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PROPERTY INSPECTION REPORT

174 Almondell Way
Magnolia, TX 77354

Inspection Performed For:
Greg Huckabay

Report Number: 111518-Huckabay

PROPERTY INSPECTION REPORT

Prepared For: Greg Huckabay
(Name of Client)

Concerning: 174 Almondell Way, Magnolia, TX 77354
(Address or Other Identification of Inspected Property)

By: John Nobles, Lic #6907 11/15/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The House in Perspective:
For the purpose of this report, it is assumed that the house faces North.

Brief Description of House:
Two story single family residence, attached garage, Brick/Cement Type/Wood type exterior siding, Asphalt Shingle Composition/Metal type roof covering.

Weather Conditions During Inspection:
Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 54 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Persons present at time of inspection:
☑ Client / ☐ Clients Agent / ☐ Seller / ☐ Listing Agent / ☐ None / ☐ Other

Client's Agent Name:

Purpose of Inspection:
☑ Purchasing House / ☐ One Year Warranty / ☐ Pre-Listing / ☐ Reinspection
☑ Existing House / ☐ New House / ☐ Town Home/ Condominium / ☐ Mobil Home
☐ Property was occupied/staged at the time of inspection.
☑ Property was vacant at the time of inspection.

Inspection Agreement:
☑ Signed at time of inspection / ☐ Received by email or mail / ☐ Not received, not on file.

Note(s):
Comments within the report that have bullets next to them are deficiencies noted to that item or component.

This report was prepared on a computer. Infrequently, a word or part of a sentence may be accidentally deleted or altered during editing. Should you encounter such a condition regarding these issues, please contact ALL-TEX Home Inspections as soon as possible. The necessary corrections will be made and you will be provided with a corrected report.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on Grade
Method of Inspection: Visual inspection of the exterior and interior.
Comments:

- Cracked corners were noted along the foundation (also known as a wedge or toe cracks). These cracks are common and usually occur as a result of thermal expansion and cooling of the exterior brick veneer walls. As preventative measures, the cracks should be properly sealed to reduce the risk of water penetration and insect activity.

(See Exhibit Below)

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Performance Opinion

The performance of the foundation appeared to exhibit some minor movement and/or settlement based on limited visual observations. Evidence of structural movement was noted along some of the interior and exterior stress indicators known to be related to foundation performance at the time of inspection (cracks/separations/expansion joint separation along exterior walls, binding/out-of-square/non-latchng doors). These conditions require further investigation.

This is a cursory inspection only, and should not be considered as an engineering report or foundation analysis. The use of measuring devices to determine the rate or degree of movement or performance is beyond the scope of this inspection. The expressed opinions are based on observations of conditions known to be related to foundation performance using the knowledge and experience of the inspector. The client is encouraged to retain the services of a qualified structural engineer to further evaluate the foundation performance prior to closing.

In addition, most builders provide a 10 year structural warranty on foundations. The builder/seller should be consulted to determine if any warranties exist. If there is an existing warranty, the builder should also be consulted with issues pertaining to the foundation.

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Causes of Foundation Movement

Foundations are designed to transfer the weight of the structure and contents to the underlying soil or rock. In the southern United States most foundations constructed today are slab-on-grade.

Swelling and shrinking of expansive soils underlying the foundation are the primary causes of foundation movement throughout the south. Expansive clay soils swell when soil moisture levels increase and shrink when moisture levels decrease resulting in lifting or settlement of the foundation. The second most frequent cause of foundation movement is consolidation of improperly compacted soil or rock fill, which can cause portions of the foundation to settle.

Because the foundation transfers the weight of the structure and contents to the underlying soil, the foundation will move when the soils move. If the foundation moves uniformly and does not deflect or become unlevel the foundation is performing as designed. If some parts of the foundation move more than others then the foundation is undergoing differential movement. It is this differential movement that damages the foundation and the cosmetic finishes throughout the home.

Limiting Differential Movement

Because soil moisture variations cause swelling and shrinking of the soils supporting your foundation anything you can do to minimize those moisture variations will also minimize foundation movement. The three most common things you can do to minimize foundation movement are:

-Water your lawn and the areas adjacent to your foundation uniformly during dry periods.

-Make sure that surface water cannot pond against the perimeter of the foundation. The soil at the foundation perimeter should be higher than the surrounding soils so surface water will drain away from the foundation.

-Large trees or extensive plantings of shrubs in close proximity to the foundation can result in drying of the soils under the perimeter of the foundation. The shallow roots of these trees and shrubs extend under the foundation and decrease soil moisture levels. Normally trees should be planted at a distance from the foundation equal to their mature height. If existing trees or shrubs are affecting the stability of your foundation, a barrier trench can often be installed between the trees and foundation.

Note: Plumbing leaks beneath the foundation can cause lifting of portions of the foundation. In extreme circumstances excessive moisture may cause a loss of bearing capacity and result in foundation settlement.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to enter a crawl space or any areas where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to the foundation performance.

The visibility of the foundation's exterior perimeter beam was limited at the time of inspection due to high soils/constructed decks/poured concrete flatwork/storage/locked neighboring gates on zero lot lines/installed skim coating along foundation perimeter beam/dense or neglected vegetation growth.

Due to the nature of the clay soils in this region, the installed sprinkler system should be used as a method of controlling the soil moisture content around the perimeter beam of the foundation, especially during this area's dry summers. This is very important to maintain a healthy foundation.

Typically, most Builder's provide structural/foundation warranties with their homes. It is recommended that the builder/owner be consulted as to any warranties that may come with the house.

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☑	☐	☐	☑

B. Grading and Drainage

Comments:

Grading / Drainage

- Previous standing water was noted along the final grading/yard (Left Side of House, Right Side of House). This condition requires further investigation and repairs undertaken as necessary to ensure proper water drainage to the street and prevent water pooling.

(See Exhibits Below)

- The soil level at the foundation is too high (Various Locations). Under current building standards/practices the exposed height of the exterior perimeter beam of the foundation should be maintained a minimum of 4 inches above the soil level for concrete or masonry type siding, and a minimum of 6 inches above the soil level for wood type siding.

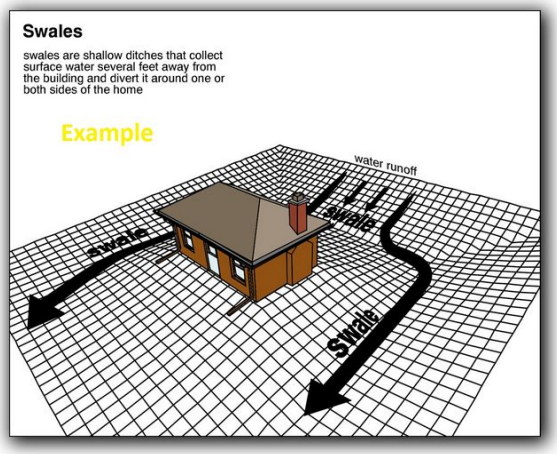
(See Exhibit Below)

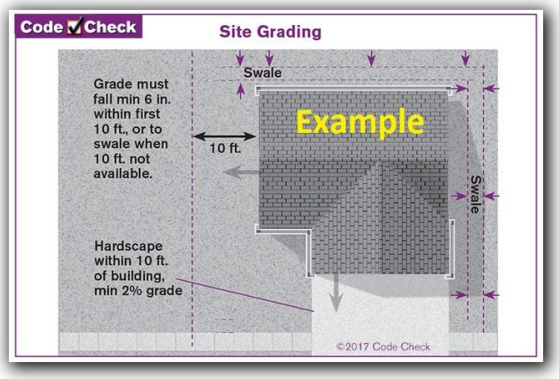
- The slopes along some of the designed grading swales appeared to be inadequate. Grading swales should be sloped properly as to direct the water shed away and off the property. This condition requires further investigation and repairs undertaken as/if necessary.

See Exhibits Below

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

I	NI	NP	D





- Evidence of previous standing water was noted along some of the flatwork. This condition requires further investigation to determine the source of the effective areas and repairs undertaken as necessary to ensure proper water drainage to the street and prevent water pooling.

(See Exhibits Below)

A qualified company should be consulted to further evaluate these conditions and remedies available for correction if necessary.

Gutters

- Some of the gutters require cleaning. This should be part of a regular maintenance program.
- Some of the gutter downspouts are not properly connected to the French drains. It is recommended that these conditions be further investigated and repairs undertaken as necessary to direct water drainage away from the foundation of the house.

(See Exhibit Below)

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I	NI	NP	D

A qualified company should be consulted to further evaluate these conditions and remedies available for correction if necessary.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or performance of underground or surface drainage systems.

Proper grading promotes the flow of storm water away from the house. This can usually be accomplished by the addition or removal of top soil or a French drain system. The ground should slope away from the house at a rate of 6 inches for the first 10 feet. The exposed height of the exterior perimeter beam of the foundation should be maintained a minimum of 4 inches above the soil level for concrete or masonry type siding, and a minimum of 6 inches above the soil level for wood type siding.

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

Types of Roof Covering: Asphalt Shingle Composition/Metal
Viewed From: Roof Level/Walked/Ladder at Eave Edge of Roof/Ground Level with Binnoculars/Aerial Camera
Comments:

Roof Covering

- Trees should be properly trimmed to maintain a minimum clearance of 3-5 feet from the roof structure and covering. This should be part of a regular maintenance program to reduce the risk of damage.
- Lifting/Buckling shingle tabs were noted along some of the roof structure slopes. These conditions should be corrected as to promote proper water drainage, and reduce the risk of water penetration and damage from high wind conditions.

