



PROPERTY INSPECTION REPORT

Prepared For: Kenya Valentine
(Name of Client)

Concerning: 2823 Allyson Lane , Spring, TX 77373
(Address or Other Identification of Inspected Property)

By: Marcus Brandt Lic.#: TREC # 22244 07/02/2020
(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Kenya Valentine



PROPERTY INSPECTED:

2823 Allyson Lane
Spring, TX 77373

DATE OF INSPECTION: 07/02/2020

Inspection No. 52849-1-145

INSPECTED BY:

RES Blue Sky Investments, Inc. d/b/a Pillar To Post
P. O. Box 11677
Spring, TX 77391-1677
richard.schmidt@pillartopost.com
(346) 336-0599

INSPECTOR:

Marcus Brandt
Lic.#: TREC # 22244
marcus.brandt@pillartopost.com
(469) 569-4185

Each office is independently owned and operated

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I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

Comments:

- 1. Granular erosion observed on shingles, indicating shingles may have exceeded their useful life expectancy (see photo) Recommend further review by a qualified roofing contractor to determine if repairs can be made or if removal and replacement of shingles is needed.
- 2. Damaged shingles were observed in one or more locations on the surface of the roof (see photos). Recommend consulting with a qualified roofer regarding this condition.
- 3. Unusual staining was observed on the surface of the roof (see photos). The cause of this staining was not determined at the time of inspection. Recommend consulting with a qualified roofer regarding this condition.
- 4. Lifted flashing was observed at the right side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.

D. Roof Structures and Attics

Comments:

- 1. Insulation was observed to be of inadequate depth in the attic space (see photo). Typically insulation in the attic space should be even with, if not above, joists. Suggest adding insulation in attic space. Recommend consulting with a qualified contractor regarding this condition.
- 2. Potential rodent droppings were observed in the attic space at the time of inspection (see photo). Recommend consulting with a qualified contractor regarding this condition.

E. Walls (Interior and Exterior)

Comments:

- 1. Expansion joints in masonry veneer are not sealed (see photo). Recommend sealing all expansion joints with good, exterior grade sealant to prevent moisture and pest intrusion at expansion joint.
- 2. Wood rot was observed at fascia trim on the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.
- 3. Signs of rodent damage was observed at fascia trim on the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.
- 4. Settlement cracks were observed in the brickwork on the left side of the home (see photo). Although this is indicative of foundation movement, excessive movement was not noted and the foundation appears to be performing as intended at the time of inspection. Recommend consulting with a qualified contractor regarding this condition.

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- 5. Separation was observed between the window frame and the brick wall on the left side of the home (see photo). Although this is indicative of foundation movement, excessive movement was not noted and the foundation appears to be operating as intended at the time of inspection. Recommend consulting with a qualified contractor regarding this condition.
- 6. Signs of minor moisture intrusion were observed at the window sill in the dining room (see photos). This is a common occurrence with single pane windows. Recommend consulting with a qualified contractor regarding this condition.
- 7. The painted walls in the garage are peeling (see photo). This is likely caused by high humidity or improper installation. Recommend consulting with a qualified contractor regarding this condition.

F. Ceilings and Floors

Comments:

- 1. Damage to the ceiling was observed in the laundry room (see photo). This was likely caused by someone stepping through the ceiling from the attic space. Recommend consulting with a qualified contractor regarding this condition.
- 2. Coverings were observed at the ceiling in three different locations in the master bathroom and bedroom (see photos). The need for these coverings was not determined at the time of inspection.
- 3. Cracked or damaged tiles were observed in one or more locations around the home (see photos). Recommend consulting with a qualified contractor regarding this condition.

G. Doors (Interior and Exterior)

Comments:

- 1. The left door to the study is off the tracks and does not close as intended (see photo). Recommend consulting with a qualified contractor regarding this condition.
- 2. The door to the kitchen pantry is missing (see photo). Recommend consulting with a qualified contractor regarding this condition.

H. Windows

Comments:

- 1. A cracked window pane was observed at the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.

I. Stairways (Interior and Exterior)

Comments:

- 1. The stairs were observed to be weak when opened (see photo). This is considered a safety hazard. Recommend consulting with a qualified contractor regarding this condition.

J. Fireplaces and Chimneys

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- 1. Damper Clamp missing in fireplace. Where gas logs are installed in an existing fireplace, the fireplace damper must be permanently opened or removed so that the exhaust can go up the chimney. A damper clamp is required by code when artificial gas logs are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. The by-product from combustion is carbon monoxide. Remember that carbon monoxide is a poisonous and odorless gas. Recommend adding damper clamp, as required by code.

L. Other

Comments:

- 1. Possible mold-like growth was observed in the hall bathroom closet (see photos). Recommend consulting with a qualified contractor regarding this condition.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- 1. Panel was not labeled properly at time of inspection (see photo). Recommend labeling by a qualified person or electrician.
- 2. Anti-oxidant paste missing at main aluminum conductor terminals in panel (see photo). Wires should be fully dipped in anti-oxidant paste to prevent oxidation from occurring. Recommend having a qualified electrician apply paste properly, as needed.
- 3. A visible and verifiable ground rod was not observed at the time of inspection (see photo). Recommend consulting with a licensed electrician regarding this condition.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- 1. Several receptacles throughout the home were covered in tape (see photos). The reason for this was not determined at the time of inspection.
- 2. Where light bulbs are present in clothes closets, globes are needed over them (see photo). This is considered a fire hazard. Recommend installing globes.
- 3. Proper coverplates observed missing at junction boxes in AC closet (see photo). Recommend installing coverplates, as needed.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- 1. The gas line entering the furnace compartment is flex pipe and should be hard pipe (see photo). This is a potential safety hazard. Recommend consulting with a qualified contractor regarding this condition.
- 2. An unapproved gas valve was observed at the gas line feeding the gas furnace (see photo). Recommend consulting with a qualified contractor regarding this condition.

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- 3. There was no gas drip leg at or near gas connection to furnace. Recommend further review by a qualified plumbing contractor to install gas drip leg at furnace connection.

B. Cooling Equipment

Comments:

- 1. The condensing unit cage is rusted excessively (see photo). This is an indication of old age. Recommend consulting with a qualified contractor regarding this condition.
- 2. The gate on top of the condensing unit should be removed (see photo). This could potentially impede operation. Recommend removing.
- 3. Refrigerant pressure lines at exterior condenser observed with damaged or missing insulation (see photo). Recommend replacement of insulation, as needed.

