve should be replaced every 3 to 4 years as per manufacturer recommendation.
- ☑ The temperature pressure relieve valve drain line is more than 6 inches from the ground - **SAFETY HAZARD.**



- ☑ The safety drain pan is dirty and/or rust.

Left Unit:

- ☑ The unit appeared to be in aged condition (10 years +) has some rust and may be nearing the

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end of its functional life, but appeared to still be functioning as intended at the time of inspection. **Recommend draining/flushing per manufacturer, monitoring and annual inspections.**

- The interior burner access cover was not properly secured - **SAFETY HAZARD.**
- Rusted/corroded water supply plumbing connections were noted above the unit.
- The temperature pressure relieve valve should be replaced every 3 to 4 years as per manufacturer recommendation.
- The temperature pressure relieve valve drain line is more than 6 inches from the ground - **SAFETY HAZARD.**



- The safety drain pan is dirty and/or rust.

NOTE: It is highly recommended that repairs of all deficiencies listed above be performed by a licensed plumber prior to the end of the option period to ensure proper and safe operation.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

- The gas line from the meter to the home did not appear to be wrapped and/or sleeved where it penetrates the brick veneer wall of the home and has some rust. **Should remove rust, be properly painted, wrapped and wrapped and/or sleeved at the brick veneer.**



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NOTE: Only visible gas lines located on the exterior and/or interior home are inspected. Underground or concealed gas lines are not within the scope of this inspection and are not inspected.

V. APPLIANCES

A. Dishwashers

Comments:

- Drain line does not appear to have back flow prevention - **HEALTH SAFETY CONCERN.**
- The dishwasher does not appear to be properly secured/anchored to the cabinet - **SAFETY HAZARD.**

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

- The vent pipe is not properly sealed at one or more locations in the cabinet area below the unit.



NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Gas

Oven: Electric

- Tested at 350 Degrees, was 345 Degrees = 5 Degrees Variance (max 25 degrees).

E. Microwave Ovens

Comments:

- The microwave door would only open so far. Makes contact with housing at cabinet.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTE: Unable to determine if all of the exhaust vents terminate to the exterior. (common)

- One or more exhaust fan systems appear to terminate/vent out at one or more eave/soffit areas. The soffit vents allow air flow in and out of the attic area.



NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments:

NOTE: Unable to determine if dryer vent terminates to exterior due to access. (common)

- The exterior wall dryer vent cover appears to be dirty and stuck in the open position. (Should seal when system is not in service to prevent moisture penetration or small animals and/or rodents from entering.)



NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: Dryer vent pipe has more than an 8 foot vertical rise and/or horizontal run - prone to clogging. (common installation, but still may more prone to clogging.) Recommend cleaning prior to use and regular cleaning of vent pipe.

I. Other

Comments:

- The refrigerator/freezer appeared to be cooling/freezing properly at the time of inspection.
- There appears to be some surface damage and/or scratches noted at one or more refrigerator/freezer locations.
- The access cover/panel for the ice maker appeared to be missing.

NOTE: Recommend repairs of deficiencies listed above by a qualified and reputable company.

NOTE: Checking for proper operation of the washer and dryer are beyond the scope of inspection, and were not inspected. **Recommend obtaining information from seller about any questions and/or concerns regarding the appliances.**