(See Exhibit Below)

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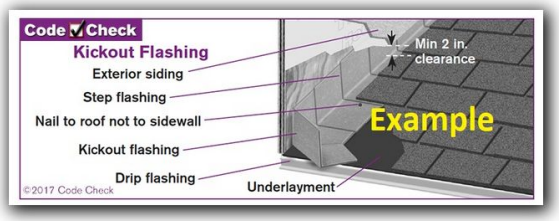
A qualified roofing company should be consulted to further evaluate these conditions and remedies available for correction.

Flashing

- The kick-out flashing appeared to be missing or not installed at some of the eaves and vertical wall junctions. This type of flashing helps minimize the water exposure along the walls below the roof eaves.

See Exhibits Below



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- All exposed nail heads along the roof flashing and roof jack flanges should be properly sealed to reduce the risk of water penetration.

(See Exhibit Below)

- Some of the flashing is loose and not properly secured to the roofing material. These conditions should be repaired to reduce the risk of water penetration and promote proper water drainage from the roof covering material.

(See Exhibit Below)

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

I	NI	NP	D

- The rubber type roof jack collars at some of the plumbing vents appear to be weathered/cracked and not properly sealing around the vent pipes. These conditions require further investigation and repairs undertaken as necessary to reduce the risk of water penetration.

(See Exhibit Below)

- Damaged/missing/loose roof covering was noted along some of the slopes of the roof structure. These conditions may be the result of high traffic areas from contractors accessing the roof or falling construction debris. These areas require further investigation and repairs undertaken as necessary to reduce the risk of water penetration.

(See Exhibit Below)

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- Missing paint was noted along some of the metal flashing. All exposed metal roof flashings should be painted to reduce the risk of corrosion/degradation from weather conditions.

(See Exhibit Below)

A qualified roofing company should be consulted to further evaluate these conditions and remedies available for correction.

It appears that the roofing material exhibits signs of wear due to outside elements. The above noted conditions may influence the life expectancy of the roofing and repairs may be needed to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed if/as necessary. It is recommended that qualified roofing company be consulted to further evaluate these conditions and the remedies available for correction. The client should consult his/her insurance company as to whether the existing conditions are insurable.

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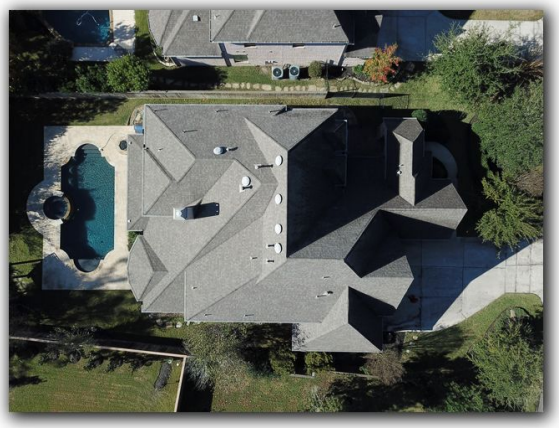

Additional Comments:

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; exhaustively examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.

Typically a random sampling of fasteners to the roof covering is performed. However, at the time of inspection the shingle tabs were properly sealed and could not be raised without causing damage to the roof covering.

Some levels of the roof structure could not be accessed or safely reached due to the steep slope design, weather conditions and/or obstructions. These levels were inspected from the ground level with binoculars and/or from a ladder at the eaves with binoculars and/or a aerial camera.

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

Viewed From: Entered the Attic Space/Some areas obstructed from view
Type(s) of Roof Structure: Conventional Joist/Rafter/Purlin System
Type(s) of Attic Ventilation: Soffit, Static
Approximate Average Depth of Insulation: 12"-14"
Approximate Average Thickness of Vertical Insulation: 6"-8"
Type(s) of Insulation: Blown & Batt
Comments:

Roof Structure / Framing

- Openings were noted along the service walkway or platform between the access door and mechanical equipment in the attic area at the time of inspection. The passageway should be constructed as continuous solid flooring with no openings. This condition should be further investigated and repairs undertaken as necessary to reduce the risk of personal injury.

(See Exhibit Below)

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A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Insulation / Ventilation

- Compressed insulation was noted in some areas of the attic. It is recommended that new insulation be installed/added in these areas to maintain the insulating value and conserve energy cost.

(See Exhibits Below)

- Some of the soffit baffles in the attic area are loose and not properly secured. “Baffles” should be installed along these areas to hold back insulation and allow for free movement of air within the roof space. It is recommended that these conditions be further investigated and improved where necessary.

(See Exhibits Below)

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A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or, provide an exhaustive list of locations of deficiencies and water penetrations.

The attic areas are inspected from the readily accessible areas only (i.e. installed service platforms, decked walkways) to reduce the risk of disturbing/compressing/damaging the installed insulation layers. The visibility of some areas of the attic space was limited at the time of inspection due to accessibility/ unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches/ installed radiant barrier or SPF systems/ storage.

Radiant barrier product was noted installed along the roof decking in the attic space. This type of application should help conserve energy cost. The visibility of the roof decking was limited at the time of inspection.

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

Comments:

Interior

- Minor damage was noted along some of the interior wall surfaces (Garage).
- Gypsum board (sheet rock) should be installed in the concealed space (closet) below the staircase as to provide adequate fire-blocking. Under current building standards/practices, fire-blocking should be provided to cut off all concealed draft openings (both vertical and horizontal) within the enclosed accessible space under stairs.

(See Exhibit Below)

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- The interior wall openings around the plumbing stub-outs should be sealed properly below all sinks. Sealing the openings will reduce the risk of drafts from within the walls and insect activity.

(See Exhibit Below)

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Evidence of patching was noted along some of the wall surfaces (Garage). The current owner/builder should be consulted regarding their knowledge of these conditions and/or any repairs that became necessary.

Exterior

- Vegetation contact was observed along some of the exterior walls. Vegetation growth should be properly maintained to provide adequate clearance from the exterior walls of the house. This will allow adequate visibility for preventive maintenance inspections and reduce the risk damage along the exterior sidings.

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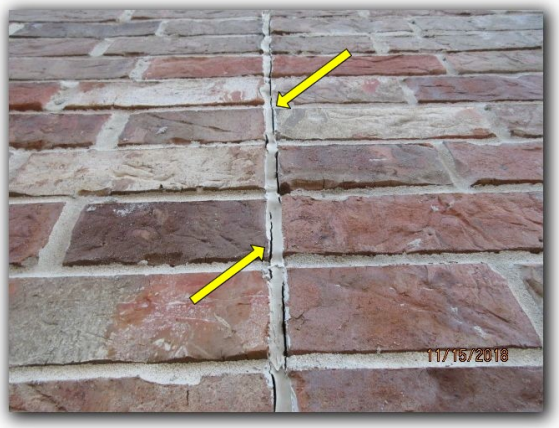
- Openings in the mortar joints were noted along the exterior brick/stone walls (Front Side of House). These conditions should be further investigated and repairs undertaken as necessary to reduce the risk of moisture penetration and insect activity.

(See Exhibit Below)

- Separations were noted along some of the brick veneer expansion joints at the time of inspection. Separations that form along the expansion joints are common, and in some cases occur with normal or abnormal settling of the structure. The separations can also be indicative of poor quality in materials and workmanship during construction. Further investigation is needed to determine the source of the affected areas. In addition, the caulking along the joints should be considered for repairs to reduce the risk of water penetration and insect activity.

(See Exhibit Below)



- The caulking was noted missing or not installed along some of the vertical siding junctions. These areas should be properly sealed to reduce the risk of moisture penetration.

(See Exhibit Below)

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- The following components/items mounted, entering or terminating along the exterior walls should be properly sealed at the wall junctions to reduce the risk of air leakage, water penetration and insect activity (Pool Equipment Panel Boxes).

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS (Interior Walls): The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.

TREC LIMITATIONS (Exterior Walls): The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; or operate a lock if the key is not available; provide an exhaustive list of locations of deficiencies and water penetrations.

The visibility of some exterior wall surfaces was limited at the time of inspection due to locked neighboring gates on zero lot lines/dense or neglected vegetation growth.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceilings

- Minor damage was noted along some of the ceiling surfaces (Garage).
- Tape and float cracks were noted along some of the ceiling surfaces (Downstairs Guest Bathroom). These are mainly cosmetic and easily repaired by routine spackling and painting.

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Evidence of patching was noted along some of the ceiling surfaces (Garage). The current owner/builder

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should be consulted regarding their knowledge of these conditions and/or any repairs that became necessary.

Floors

- Stains/damage was noted along some of the carpet coverings (Downstairs Guest Bedroom/Closet).

(See Exhibit Below)

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.

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

Comment:

Interior

- Door stops were noted missing or not installed at some of the doors. The installation of door stops is recommended as to prevent possible wall damage.
- Loose/Missing hardware was noted along the attic access door and ladder assembly. This condition should be corrected to reduce the risk of personal injury.
- The attic access door frames should be properly sealed (liquid spray foam) to reduce the risk of drafts from within the attic space/wall voids.

(See Exhibit Below)

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- Some of the doors are not latching properly (Various Interior Doors). Adjustment is needed as necessary to allow the doors to latch and close properly.
- Some of the doors were noted sticking (Northeast Bedroom). Adjustment is needed as necessary to allow the doors to open or close properly.