C. Duct Systems, Chases, and Vents

Comments:

- 1. The return chase is not sealed with fire-blocking (see photo). Recommend consulting with a qualified contractor regarding this condition.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- 1. Inside tub and shower enclosures, handles and faucets should be sealed to the wall (see photo). Recommend consulting with a qualified contractor regarding this condition.
- 2. Spider cracks were observed in the hall bathroom sink (see photo). Recommend consulting with a qualified contractor regarding this condition.
- 3. Visible portions of water distribution piping observed in attic areas were not insulated and could be a potential problem if a hard freeze were to occur (see photo). Recommend insulating exposed piping in attic areas.
- 4. One dripping faucet was observed at the left side of the home (see photo). Repair or replacement is needed. Recommend consulting with a qualified contractor regarding this condition.

B. Drains, Wastes and Vents

Comments:

- 1. PVC drain waste piping in the attic space was observed venting directly in the attic space (see photo). This is improper practice. Recommend consulting with a qualified contractor regarding this condition.

C. Water Heating Equipment

Comments:

- 1. A drain pan is missing underneath the water heater (see photo). Recommend adding a safety pan.
- 2. There was no gas drip leg at or near gas connection to water heater (see photo). Recommend further review by a qualified plumbing contractor to install gas drip legs at water heater connection.

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V. APPLIANCES

D. Ranges, Cooktops, and Ovens

Comments:

- 1. The control board is missing (see photo). Recommend consulting with a qualified contractor regarding this condition.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Post Tension

Comments:

- The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today.

SUGGESTED CARE AND MAINTENANCE - Due to the highly expansive soil conditions that are prevalent to the Texas Gulf Coast Area, proper moisture control and drainage maintenance to all types of foundations should be ongoing during the life of the structure. Drainage patterns should be directed away from all sides of the foundation with graded slopes directing run-off away from foundation.

It is important to note that the inspection of the foundation performed today is not a structural engineering survey nor was any sub-grade or sub-slab plumbing or electrical systems evaluated during the performance of this visual inspection as these are specialized processes requiring excavation.

In the event that structural movement is observed in the future, client is advised to consult with a structural engineer who can isolate, identify causes, and determine what corrective measures should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

- Drainage patterns observed appear to be away from slab on all elevations.

FOR YOUR INFORMATION - Normal industry standards indicate water can pond in yards during rainstorms, but if the water does not dissipate within 24 hours after the rain stops from either soil absorption, or natural drainage runoff, then a ponding issue exists. Suggest monitoring rain conditions on a regular basis to determine if a ponding problem exists. If so, then further review by a qualified irrigation / drainage specialist would be advised.

C. Roof Covering Materials

- Asphalt Composition
- On Roof Top
- Deficient

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- The roof was visually inspected. No shingles were lifted to determine type of fasteners due to possible damage to the shingle or method of fastening. Flashings and counter-flashings appear to be performing their intended function. In the Texas Gulf Coast area, the typical life expectancy of premium grade asphalt composition shingles is approximately 15 -25 years.

IMPORTANT INFORMATION CONCERNING ROOFS: According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing "experts" agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non-invasive inspection. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes.

It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information.

It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof. Remember that a roof may have more than one age. Buyer should be careful to obtain disclosure information with regard to the age of all sections of the roof. Obtaining this information and sharing it with the home inspector prior to actual inspection will aid him in providing the buyer with a more thorough assessment of the roof and, hopefully, reduce the number of roof related complaints after the sale. Keep in mind, the home inspector is NOT routinely a recipient of disclosure information.



I = Inspected

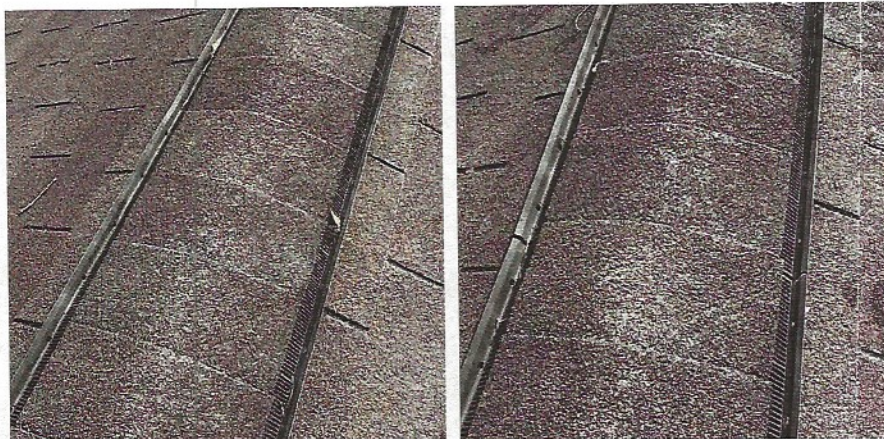
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- 1. Granular erosion observed on shingles, indicating shingles may have exceeded their useful life expectancy (see photo) Recommend further review by a qualified roofing contractor to determine if repairs can be made or if removal and replacement of shingles is needed.



- 2. Damaged shingles were observed in one or more locations on the surface of the roof (see photos). Recommend consulting with a qualified roofer regarding this condition.



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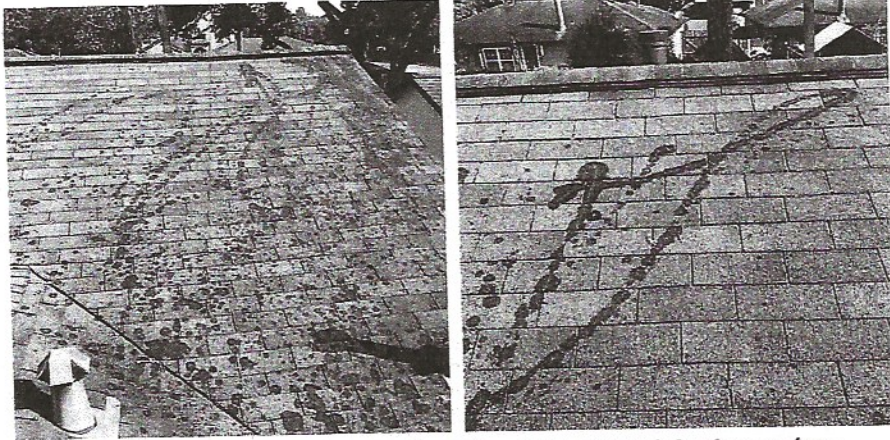
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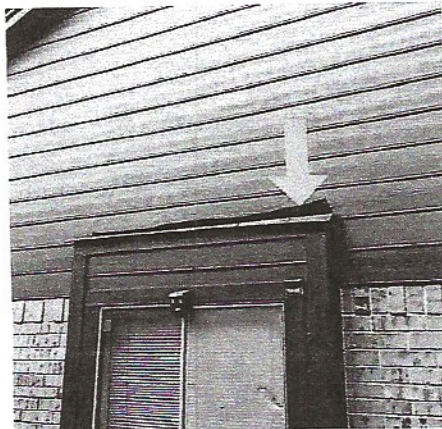
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- 3. Unusual staining was observed on the surface of the roof (see photos). The cause of this staining was not determined at the time of inspection. Recommend consulting with a qualified roofer regarding this condition.