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Exterior

- As preventative measures, the threshold and step junctions along all exterior entry doors should be properly sealed to reduce the risk of water penetration and insect activity (Various Exterior Doors).

(See Exhibit Below)

- As preventative measures, the frame and threshold junctions along all exterior entry doors should be properly sealed to reduce the risk of water penetration and insect activity (Various Exterior Doors).

(See Exhibit Below)

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- Loose hardware was noted at some of the doors (Front Side of House). These conditions should be corrected as necessary to allow for proper operation of the doors.
- Door stops were noted missing or not installed at some of the doors. The installation of door stops is recommended as to prevent possible wall damage.
- The rubber weather strip along the bottom of some doors is loose and or damaged (Various Exterior Doors). These conditions should be corrected as necessary as to provide a proper seal along the threshold.

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS (Interior Doors): The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.

TREC LIMITATIONS (Exterior Doors): The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; or operate a lock if the key is not available; provide an exhaustive list of locations of deficiencies and water penetrations.

TREC LIMITATIONS (Exterior and Interior Glazing): The inspector is not required to exhaustively inspect insulated windows for evidence of broken seals; exhaustively inspect glazing for identifying labels; or, identify specific locations of damage.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Windows**

Comments:

- Residue/glaze/moisture was noted along the insides of some double pane insulated windows (Front Side of House, Rear Side of House). These conditions may have resulted from a damaged/defective gasket between the glass panels. When this occurs, the insulating properties (Gas) will be lost, allowing condensation to develop between the glass panels and damaging the Low E coatings. These conditions require further investigation and repairs undertaken as necessary. It is recommended that a qualified window company be consulted to further investigate all of the installed windows to insure they're performing properly prior to closing.

(See Exhibits Below)

- The frame guide balances are loose/damaged and not properly secured along some of the windows (Breakfast Room). It is recommended that the guide balances at all windows be checked by a qualified company to ensure that they are installed properly and allowing for normal operation.

(See Exhibit Below)

A qualified contractor should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

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

I	NI	NP	D

TREC LIMITATIONS (Exterior Windows): The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; or operate a lock if the key is not available; provide an exhaustive list of locations of deficiencies and water penetrations.

TREC LIMITATIONS (Exterior and Interior Glazing): The inspector is not required to exhaustively inspect insulated windows for evidence of broken seals; exhaustively inspect glazing for identifying labels; or, identify specific locations of damage.

Every effort is made to inspect the operation of each window. However, this may not be possible due to the location or proximity of furniture, security devices, decorative window treatments, etc.

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

Comments:

Stairways (Interior)

The components of the stairways appeared to be generally adequate and performing as intended at the time of this inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

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

Comments:

- The damper safety clip devise was noted missing or not installed along the damper at the time of inspection. This safety device prevents the damper from completely closing and ensures that ventilation is provided at all times.

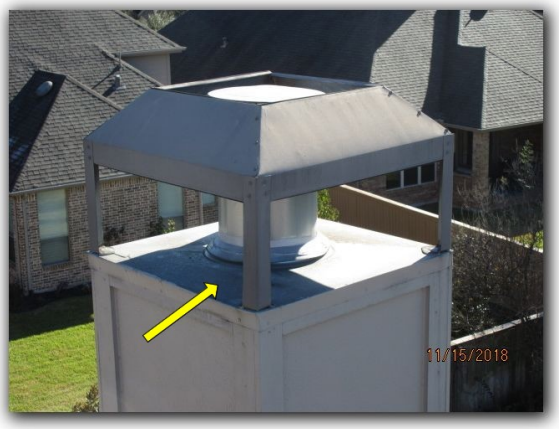
(See Exhibit Below)

- Missing paint was noted to the metal chimney cap. As preventative measures, it is recommended the metal chimney cap be painted to reduce the risk of corrosion/degradation from weather conditions.

(See Exhibit Below)

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

I	NI	NP	D



- The pilot for the unit was shut off at the time of inspection. As a result the decorative gas log fireplace unit was not operated/ cycled. It is recommended that this condition be further investigated to that all of the components to the unit are properly functioning prior to closing.

A qualified company should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

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

Comments:

Porches

The structure appears to be stable and performing as intended at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components; or enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

II. ELECTRICAL SYSTEMS

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

Service Entrance

Location of Meter: Left Side of House

Comments:

Service entrance and its grounding components appear to be adequate and functioning at the time of

inspection.

Panel Box

Location of Panel Box: Garage
Type of Service Feeder Wire: Aluminum
Main Disconnect Size: 200 AMP
Comments:

- Some of the AFCI electrical circuit breakers in the panel box did not function properly at the time of inspection. These breakers did not trip using the test buttons on the circuit breakers.

(See Exhibits Below)

- The white wire to the 220/240 volt circuit is not marked as a hot wire. Under current building standards/practices, the white wire should be marked with black or red to indicate that it is a hot and not a neutral.

(See Exhibit Below)

A qualified electrician should be consulted to further evaluate these conditions and remedies available for correction.

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

I	NI	NP	D

The anti-oxidant grease was noted installed at the aluminum service wire connections.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The Arc Fault Circuit Interrupters were noted missing or not installed along some of the wire/branch circuits/outlets at the time of inspection. Under current building standards/practices, AFCI protection should be equipped on ALL branch circuits that supply 120-volt, single phase, 15 and 20 amp outlets installed in kitchens, family rooms, dining rooms, living rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas, locations of AFCI's should be installed in readily accessible locations.

Arc Fault Circuit Interrupters (AFCI) is a relatively new type of protection device that offers arc protection to the wire/branch circuits/outlets. This new type of circuit protection was introduced as a new IRC (International Residential Code) code in 2002. Depending on what year the home was built, it may or may not have AFCI protection. Homes built prior to 2002 will likely not have it. If the home was constructed between the years of 2002 and 2007, the AFCI protection will be serving some of the current required locations. Under current building standards/practices, AFCI protection should be equipped on ALL branch circuits that supply 120-volt, single phase, 15 and 20 amp outlets installed in kitchens, family rooms, dining rooms, living rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas, locations of AFCI's should be installed in readily accessible locations. As of February 2009, the T.R.E.C. (Texas Real Estate Commission) Standards of Practice for inspectors requires that a home without this type of protection in the listed areas shall be reported as a deficiency. Although this type of protection may not have been required at the time the house was built, it is encouraged to improve or upgrade your home with new safety devices. The installation of AFCI's in older homes may not work with the existing wiring methods in place. It is encouraged that the client consult a qualified licensed electrician before considering any type of electrical upgrades.

☑	☐	☐	☑

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Distribution Wires

The visible and accessible branch circuits appeared to be adequate and functioning as intended at the time of inspection.

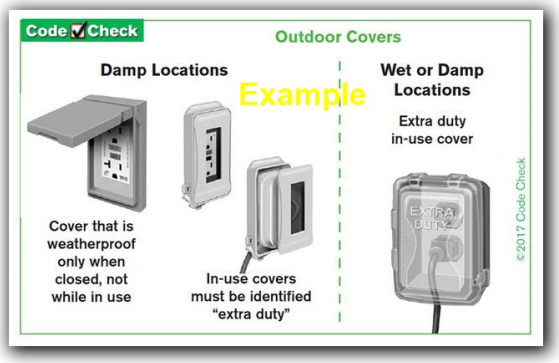
Outlets

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

I	NI	NP	D

- Some of the electrical outlets/circuits are not protected by Ground Fault Circuit Interrupters (Dishwasher Unit Outlet/Circuit/Disposer Unit Outlet/Circuit/Laundry Room). Under current building standards/practices, ground fault circuit interrupters are required at the following areas; 125 volt, single-phase, 15- and 20-ampere receptacles shall have ground-fault circuit-interrupter protection located in bathrooms; garage and accessory buildings; outdoors; crawl spaces; unfinished basements; kitchen receptacles that serve countertop surfaces; within 6 feet of the outside edge of a sink; located within 6 feet of outside edge of a bathtub or shower stall; laundry area; kitchen dishwasher circuit; boathouse receptacles; boat hoist receptacles; electrically heated floors in bathrooms, kitchens and in hydro-massage bathtub, spa and hot tub locations; locations of GFCI's should be installed in readily accessible locations.
- Loose outlets were noted (Outdoor Kitchen). These outlets should be properly secured (anchored) in the wall.
- The installed cover plates at some of the exterior outlets are not an acceptable type of cover plate under current building standards. Water resistant/type cover plates should be installed to reduce the risk of water/moisture intrusion to the outlet face.

See Exhibits Below

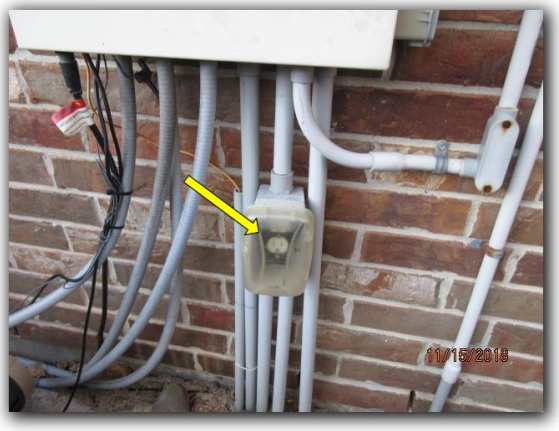


- Some of the outlets are not functioning at the time of inspection (Left Side of House). These outlets and their circuits require further investigation and repairs undertaken as necessary.

(See Exhibit Below)

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

I	NI	NP	D



- Missing cover plates were noted at some of the interior outlets (Master Closet, Southeast Bedroom). Cover plates should be installed to provide protection from electrical wires.

(See Exhibit Below)

- Some of the electrical outlets/circuits are not protected by Ground Fault Circuit Interrupters (Laundry Room Sink). Under current building standards/practices, ground fault circuit interrupters are required at the following areas; 125 volt, single-phase, 15- and 20-ampere receptacles shall have ground-fault circuit-interrupter protection located in bathrooms; garage and accessory buildings; outdoors; crawl spaces; unfinished basements; kitchen receptacles that serve countertop surfaces; within 6 feet of the outside edge of a sink; located within 6 feet of outside edge of a bathtub or shower stall; laundry area; kitchen dishwasher circuit; boathouse receptacles; boat hoist receptacles; electrically heated floors in bathrooms, kitchens and in hydro-massage bathtub, spa and hot tub locations; locations of GFCI's should be installed in readily accessible locations. The builder should be consulted to confirm that this was not overlooked on the building plans.

(See Exhibit Below)

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

I	NI	NP	D

A qualified electrician should be consulted to further evaluate these conditions and remedies available for correction.

Fixtures

- Some of the light fixtures/light bulbs were inoperative at the time of inspection (Exterior, Pantry, Various Other Locations). If the bulbs are not blown, the circuits should be further investigated.
- Some of the light fixtures are damaged (Exterior).

(See Exhibit Below)

A qualified electrician should be consulted to further evaluate these conditions and remedies available for correction.

Doorbells and Chimes

Doorbell and chimes appear to be performing as intended at the time of inspection.

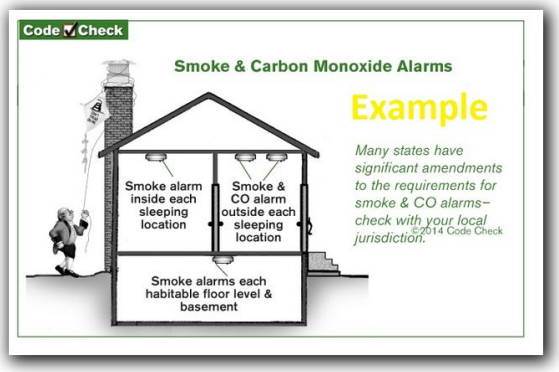
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Smokes

- Some of the smoke detectors were noted chirping at the time of inspection. This condition usually indicates that the batteries are low and in need of replacement.
- Some areas of the house are not equipped with carbon monoxide detectors (Hallways). Under current building standards, a combination type smoke and carbon monoxide detector should be provided for each hallway adjoining bedrooms.

See Exhibits Below



- Some of the smoke detectors do not appear to be interconnected (Downstairs Guest Bedroom). Under current building standards/practices, where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

A qualified electrician should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Every effort is made to inspect/test the exterior/interior electrical outlets. However, this may not be possible due to the location or proximity of furniture, storage, height, and installed child proof devices.

GFCI outlets are designed to protect people from electrical shock. Under current building standards/practices, ground fault circuit interrupters are required at the following areas; 125 volt, single-phase, 15- and 20-ampere receptacles shall have ground-fault circuit-interrupter protection located in bathrooms; garage and accessory buildings; outdoors; crawl spaces; unfinished basements; kitchen receptacles that serve countertop surfaces; within 6 feet of the outside edge of a sink; located within 6 feet of outside edge of a bathtub or shower stall; laundry area; kitchen dishwasher circuit; boathouse receptacles; boat hoist receptacles; electrically heated floors in bathrooms, kitchens and in hydro-massage bathtub, spa and hot tub locations; locations of GFCI's should be installed in readily accessible locations. Although it is encouraged to always improve or upgrade your home with new safety devices, the

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

I	NI	NP	D

installation of Ground Fault Circuit Interrupters in older homes may not work with the existing wiring installation. It is recommended that a licensed electrician be consulted before considering any type of electrical upgrades.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

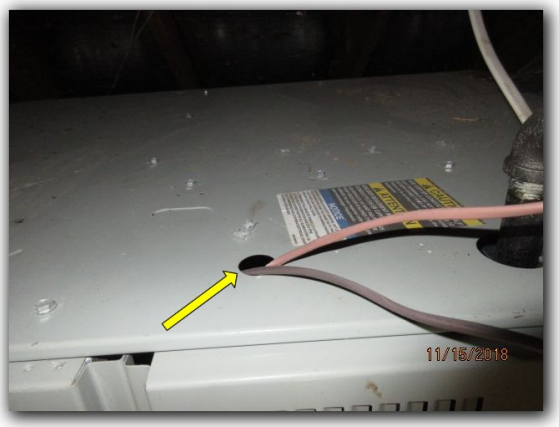
☑ ☐ ☐ ☑ **A. Heating Equipment**

Large Unit

Brand: Trane 2009
Model Number: TUE1C100A9601AC
Serial Number: 9323KLW1G
Type of Systems: Central Forced Heating System-Zoned
Energy Sources: Natural Gas
Furnace Location: Attic
Comments:

- Cable clamps (sometimes referred to as bushings or grommets) are required where thermostat wiring enters/exits through the metal HVAC cabinet. Cable clamps or bushings serve to protect the wires from the metal edges of the cabinet openings.

(See Exhibit Below)

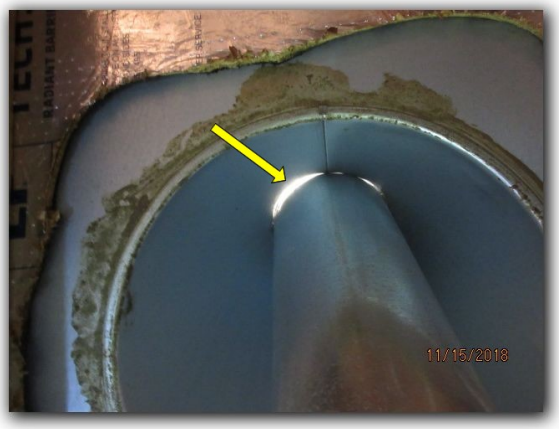


- Visible light was evident from the attic area around the furnace flue pipe and roof jack joint. It is recommended that the storm-collar and flue pipe/roof-jack joints be properly sealed to reduce the risk of water penetration.

(See Exhibit Below)

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

I	NI	NP	D



A qualified HVAC company should be consulted to further evaluate these conditions and remedies available for correction.

The gas furnace was operated in normal heat mode. No operational problems were noted and the unit appears to be functioning as intended at the time of inspection.

Small Unit

Brand: Trane 2009
Model Number: TUE1A060A9361AC
Serial Number: 9314T2G1G
Type of Systems: Central Forced Heating System
Energy Sources: Natural Gas
Furnace Location: Attic
Comments:

- Cable clamps (sometimes referred to as bushings or grommets) are required where thermostat wiring enters/exits through the metal HVAC cabinet. Cable clamps or bushings serve to protect the wires from the metal edges of the cabinet openings.

(See Exhibit Below)

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

I NI NP D

A qualified HVAC company should be consulted to further evaluate these conditions and remedies available for correction.

The gas furnace was operated in normal heat mode. No operational problems were noted and the unit appears to be functioning as intended at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned equipment; or duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; verify: compatibility of components; tonnage match of indoor coils and outside coils or condensing units; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Large Unit

Type of Systems: Central Forced Air Conditioning System-Zoned
Condenser/Compressor Brand: Trane 2009
Model Number: 4TTR4060C1000AA
Serial Number: 93445F52F
Condenser/Compressor Location: Left Side of House
Condenser/Compressor Size: 5 Ton
Evaporator Brand: Trane 2009
Model Number: 4TXFH063AS3HHAB
Serial Number: 9311P0H7H
Evaporator Location: Attic
Temperature Readings: Return 0 Supply 0 Differential 0
Comments:

- Typically a differential temperature is taken or measured to determine if the A/C system is cooling properly. However, at the time of inspection the A/C system was not operated due to low outdoor air temperatures (54°). A/C systems should not be operated when the outside ambient temperature is below 60°, otherwise damage may occur to the system. It is recommended that a qualified licensed HVAC company be consulted to ensure that the system is cooling properly.
- The exterior metal weather hoods were noted missing or not installed around the A/C refrigerant lines along the exterior walls. As preventative measures, the metal hoods should be installed to reduce the risk of water penetration within the walls.

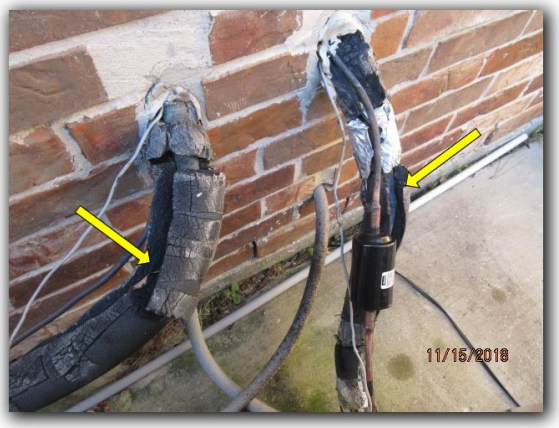
(See Exhibit Below)

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

I	NI	NP	D

- Damaged/missing insulation was noted along the refrigerant lines at the A/C condenser unit located outside.