- 4. Lifted flashing was observed at the right side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.



D. Roof Structures and Attics

- ⊙ Access via Folding Stairway
- ⊙ Average depth of insulation observed between 2"-4"

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- The method of inspecting the attic space was direct access via folding stairway in the garage.

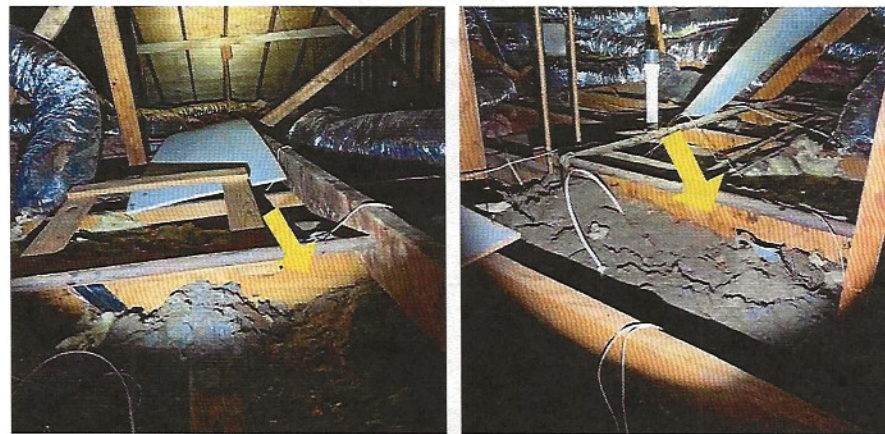
Attic ventilation is achieved by a combination of perimeter soffit vents and ridge vents.

Attic insulation is loose-fill fiberglass and vertical batt insulation.

Some areas of the attic were inaccessible at time of inspection due to the positioning of HVAC equipment, low clearance, or personal stored items. Due to obstructed and / or limited attic access, the inspector was unable to inspect all areas of the roof decking, rafters, supports, and other components such as plumbing, HVAC ducts and electrical.



- **1. Insulation was observed to be of inadequate depth in the attic space (see photo). Typically insulation in the attic space should be even with, if not above, joists. Suggest adding insulation in attic space. Recommend consulting with a qualified contractor regarding this condition.**



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- 2. Potential rodent droppings were observed in the attic space at the time of inspection (see photo). Recommend consulting with a qualified contractor regarding this condition.



E. Walls (Interior and Exterior)

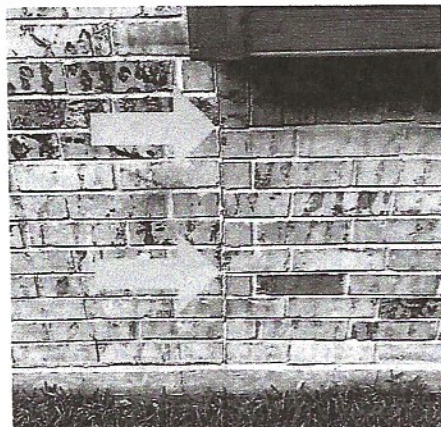
Comments:

- Exterior Wall Type(s) - Combination of Brick and wood.

Interior Wall Type(s) - Wood stud and drywall

SUGGESTED CARE AND MAINTENANCE - In the Texas Gulf coast area, proper care and maintenance of wood products is critical to the prevention of wood decay (dry-rot). Seal all penetrations, joints and corners to prevent water infiltration; repair / replace any damage to wood surfaces immediately, and repair / replace sealants / caulking as soon as cracks appear, or sealant material gets brittle.

- 1. Expansion joints in masonry veneer are not sealed (see photo). Recommend sealing all expansion joints with good, exterior grade sealant to prevent moisture and pest intrusion at expansion joint.



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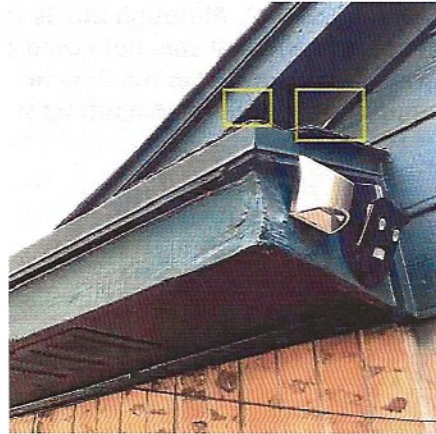
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- 2. Wood rot was observed at fascia trim on the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.



- 3. Signs of rodent damage was observed at fascia trim on the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.



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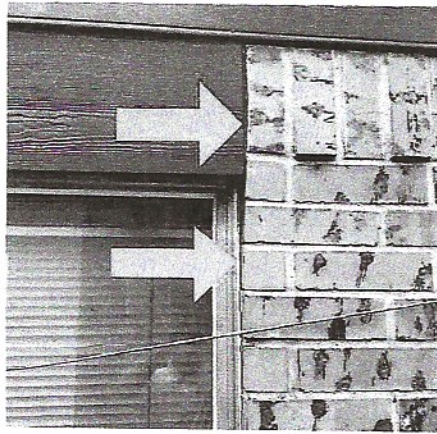
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- 4. Settlement cracks were observed in the brickwork on the left side of the home (see photo). Although this is indicative of foundation movement, excessive movement was not noted and the foundation appears to be performing as intended at the time of inspection. Recommend consulting with a qualified contractor regarding this condition.



- 5. Separation was observed between the window frame and the brick wall on the left side of the home (see photo). Although this is indicative of foundation movement, excessive movement was not noted and the foundation appears to be operating as intended at the time of inspection. Recommend consulting with a qualified contractor regarding this condition.



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- 6. Signs of minor moisture intrusion were observed at the window sill in the dining room (see photos). This is a common occurrence with single pane windows. Recommend consulting with a qualified contractor regarding this condition.



- 7. The painted walls in the garage are peeling (see photo). This is likely caused by high humidity or improper installation. Recommend consulting with a qualified contractor regarding this condition.