(See Exhibit Below)

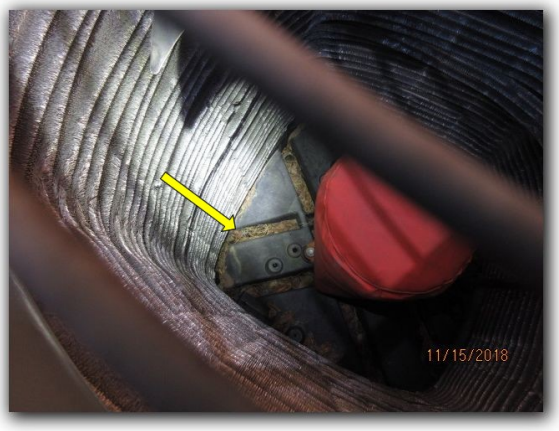


- The condenser/compressor unit of the air conditioning system appeared to be dirty and requires cleaning.

(See Exhibit Below)

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

I	NI	NP	D



- The openings in the evaporator coil cabinet where the refrigerant lines enter should be sealed properly to reduce the risk of air leaks.

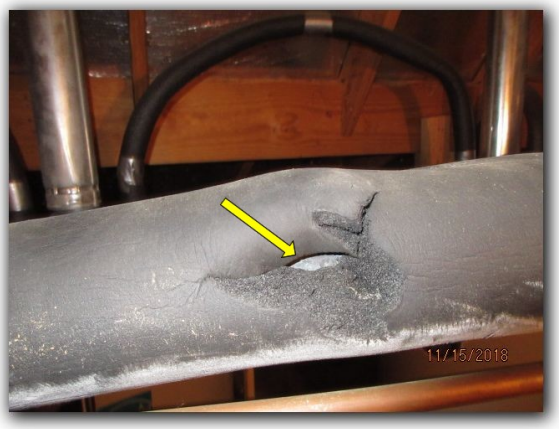
(See Exhibit Below)

- Some of the insulation joints along the A/C refrigerant lines in the attic area are not sealed properly. Condensation forms on the exposed copper refrigerant lines when the A/C system is operating. All of the insulation joints along the refrigerant line should be properly sealed to reduce the risk of water damage to the structure.

(See Exhibit Below)

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

I	NI	NP	D



A qualified HVAC company should be consulted to further evaluate these conditions and remedies available for correction, and service all components of the HVAC system prior to closing.

It is recommended that a water level detection device conforming to UL 508 be provided at the auxiliary catch pan below the evaporator cabinet so that it will shut off the equipment served in the event that the primary drain is blocked. The device should be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

Per TREC Standards of Practice, the inspector cannot operate the A/C system(s) if the outside temperature is below 60°, otherwise damage may occur to the A/C system.

Small Unit

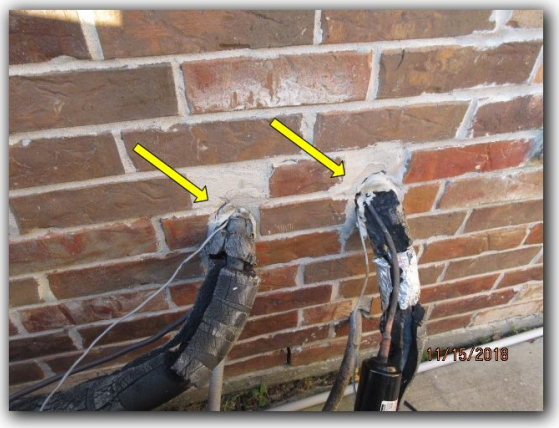
Type of Systems: Central Forced Air Conditioning System
Condenser/Compressor Brand: Lennox 2009
Model Number: 4TTR4030C1000AA
Serial Number: 93324755F
Condenser/Compressor Location: Left Side of House
Condenser/Compressor Size: 2.5 Ton
Evaporator Brand: Information Not Available
Model Number: CSCF3036N6DA
Serial Number: 1704257779
Evaporator Location: Attic
Temperature Readings: Return 0 Supply 0 Differential 0
Comments:

- Typically a differential temperature is taken or measured to determine if the A/C system is cooling properly. However, at the time of inspection the A/C system was not operated due to low outdoor air temperatures (54°). A/C systems should not be operated when the outside ambient temperature is below 60°, otherwise damage may occur to the system. It is recommended that a qualified licensed HVAC company be consulted to ensure that the system is cooling properly.
- The exterior metal weather hoods were noted missing or not installed around the A/C refrigerant lines along the exterior walls. As preventative measures, the metal hoods should be installed to reduce the risk of water penetration within the walls.

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

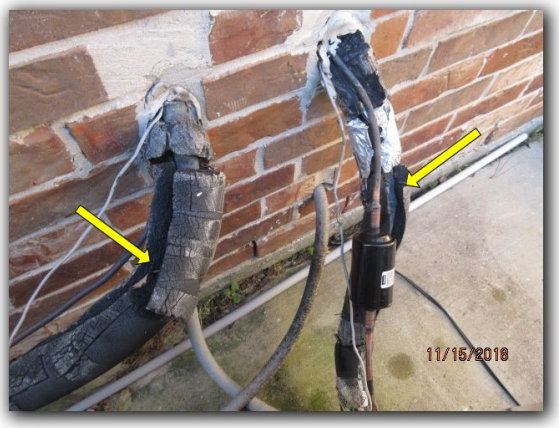
I	NI	NP	D

(See Exhibit Below)



- Damaged/missing insulation was noted along the refrigerant lines at the A/C condenser unit located outside.

(See Exhibit Below)

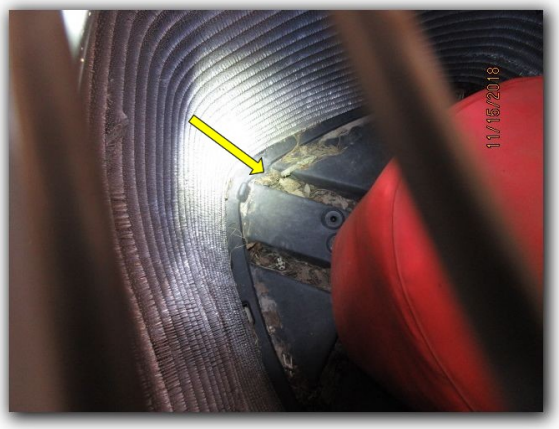


- The condenser/compressor unit of the air conditioning system appeared to be dirty and requires cleaning.

(See Exhibit Below)

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

I	NI	NP	D



- Debris was noted in the safety pan installed below the evaporator cabinet. The pan should be emptied and cleaned to provide adequate drainage in the event of water accumulation.
- Evidence of previous water accumulation and corrosion was noted in the auxiliary/safety catch pan under the evaporator unit. This condition is indicative of a clogged primary drain line or improper gravity flow from the primary drain line. This condition requires further investigation and repairs undertaken as necessary.

(See Exhibit Below)

- The openings in the evaporator coil cabinet where the refrigerant lines enter should be sealed properly to reduce the risk of air leaks.

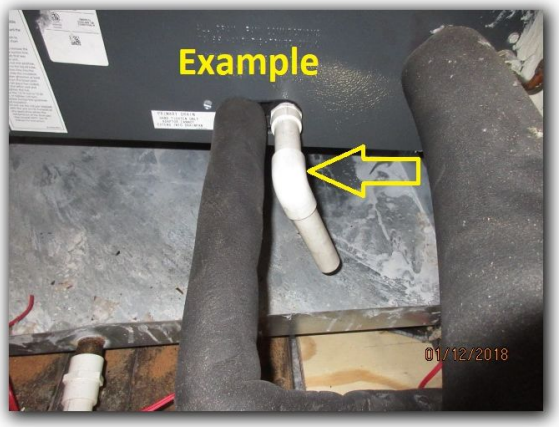
(See Exhibit Below)

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

I	NI	NP	D

- The drain line to the over-flow opening along the evaporator cabinet does not terminate properly into the safety pan. This condition requires further investigation and repairs undertaken as necessary to reduce the risk of water damage to the structure.

(See Exhibits Below)



- Some of the insulation joints along the A/C refrigerant lines in the attic area are not sealed properly. Condensation forms on the exposed copper refrigerant lines when the A/C system is operating. All of the insulation joints along the refrigerant line should be properly sealed to reduce the risk of water damage to the structure.

(See Exhibit Below)

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

I	NI	NP	D

A qualified HVAC company should be consulted to further evaluate these conditions and remedies available for correction, and service all components of the HVAC system prior to closing.

It is recommended that a water level detection device conforming to UL 508 be provided at the auxiliary catch pan below the evaporator cabinet so that it will shut off the equipment served in the event that the primary drain is blocked. The device should be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

Per TREC Standards of Practice, the inspector cannot operate the A/C system(s) if the outside temperature is below 60°, otherwise damage may occur to the A/C system.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned equipment; or duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; verify: compatibility of components; tonnage match of indoor coils and outside coils or condensing units; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

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

I	NI	NP	D

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

Comments:

- Contact (touching) was noted at some of the intersecting supply/return ductwork in the attic area. These contact points are areas that can be conducive to accumulating condensation which can cause possible moisture damage to the sheetrock and ceiling areas. As preventative measures, it is recommended that additional support straps be installed along the ductwork runs or add insulation between the contact points to reduce the possibility of these conditions.

See Exhibits Below

- The media filters at the HVAC systems are dirty and in need of replacement. As preventative measures, the replacement of the A/C media filters should be part of a regularly scheduled maintenance program.

(See Exhibits Below)

A qualified HVAC company should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect:

for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned equipment; or duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; verify: compatibility of components; tonnage match of indoor coils and outside coils or condensing units; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

IV. PLUMBING SYSTEMS

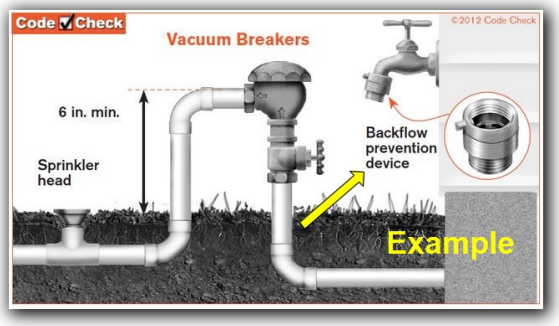
☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: Front Side of House Adjacent to Street
Location of Main Water Supply Valve: Left Side of House
Static Water Pressure Reading: 72 psi
Types of Supply Pipe Material: PEX (Cross-Linked Polyethelyne)
Location of Gas Meter and Supply Valve: Left Side of House
Comments:

Plumbing Supply System

- The hose bib fixture appears to be loose and not secured properly inside the wall (Left Side of House). It is recommended that this condition be further investigated and repairs undertaken as necessary.
- The backflow preventer was noted missing or not installed at some of the hose bibs (Right Side of House). Backflow preventers should be installed on ALL exterior hose bibs as required by current standards. These are inexpensive screw-on devices that prevent backflow conditions and contaminating the potable water supply system.

See Exhibits Below



- All exposed supply piping along the exterior of the house should be properly insulated. This condition should be corrected as to provide adequate protection from freezing temperatures.

(See Exhibit Below)

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

I	NI	NP	D

- Some of the water supply/sewage pipe systems are not properly buried in the soil. Under current building standards/practices, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches deep and not less than 6 inches below the frost line.

(See Exhibit Below)

- Some of the faucet fixtures at the sinks were inoperative at the time of inspection (Outdoor Kitchen). This condition requires further investigation and repairs undertaken as necessary.
- The faucet fixture is loose and not properly secured to the sink top (Outdoor Kitchen). This condition requires further investigation and repairs undertaken as necessary.

(See Exhibit Below)

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

I	NI	NP	D

- All exposed water supply pipes in the attic area should be properly insulated to provide adequate protection during freezing conditions. It is recommended that this condition be considered for correction.

(See Exhibits Below)

- The flush handle at the toilet is sticking at the time of the inspection (Casita). This condition should be corrected.
- The shower head is loose and not properly secured within the wall (Casita, Downstairs Guest Bathroom, Master Shower/Left Unit). The supply piping needs to be secured to a wall stud. This condition requires further investigation and repairs undertaken as necessary.
- The faucet fixture handles are loose and not properly secured to the valve stems at some of the sinks (Downstairs Powder Room/Cold Side). This condition requires further investigation repairs undertaken as necessary.
- Caulking was noted missing or not installed along the base of the toilet at the floor junction (Downstairs Powder Room, Jack & Jill Bathroom). This condition should be considered for repair as to provide an adequate seal along the floor.
- The toilet is loose and not secured properly at the floor (Downstairs Powder Room, Jack & Jill Bathroom). This condition requires further investigation and repairs undertaken as necessary.

- The faucet fixture handles are loose and not properly secured to the valve stems at some of the tub/shower enclosures (Downstairs Guest Bathroom). This condition requires further investigation repairs undertaken as necessary.
- The shower door does not track properly (door sticking) (Master Bathroom). Adjustment is needed as necessary so that the door will open and close properly.
- The faucet spout is loose and not properly installed/secured at some of the tub enclosures (Master Bathroom, Upstairs Guest Bathroom). This condition should be repaired.
- The faucet fixture is loose and not properly secured along the tub/shower enclosure (Upstairs Guest Bathroom/Hot Side). This condition requires further investigation and repairs undertaken as necessary.
- The toilet runs-on after flushing (Upstairs Powder Room). Improvement to the tank mechanism is likely to be needed.

A qualified plumbing company should be consulted to further evaluate these conditions and the remedies available for correction.

Gas Distribution System

- The gas supply pipe installed across the service walkway platform in the attic area needs protection from possible damage.

(See Exhibit Below)

A qualified plumbing company should be consulted to further evaluate these conditions and the remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of: the bathtub overflow; clothes washing machine drains or hose bibbs; or floor drains; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence or performance of private

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I	NI	NP	D

sewage disposal systems; or determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices.

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

Types of Pipe Material: PVC-(Polyvinyl Chloride)
Location of Main Sewer Clean-out: Front Side of House Adjacent to Foundation
Comments:

- The mechanical drain-stop is not functioning properly at some of the sinks (Upstairs Guest Bathroom).
- The mechanical drain-stop was noted missing or not installed at some of the sinks (Upstairs Guest Bathroom).
- Previous leaks were noted at some of the drain pipe connections to the sinks (Upstairs Powder Room). No active leaks were noted at the time of inspection. These conditions require further investigation and repairs undertaken as necessary.

(See Exhibit Below)

A qualified plumbing company should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of: the bathtub overflow; clothes washing machine drains or hose bibbs; or floor drains; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems,water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence or performance of private sewage disposal systems; or determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices.

Plumbing access panels at the tub/shower enclosures were not present at the time of inspection (Master Bathroom, Downstairs Guest Bathroom, Casita, Jack & Jill Bathroom, Upstairs Guest Bathroom). The plumbing connections in these areas could not be viewed.

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I	NI	NP	D

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

East Unit

Brand: Bradford White
Model Number: M45036FBN
Serial Number: FE11966241
Energy Sources: Natural Gas
Capacity: 50 Gal.
Water Heater Location: Attic
Comments:

- The safety drain pan installed below the water heater contains debris. The pan should be emptied and cleaned as to provide adequate drainage in the event of a leak.

(See Exhibit Below)

- The auxiliary (safety) drain pan installed below the water heater unit appears to be off-center of the unit and not properly installed below the tank drain valve. This condition requires further investigation and repairs undertaken as/if needed to reduce the risk of water damage in the event of a leak.

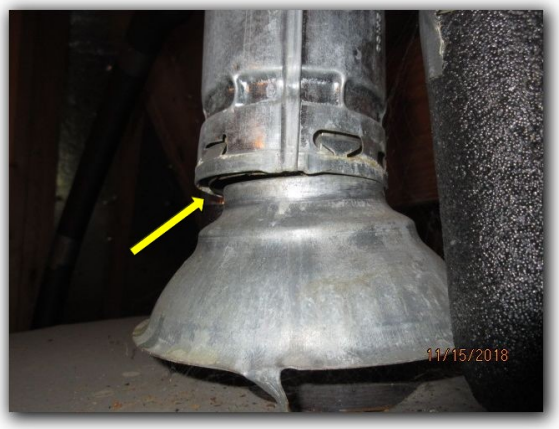
(See Exhibit Below)

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

I	NI	NP	D

- The exhaust flue pipe to the water heater venting system is not installed properly above the “draft diverter” and could allow spillage of exhaust products. This is a potential safety concern that should be addressed promptly. This condition requires further investigation and repairs undertaken as necessary.

(See Exhibit Below)



- The vent pipe serving the water heater does not have safe clearance from combustible materials. This condition should be improved for safety reasons. Exhaust flues require a minimum 1” clearance from combustibles.

(See Exhibit Below)

It is recommended that a qualified and licensed plumbing company be consulted to further evaluate these conditions and the remedies available for correction.

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

I	NI	NP	D

West Unit

Brand: Bradford White
Model Number: M45036FBN
Serial Number: FF12124071
Energy Sources: Natural Gas
Capacity: 50 Gal.
Water Heater Location: Attic
Comments:

- The safety drain pan installed below the water heater contains debris. The pan should be emptied and cleaned as to provide adequate drainage in the event of a leak.

(See Exhibit Below)

- The auxiliary (safety) drain pan installed below the water heater unit appears to be off-center of the unit and not properly installed below the tank drain valve. This condition requires further investigation and repairs undertaken as/if needed to reduce the risk of water damage in the event of a leak.

(See Exhibit Below)

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

I	NI	NP	D

- The vent pipe serving the water heater does not have safe clearance from combustible materials. This condition should be improved for safety reasons. Exhaust flues require a minimum 1" clearance from combustibles.

(See Exhibit Below)

It is recommended that a qualified and licensed plumbing company be consulted to further evaluate these conditions and the remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

The T & P (Temperature and Pressure) relief valve is in excess of three years. The Manufacturer recommends changing T&P valves every 3 years as preventative measures.