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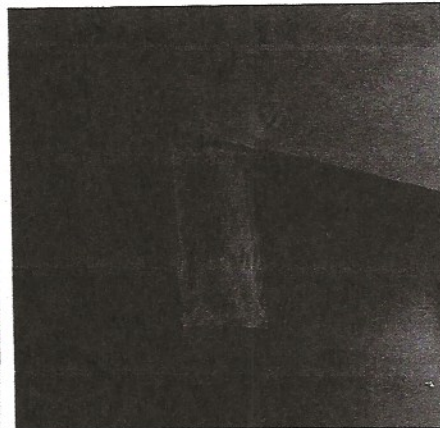
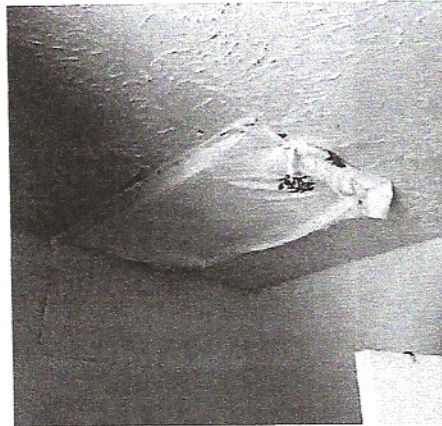
F. Ceilings and Floors

Comments:

- 1. Damage to the ceiling was observed in the laundry room (see photo). This was likely caused by someone stepping through the ceiling from the attic space. Recommend consulting with a qualified contractor regarding this condition.



- 2. Coverings were observed at the ceiling in three different locations in the master bathroom and bedroom (see photos). The need for these coverings was not determined at the time of inspection.



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• 3. Cracked or damaged tiles were observed in one or more locations around the home (see photos). Recommend consulting with a qualified contractor regarding this condition.



G. Doors (Interior and Exterior)

Comments:

• 1. The left door to the study is off the tracks and does not close as intended (see photo). Recommend consulting with a qualified contractor regarding this condition.



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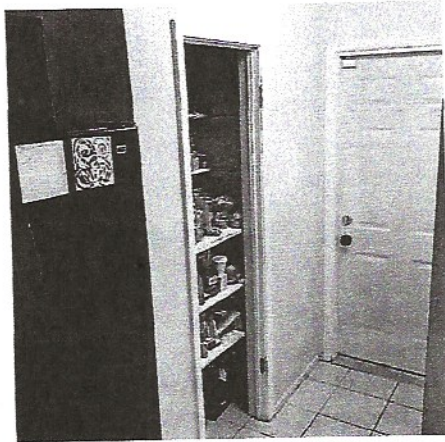
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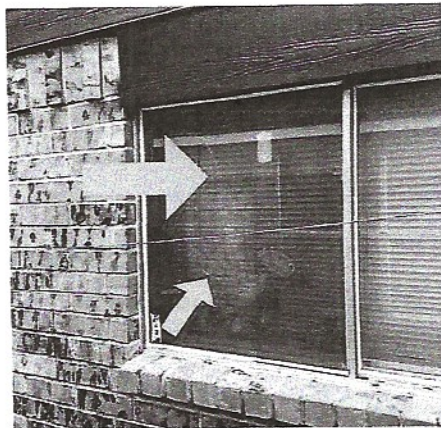
- 2. The door to the kitchen pantry is missing (see photo). Recommend consulting with a qualified contractor regarding this condition.



H. Windows

Comments:

- Windows are aluminum frame with single pane. At the time of this inspection, the windows were performing their intended function.
- 1. A cracked window pane was observed at the left side of the home (see photo). Recommend consulting with a qualified contractor regarding this condition.



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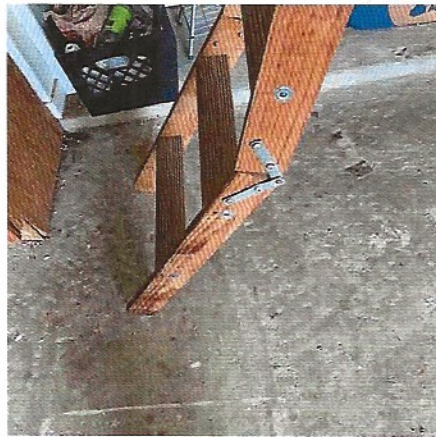
I. Stairways (Interior and Exterior)

Comments:

- Folding attic stairway located in the garage. The stairs are not fire-rated.



- 1. The stairs were observed to be weak when opened (see photo). This is considered a safety hazard. Recommend consulting with a qualified contractor regarding this condition.



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J. Fireplaces and Chimneys

Comments:

- Fireplace is metal pre-fab wood burning type with natural gas log-lighter. Damper opens and closes properly.

SPECIAL NOTE: Draw of the of the fireplace was not tested and could not be determined at the time of this visual inspection. The interior of chimneys and their flue liners are not visible during this type of inspection. Suggest obtaining the services of a qualified chimney sweep or other qualified contractor to perform a complete inspection and tune up of your fireplace prior to using the fireplace for the first time.

CARE AND MAINTENANCE - Dirty chimneys can be a potential fire hazard due to the accumulation of combustible resins & creosote build-up from the exhaust of burning woods. Consideration should be given to having annual checkups by a qualified chimney sweep if fireplace is used on a regular basis.



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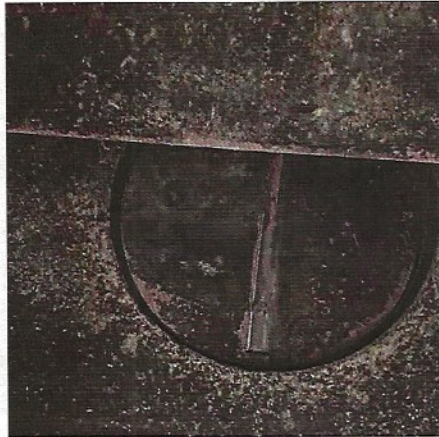
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I NI NP D*

- 1. Damper Clamp missing in fireplace. Where gas logs are installed in an existing fireplace, the fireplace damper must be permanently opened or removed so that the exhaust can go up the chimney. A damper clamp is required by code when artificial gas logs are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. The by-product from combustion is carbon monoxide. Remember that carbon monoxide is a poisonous and odorless gas. Recommend adding damper clamp, as required by code.



-

K. Porches, Balconies, Decks, and Carports

Comments:

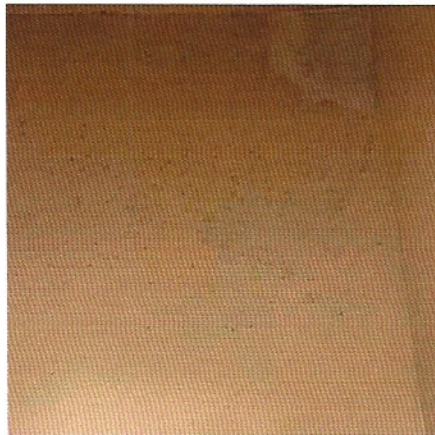
- DRIVEWAYS / SIDEWALKS / PORCH / PATIO - Normal wear and tear for age. Minor cracking, heaving, and / or settlement observed, but was not significant enough at time of this inspection to be considered a safety hazard.