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

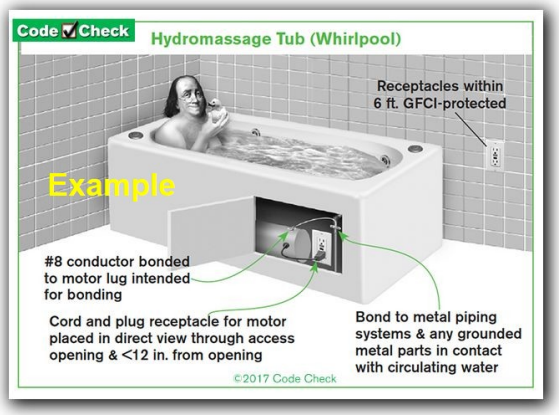
Comments:

- Bonding of the pump housing could not be determined or confirmed at the time of inspection. Bonding metallic parts of the pump motor housing ensures electrical continuity and the capacity to conduct safely in the event of any fault current likely to be imposed on the motor. It is recommended that these conditions be further investigated.

See Exhibits Below

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

I	NI	NP	D



- The pump, hose and plumbing connections could not be visually inspected. The tub enclosure does not have an installed opening that would allow access to equipment for inspection. Under current building standards/practices, appliances shall be accessible for inspection, service, repair or replacement without removing permanent construction or building finish. The builder should be consulted to confirm that this was not overlooked on the building plans.

A qualified plumbing company should be consulted to further evaluate these conditions and the remedies available for correction.

The hydro-therapy pump is protected with a GFCI circuit. The pump was actuated with water in place and performed as intended at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

- Some of the dishwasher tray tines were found to be in poor condition. The trays will require eventual repairs or replacement.

(See Exhibit Below)

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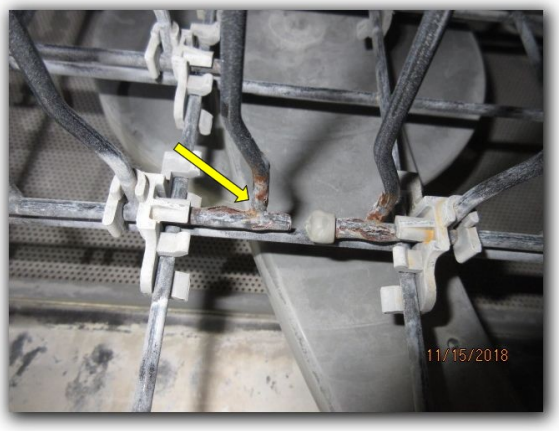
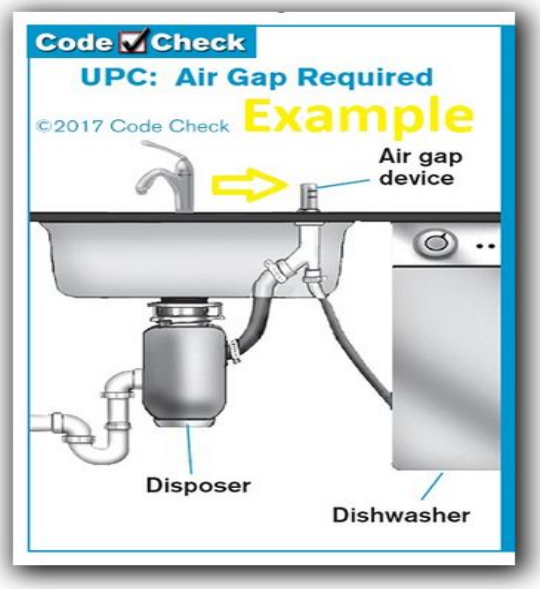
I	NI	NP	D



- The dishwasher lacks an adequate air-gap in the waste line. The waste line should rise to form a loop and be securely fastened to the underside of the counter before connecting to the sink tail piece or food grinder (food disposer), or a mechanical dishwasher air-gap device can be used. This condition requires further investigation and repairs undertaken as necessary.

See Exhibits Below



A qualified appliance repair or plumbing company should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

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☑ ☐ ☐ ☑ **B. Food Waste Disposers**

Comments:

- The food waste disposer is excessively noisy. Repairs may be necessary.

A qualified plumbing company should be consulted to further evaluate these conditions and the remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

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

Type of Exhaust System: Vented Exhaust System

Comments:

The vent fan operated when the switch was actuated and performed as intended at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

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

Built-in Oven

Energy Sources: Electricity

Oven Temp. Reading: 360 degrees

Comments:

- The oven light is not functioning at the time of inspection.

A qualified appliance repair company should be consulted to further evaluate these conditions and remedies available for correction.

The cooking unit in this home appears to be operating as intended and provided a temperature reading of 360 degrees at a 350 degree setting at the time of inspection.

(See Exhibit Below)

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

I	NI	NP	D

Cook Top

Energy Sources: Natural Gas
Comments:

The cooking unit appears to be operating as intended at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

The outdoor kitchen grill unit is not a part of this inspection as stated in the Inspection Agreement.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Microwave unit operated as intended and no operational problems were noted at the time of inspection.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

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

Comments:

Bathroom Mechanical Exhaust Fans

- The bathroom exhaust vent hoods appear to be dirty and clogged with debris. Periodic cleaning of the exhaust system vent covers should be part of a routine maintenance program.

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

I	NI	NP	D

A qualified company should be consulted to further evaluate this condition and the remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

Left Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

(See Exhibit Below)

A qualified garage door company should be consulted to further evaluate these conditions and remedies available for correction.

Middle Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

(See Exhibit Below)

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

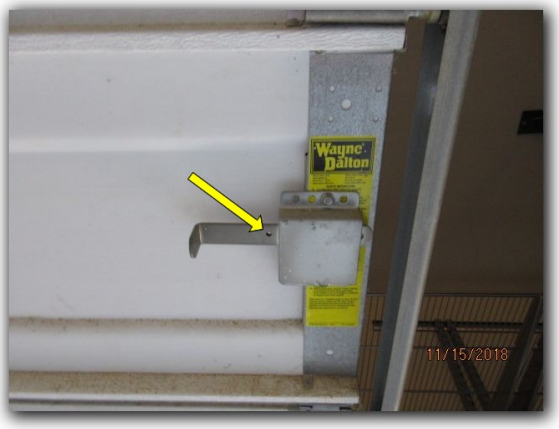
I	NI	NP	D

A qualified garage door company should be consulted to further evaluate these conditions and remedies available for correction.

Right Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

(See Exhibit Below)



A qualified garage door company should be consulted to further evaluate these conditions and remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

- Clean lint from dryer exhaust duct and exhaust vent opening. This should be part of a regular maintenance program as to prevent potential fire hazards. The design of the dryer duct to this house terminates vertically above the roof line through a vent jack. This type of configuration requires frequent cleaning as preventative measures to reduce the risk of clogs in the duct and prevent potential fire hazards.

(See Exhibit Below)

A qualified company should be consulted to further evaluate this condition and the remedies available for correction.

Additional Comments:

TREC LIMITATIONS: The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; disassemble appliances; determine the adequacy of venting systems; or determine proper routing and lengths of duct systems.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Location of Supply Valve and Backflow Device: Left Side of House
Location of Controller: Garage
Number of Zones: 8
Comments:

- Rust was noted along the valve handle at the time of inspection. This condition requires further investigation and repairs undertaken as necessary.

(See Exhibit Below)

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

I	NI	NP	D

- The bell cap to the vacuum breaker appeared to be damaged at the time of inspection. It is recommended that this condition be further investigated and repairs undertaken as necessary.

(See Exhibit Below)

- The sprinkler system was found to be inoperative at the time of inspection. The system did not respond when the controller was actuated. The system appears to be winterized (water supply turned off). This condition should be further investigated and repairs undertaken as necessary to ensure that the system works properly.

It is recommended that a qualified licensed irrigation company be consulted to further evaluate the system and insure that all components are functioning properly prior to closing.

Additional Comments:
TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the irrigation system; the automatic function of the controller; the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or sizing and effectiveness of backflow prevention device.

The sprinkler controller setting was found to be in the automatic/on/run position at the time of inspection. The system was tested in manual mode and then returned the controller setting back to it's original position.

There is a rain sensor installed for the irrigation system at the time of inspection. The testing of rain

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I	NI	NP	D

sensors is beyond the scope of this inspection as stated in the Inspection Agreement. Installed rain sensors on automatic controlled irrigation systems help conserve cost and unnecessary water usage.

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

FOUNDATIONS

- Cracked corners were noted along the foundation (also known as a wedge or toe cracks). These cracks are common and usually occur as a result of thermal expansion and cooling of the exterior brick veneer walls. As preventative measures, the cracks should be properly sealed to reduce the risk of water penetration and insect activity.

GRADING AND DRAINAGE

Grading / Drainage

- Previous standing water was noted along the final grading/yard (Left Side of House, Right Side of House). This condition requires further investigation and repairs undertaken as necessary to ensure proper water drainage to the street and prevent water pooling.
- The soil level at the foundation is too high (Various Locations). Under current building standards/practices the exposed height of the exterior perimeter beam of the foundation should be maintained a minimum of 4 inches above the soil level for concrete or masonry type siding, and a minimum of 6 inches above the soil level for wood type siding.
- The slopes along some of the designed grading swales appeared to be inadequate. Grading swales should be sloped properly as to direct the water shed away and off the property. This condition requires further investigation and repairs undertaken as/if necessary.
- Evidence of previous standing water was noted along some of the flatwork. This condition requires further investigation to determine the source of the effective areas and repairs undertaken as necessary to ensure proper water drainage to the street and prevent water pooling.

Gutters

- Some of the gutters require cleaning. This should be part of a regular maintenance program.
- Some of the gutter downspouts are not properly connected to the French drains. It is recommended that these conditions be further investigated and repairs undertaken as necessary to direct water drainage away from the foundation of the house.