-

L. Other

Comments:

- 1. Possible mold-like growth was observed in the hall bathroom closet (see photos). Recommend consulting with a qualified contractor regarding this condition.



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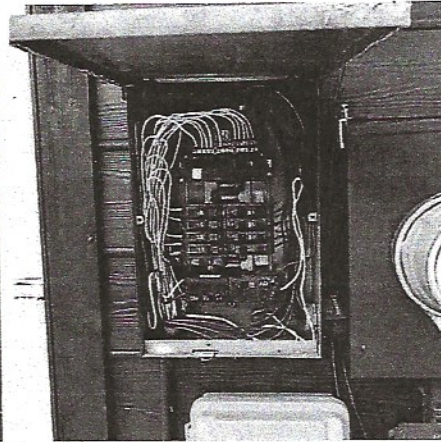
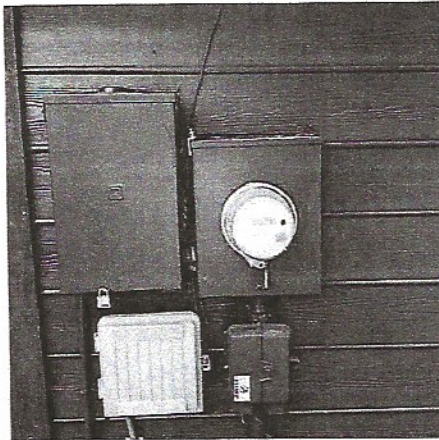
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

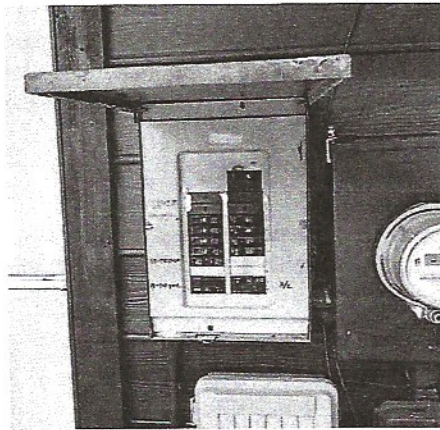
Comments:

- Electric Service wiring is run underground to meter can located on rear elevation. Wiring loop from the meter can to the main distribution panel is properly sized and is aluminum.

Main breaker is 150 amps (see photo).



- 1. Panel was not labeled properly at time of inspection (see photo). Recommend labeling by a qualified person or electrician.



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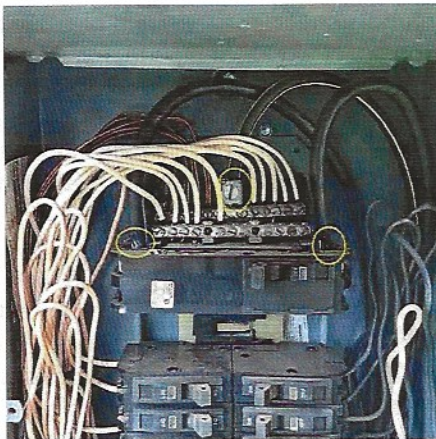
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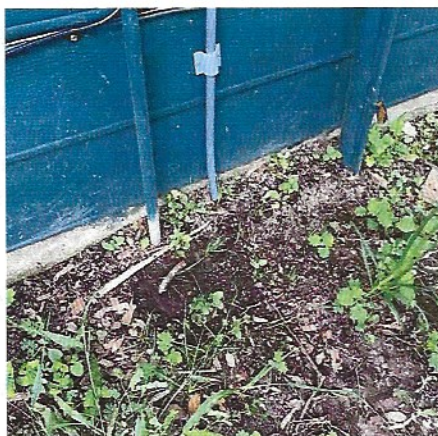
D = Deficient

I NI NP D*

- 2. Anti-oxidant paste missing at main aluminum conductor terminals in panel (see photo). Wires should be fully dipped in anti-oxidant paste to prevent oxidation from occurring. Recommend having a qualified electrician apply paste properly, as needed.



- 3. A visible and verifiable ground rod was not observed at the time of inspection (see photo). Recommend consulting with a licensed electrician regarding this condition.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- IMPORTANT NOTICE (PLEASE READ) - As of 2/1/09, the TREC "Standards of Practice have changed with respect to the requirements for "Arc-fault circuit interrupting (AFCI) devices". They are now required and should be installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Any home built prior to 2/1/09 has to be reported by inspectors as being deficient with respect to this new standard. Please refer to the attached "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES".

GFCl and AFCI are specialized electrical safety devices with very different purposes. Let's take a look at how each is used in the home as well as how

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

they work.

A GFCI, or ground fault circuit interrupter, is an inexpensive device that is designed to protect people from electrical shock in the home. GFCI receptacles should be installed in any area with potential risk for electrical shock with a direct path to the ground, especially areas with plumbing. These are commonly installed in bathrooms, along kitchen counters, in garages, unfinished basements, outdoor outlets and near swimming pools and spas. A GFCI monitors the electrical current leaving from and returning to the receptacle, which should be the same. If there is a mismatch in the currents, the GFCI will shut off the receptacle immediately, protecting people from serious electrical shock.

GFCIs have various configurations, including the standard GFCI receptacle with "test" and "reset" buttons. Homeowners should test these monthly to ensure proper operation. If the GFCI fails to trip or can't be reset, it should be replaced. There are also remote GFCIs, which protect standard receptacles in the circuit. These should always have a visible label indicating GFCI protection, because there is no way to tell just by looking that it is or isn't protected. Another option is a GFCI breaker, which is installed at the electrical panel and protects the entire circuit. These can be identified by the presence of test and reset buttons.

An arc fault circuit interrupter, or AFCI, is designed to prevent electrical fires in the home. This is a relatively new type of circuit breaker that detects arcing in an electrical circuit, shutting down the affected circuit before it causes a fire. Arcing can be caused if an electrical cable is punctured or cut by something as simple as hammering a nail into a wall. Other potential causes of arcing include frayed extension cords, loose electrical connections, and old and/or cracked insulation on electrical wires and cables.

An AFCI breaker fits into the electrical panel in place of a standard circuit breaker. AFCI breakers are much larger than standard breakers and have a test button. They may not be available for older electrical panels, so retrofitting with AFCI breakers is not always possible. In addition, old wiring may have been subjected to years of poorly-executed modifications, which AFCIs may or may not compensate for. It is always best to check with a qualified electrician who can assess your panel and electrical components before making the decision to install AFCI breakers.

SMOKE ALARMS / DETECTORS - Smoke alarms are an important defense against injury or death in house fires. Statistics from the National Fire Protection Association show that nearly two-thirds of home fire fatalities occur in homes with non-working or missing smoke detectors. Most building codes now require smoke detectors in all residential structures, which has resulted in a steep drop in fire and smoke-related deaths. Homeowners should check with their local public safety office or fire department for specific information on these requirements.

Most municipal jurisdictions throughout the United States have adopted the International Residential Code (IRC) as the standard building code by which they operate.

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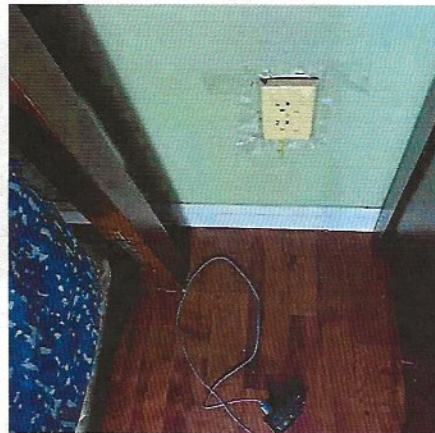
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In new home construction, the IRC requires hard wired (with battery backup), interconnected (when one alarm goes off, all interconnected alarms go off) smoke alarms on the ceiling in each sleeping room; outside every sleeping area, and on each level of the residence. The newest type of interconnected smoke alarms are wireless. This technology allows detectors to communicate with one another and, like their hard-wired cousins, will sound all of the units at the same time even if just one is triggered initially. In older homes, hard-wired, interconnected smoke alarms were not required. However, buyers should consider the safety benefits of having their older homes upgraded.

There are two primary types of smoke alarm technology: ionization and photoelectric. According to the National Fire Protection Association, ionization alarms are more responsive to flames, while photoelectric alarms are more sensitive to smoldering fires. For the most comprehensive protection, both types or a combination unit should be installed.

Smoke alarms are sensitive devices and, therefore, their effectiveness diminishes with age. Industry standards recommend the replacement of smoke detectors every 10 years. If you are not sure of the age of your smoke alarms, replace them.

- **1. Several receptacles throughout the home were covered in tape (see photos). The reason for this was not determined at the time of inspection.**



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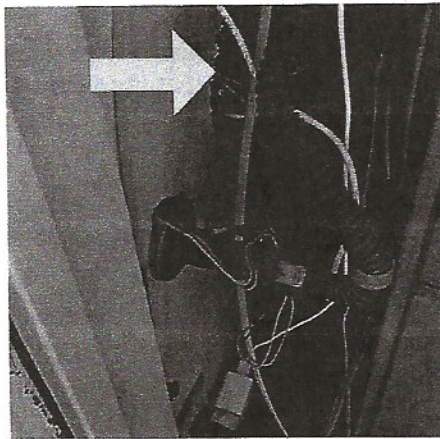
D = Deficient

I NI NP D*

- 2. Where light bulbs are present in clothes closets, globes are needed over them (see photo). This is considered a fire hazard. Recommend installing globes.



- 3. Proper coverplates observed missing at junction boxes in AC closet (see photo). Recommend installing coverplates, as needed.



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

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

I NI NP D*

- Normal temperature differential for the heating system should be between 35 and 55 degrees. At the time of this inspection, the HVAC heating system was performing its intended function and was operating within acceptable parameters.

Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Performing regular HVAC system maintenance not only helps to ensure that equipment is operating correctly, but it also serves to help maintain system performance and prolong life expectancy. Consideration should be given to having HVAC checked at least two times a year, at start of cooling season, and at the start of heating season.



I = Inspected

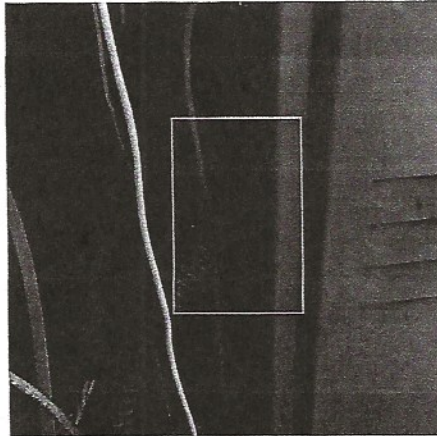
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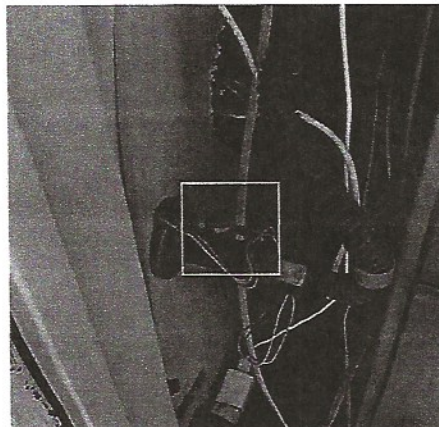
D = Deficient

I NI NP D*

- 1. The gas line entering the furnace compartment is flex pipe and should be hard pipe (see photo). This is a potential safety hazard. Recommend consulting with a qualified contractor regarding this condition.



- 2. An unapproved gas valve was observed at the gas line feeding the gas furnace (see photo). Recommend consulting with a qualified contractor regarding this condition.



- 3. There was no gas drip leg at or near gas connection to furnace. Recommend further review by a qualified plumbing contractor to install gas drip leg at furnace connection.

B. Cooling Equipment

Type of Systems: Forced air electric, Split system central air conditioning

Comments:

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NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

- Normal temperature differential for the cooling system should be between 15 and 20 degrees. At the time of this inspection, the HVAC cooling system was performing its intended function and was operating within acceptable parameters.

The life expectancy of an air conditioning unit will vary, depending on how it was maintained previously, but generally ranges between 15 - 20 years.

SPECIAL NOTE - Open ended conduit present at primary drain line for evaporator coil (see photo). A cup of Clorox should be poured into open end once or twice a year to prevent algae and / or moss buildup to develop in drain line.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit.

An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall life-span of your equipment.

Dirty blower components produce inadequate airflow resulting in system efficiency losses and increased operating costs. Performing regular HVAC system maintenance not only helps to ensure that equipment is operating correctly, but it also serves to help maintain system performance and prolong life expectancy.

Consideration should be given to having HVAC checked at least two times a year, at start of cooling season, and at the start of heating season.



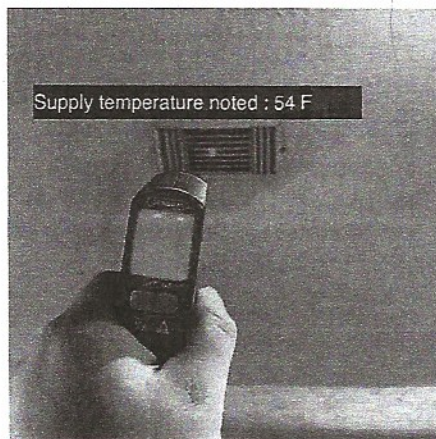
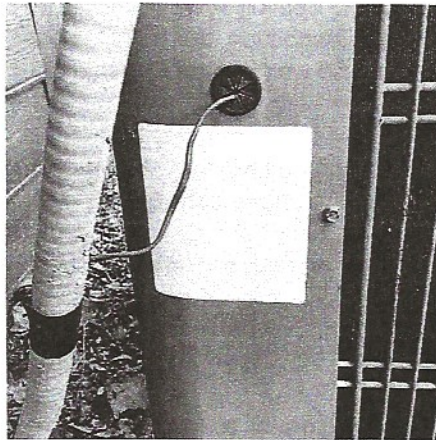
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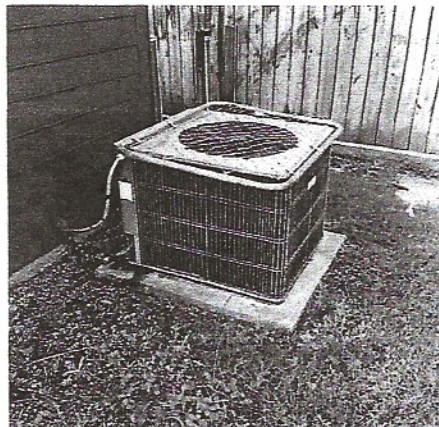
NP = Not Present

D = Deficient

I NI NP D*



- 1. The condensing unit cage is rusted excessively (see photo). This is an indication of old age. Recommend consulting with a qualified contractor regarding this condition.



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I NI NP D*

- 2. The gate on top of the condensing unit should be removed (see photo). This could potentially impede operation. Recommend removing.



- 3. Refrigerant pressure lines at exterior condenser observed with damaged or missing insulation (see photo). Recommend replacement of insulation, as needed.



C. Duct Systems, Chases, and Vents

Comments:

- Flexible-type insulated ducting was observed. No loose fittings or damaged / crimped HVAC ducts were observed that could be seen.

SPECIAL NOTE: This inspector is not an indoor air quality specialist or a certified mold inspector and no comment will be made regarding these or other related issues. The inspector cannot see inside the HVAC equipment or ductwork and, therefore, cannot comment on what cannot be seen. No destructive investigation can be performed by this inspector. A portion of the ductwork could not be evaluated due to personal stored items, inaccessible areas or lack of floor decking (safety issue).

CARE AND MAINTENANCE - Check return air filters monthly; replace if dirty. Clean air filters will, not only promote a better indoor air quality, but will help prolong the life expectancy of HVAC equipment.

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I NI NP D*

- 1. The return chase is not sealed with fire-blocking (see photo). Recommend consulting with a qualified contractor regarding this condition.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Location of water meter: Next to street

Location of main water supply valve: Wall of garage

Static water pressure reading: 40 to 50 psi at time of inspection

Comments:

- WATER SUPPLY SYSTEM - At the time of this inspection, there were no deficient items observed.

FIXTURES - At the time of this inspection, fixtures throughout residence were performing their intended function.

Plumbing supply for the home is copper.

- 1. Inside tub and shower enclosures, handles and faucets should be sealed to the wall (see photo). Recommend consulting with a qualified contractor regarding this condition.



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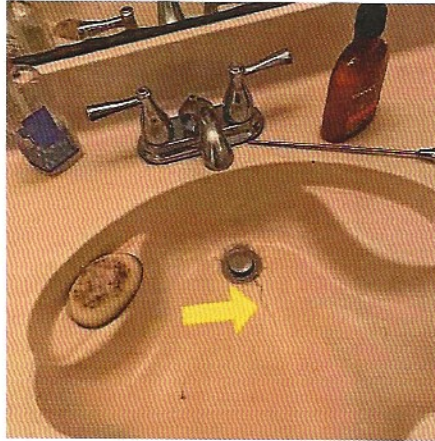
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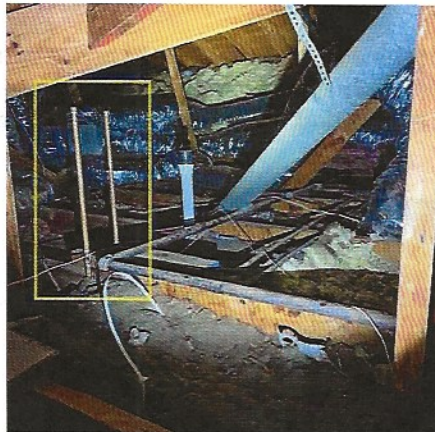
D = Deficient

I NI NP D*

- 2. Spider cracks were observed in the hall bathroom sink (see photo). Recommend consulting with a qualified contractor regarding this condition.



- 3. Visible portions of water distribution piping observed in attic areas were not insulated and could be a potential problem if a hard freeze were to occur (see photo). Recommend insulating exposed piping in attic areas.



I = Inspected

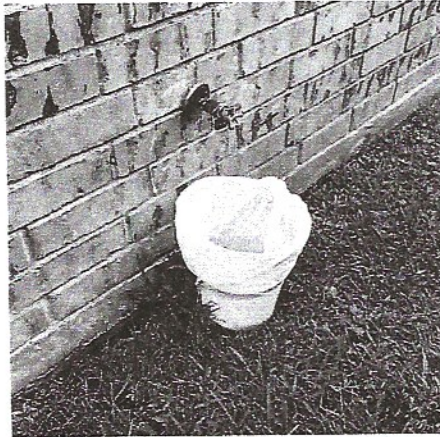
NI = Not Inspected

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I NI NP D*

- 4. One dripping faucet was observed at the left side of the home (see photo). Repair or replacement is needed. Recommend consulting with a qualified contractor regarding this condition.

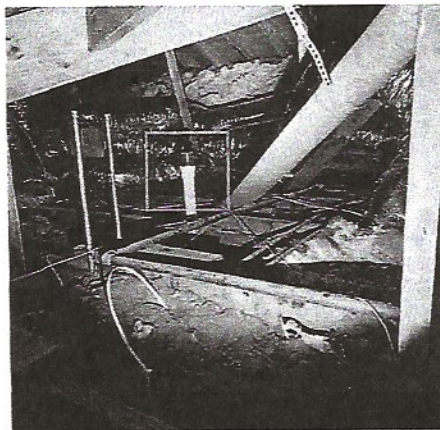


B. Drains, Wastes and Vents

Comments:

- The majority of the drain waste piping was concealed throughout dwelling. Type of drain material concealed could not be determined by inspector. Visible drain waste piping is PVC.

- 1. PVC drain waste piping in the attic space was observed venting directly in the attic space (see photo). This is improper practice. Recommend consulting with a qualified contractor regarding this condition.



C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallon

Comments:

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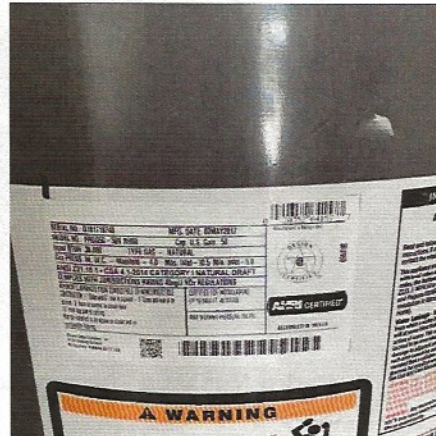
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I NI NP D*

- Hot Water Heater is natural gas fired and is located in the garage (see photos).

SPECIAL NOTE: The Pressure Relief Valve located on the water heater was not tested by this inspector; If the lever were opened, there is the possibility of the valve not re-seating properly resulting in potential water damage.



- 1. A drain pan is missing underneath the water heater (see photo). Recommend adding a safety pan.



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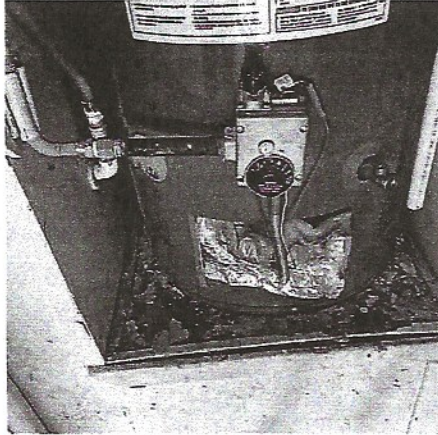
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- 2. There was no gas drip leg at or near gas connection to water heater (see photo). Recommend further review by a qualified plumbing contractor to install gas drip legs at water heater connection.



D. Hydro-Massage Therapy Equipment

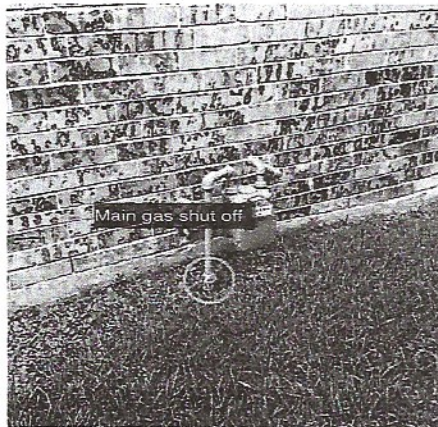
Comments:

- Whirlpool-type Hydro-Therapy Equipment not installed in residence. No evaluation performed.

E. Other

Comments:

- Gas Meter located on right side. At the time of this inspection, there were deficiencies found.



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V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was tested for a full cycle, in normal mode, and appears to be functioning as intended at time of inspection.

CARE AND MAINTENANCE - Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak, further evaluation by a qualified service tech would be advised.



B. Food Waste Disposers

Comments:

- Disposal was tested and appears to be functioning as intended at time of inspection.



C. Range Hood and Exhaust Systems

Comments:

- Not present at the time of inspection. No evaluation performed.

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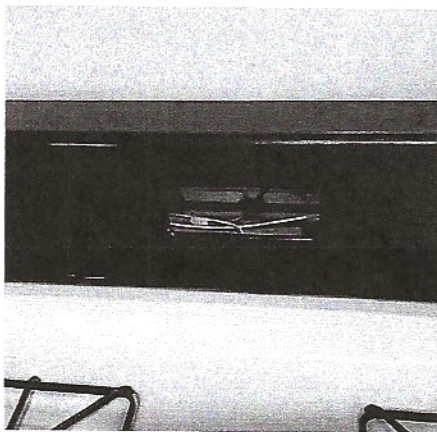
D. Ranges, Cooktops, and Ovens

Comments:

- RANGE - Electric Slide-in range. Cook-top stove elements were tested and are operational at this time. Oven was tested at a Bake setting of 350 degrees. Measured 375 degrees F, which is considered to be within normal operating parameters. Suggest keeping this in mind when baking.



- 1. The control board is missing (see photo). Recommend consulting with a qualified contractor regarding this condition.



E. Microwave Ovens

Comments:

- A built-in microwave was not present at the time of inspection. No evaluation performed.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fans, where present, were tested and were operational at time of inspection.

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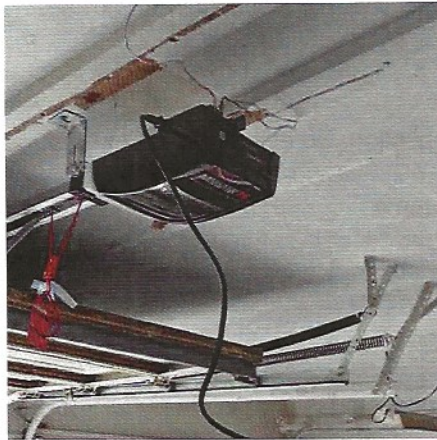
I NI NP D*

G. Garage Door Operators

Comments:

- Automatic Garage Door operator was tested and operates normally. Photo-electric sensors performed as intended. Automatic reversing feature performed as intended.

CARE AND MAINTENANCE - Automatic garage door operator safety stops should be checked regularly and adjusted as required in order to ensure functionality and pressure sensitivity. For safety reasons, test regularly to make sure photo sensors and automatic reversing feature are functioning properly.



H. Dryer Exhaust Systems

Comments:

- Dryer Vent was observed and is concealed within wall. Exterior vent cover observed on the right slope of roof. Unable to verify if vent system is clean and functioning as intended.

I. Other

Comments:

- REFRIGERATOR / FREEZER - Refrigerator / Freezer appears to be functioning normally at time of inspection.



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Not present at the time of inspection. No evaluation performed.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

- Not present at the time of inspection. No evaluation performed.

C. Outbuildings

Comments:

- Not present at the time of inspection. No evaluation performed.

D. Private Water Wells

Comments:

- Not present at the time of inspection. No evaluation performed.

E. Private Sewage (Septic) Systems

Comments:

- Not present at the time of inspection. No evaluation performed.

F. Other

Comments:

- Not present at the time of inspection. No evaluation performed.



Inspection #: 52849-1-145