ROOF COVERING MATERIALS

Roof Covering

- Trees should be properly trimmed to maintain a minimum clearance of 3-5 feet from the roof structure and covering. This should be part of a regular maintenance program to reduce the risk of damage.
- Lifting/Buckling shingle tabs were noted along some of the roof structure slopes. These conditions should be corrected as to promote proper water drainage, and reduce the risk of water penetration and damage from high wind conditions.

Flashing

- The kick-out flashing appeared to be missing or not installed at some of the eaves and vertical wall junctions. This type of flashing helps minimize the water exposure along the walls below the roof eaves.
- All exposed nail heads along the roof flashing and roof jack flanges should be properly sealed to reduce the risk of water penetration.

- Some of the flashing is loose and not properly secured to the roofing material. These conditions should be repaired to reduce the risk of water penetration and promote proper water drainage from the roof covering material.
- The rubber type roof jack collars at some of the plumbing vents appear to be weathered/cracked and not properly sealing around the vent pipes. These conditions require further investigation and repairs undertaken as necessary to reduce the risk of water penetration.
- Damaged/missing/loose roof covering was noted along some of the slopes of the roof structure. These conditions may be the result of high traffic areas from contractors accessing the roof or falling construction debris. These areas require further investigation and repairs undertaken as necessary to reduce the risk of water penetration.
- Missing paint was noted along some of the metal flashing. All exposed metal roof flashings should be painted to reduce the risk of corrosion/degradation from weather conditions.

ROOF STRUCTURES AND ATTICS

Roof Structure / Framing

- Openings were noted along the service walkway or platform between the access door and mechanical equipment in the attic area at the time of inspection. The passageway should be constructed as continuous solid flooring with no openings. This condition should be further investigated and repairs undertaken as necessary to reduce the risk of personal injury.

Insulation / Ventilation

- Compressed insulation was noted in some areas of the attic. It is recommended that new insulation be installed/added in these areas to maintain the insulating value and conserve energy cost.
- Some of the soffit baffles in the attic area are loose and not properly secured. “Baffles” should be installed along these areas to hold back insulation and allow for free movement of air within the roof space. It is recommended that these conditions be further investigated and improved where necessary.

WALLS (INTERIOR AND EXTERIOR)

Interior

- Minor damage was noted along some of the interior wall surfaces (Garage).
- Gypsum board (sheet rock) should be installed in the concealed space (closet) below the staircase as to provide adequate fire-blocking. Under current building standards/practices, fire-blocking should be provided to cut off all concealed draft openings (both vertical and horizontal) within the enclosed accessible space under stairs.
- The interior wall openings around the plumbing stub-outs should be sealed properly below all sinks. Sealing the openings will reduce the risk of drafts from within the walls and insect activity.

Exterior

- Vegetation contact was observed along some of the exterior walls. Vegetation growth should be properly maintained to provide adequate clearance from the exterior walls of the house. This will allow adequate visibility for preventive maintenance inspections and reduce the risk damage along the exterior sidings.
- Openings in the mortar joints were noted along the exterior brick/stone walls (Front Side of House). These conditions should be further investigated and repairs undertaken as necessary to reduce the risk of moisture penetration and insect activity.
- Separations were noted along some of the brick veneer expansion joints at the time of inspection. Separations that form along the expansion joints are common, and in some cases occur with normal or abnormal settling of the structure. The separations can also be indicative of poor quality in materials and workmanship during construction. Further investigation is needed to determine the source of the affected areas. In addition, the caulking along the joints should be considered for repairs to reduce the risk of water penetration and insect activity.
- The caulking was noted missing or not installed along some of the vertical siding junctions. These areas should be properly sealed to reduce the risk of moisture penetration.

- The following components/items mounted, entering or terminating along the exterior walls should be properly sealed at the wall junctions to reduce the risk of air leakage, water penetration and insect activity (Pool Equipment Panel Boxes).

CEILINGS AND FLOORS

Ceilings

- Minor damage was noted along some of the ceiling surfaces (Garage).
- Tape and float cracks were noted along some of the ceiling surfaces (Downstairs Guest Bathroom). These are mainly cosmetic and easily repaired by routine spackling and painting.

Floors

- Stains/damage was noted along some of the carpet coverings (Downstairs Guest Bedroom/Closet).

DOORS (INTERIOR AND EXTERIOR)

Interior

- Door stops were noted missing or not installed at some of the doors. The installation of door stops is recommended as to prevent possible wall damage.
- Loose/Missing hardware was noted along the attic access door and ladder assembly. This condition should be corrected to reduce the risk of personal injury.
- The attic access door frames should be properly sealed (liquid spray foam) to reduce the risk of drafts from within the attic space/wall voids.
- Some of the doors are not latching properly (Various Interior Doors). Adjustment is needed as necessary to allow the doors to latch and close properly.
- Some of the doors were noted sticking (Northeast Bedroom). Adjustment is needed as necessary to allow the doors to open or close properly.

Exterior

- As preventative measures, the threshold and step junctions along all exterior entry doors should be properly sealed to reduce the risk of water penetration and insect activity (Various Exterior Doors).
- As preventative measures, the frame and threshold junctions along all exterior entry doors should be properly sealed to reduce the risk of water penetration and insect activity (Various Exterior Doors).
- Loose hardware was noted at some of the doors (Front Side of House). These conditions should be corrected as necessary to allow for proper operation of the doors.
- Door stops were noted missing or not installed at some of the doors. The installation of door stops is recommended as to prevent possible wall damage.
- The rubber weather strip along the bottom of some doors is loose and or damaged (Various Exterior Doors). These conditions should be corrected as necessary as to provide a proper seal along the threshold.

WINDOWS

- Residue/glaze/moisture was noted along the insides of some double pane insulated windows (Front Side of House, Rear Side of House). These conditions may have resulted from a damaged/defective gasket between the glass panels. When this occurs, the insulating properties (Gas) will be lost, allowing condensation to develop between the glass panels and damaging the Low E coatings. These conditions require further investigation and repairs undertaken as necessary. It is recommended that a qualified window company be consulted to further investigate all of the installed windows to insure they're performing properly prior to closing.

- The frame guide balances are loose/damaged and not properly secured along some of the windows (Breakfast Room). It is recommended that the guide balances at all windows be checked by a qualified company to ensure that they are installed properly and allowing for normal operation.

FIREPLACES AND CHIMNEYS

- The damper safety clip devise was noted missing or not installed along the damper at the time of inspection. This safety device prevents the damper from completely closing and ensures that ventilation is provided at all times.
- Missing paint was noted to the metal chimney cap. As preventative measures, it is recommended the metal chimney cap be painted to reduce the risk of corrosion/degradation from weather conditions.
- The pilot for the unit was shut off at the time of inspection. As a result the decorative gas log fireplace unit was not operated/ cycled. It is recommended that this condition be further investigated to that all of the components to the unit are properly functioning prior to closing.

SERVICE ENTRANCE AND PANELS

Panel Box

- Some of the AFCI electrical circuit breakers in the panel box did not function properly at the time of inspection. These breakers did not trip using the test buttons on the circuit breakers.
- The white wire to the 220/240 volt circuit is not marked as a hot wire. Under current building standards/practices, the white wire should be marked with black or red to indicate that it is a hot and not a neutral.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Outlets

- Some of the electrical outlets/circuits are not protected by Ground Fault Circuit Interrupters (Dishwasher Unit Outlet/Circuit/Disposer Unit Outlet/Circuit/Laundry Room). Under current building standards/practices, ground fault circuit interrupters are required at the following areas; 125 volt, single-phase, 15- and 20-ampere receptacles shall have ground-fault circuit-interrupter protection located in bathrooms; garage and accessory buildings; outdoors; crawl spaces; unfinished basements; kitchen receptacles that serve countertop surfaces; within 6 feet of the outside edge of a sink; located within 6 feet of outside edge of a bathtub or shower stall; laundry area; kitchen dishwasher circuit; boathouse receptacles; boat hoist receptacles; electrically heated floors in bathrooms, kitchens and in hydro-massage bathtub, spa and hot tub locations; locations of GFCI's should be installed in readily accessible locations.
- Loose outlets were noted (Outdoor Kitchen). These outlets should be properly secured (anchored) in the wall.
- The installed cover plates at some of the exterior outlets are not an acceptable type of cover plate under current building standards. Water resistant/type cover plates should be installed to reduce the risk of water/moisture intrusion to the outlet face.
- Some of the outlets are not functioning at the time of inspection (Left Side of House). These outlets and their circuits require further investigation and repairs undertaken as necessary.
- Missing cover plates were noted at some of the interior outlets (Master Closet, Southeast Bedroom). Cover plates should be installed to provide protection from electrical wires.
- Some of the electrical outlets/circuits are not protected by Ground Fault Circuit Interrupters (Laundry Room Sink). Under current building standards/practices, ground fault circuit interrupters are required at the following areas; 125 volt, single-phase, 15- and 20-ampere receptacles shall have ground-fault circuit-interrupter protection located in bathrooms; garage and accessory buildings; outdoors; crawl spaces; unfinished basements; kitchen receptacles that serve countertop surfaces; within 6 feet of the outside edge of a sink; located within 6 feet of outside edge of a bathtub or shower stall; laundry area; kitchen dishwasher circuit; boathouse receptacles; boat hoist receptacles; electrically heated floors in bathrooms, kitchens and in hydro-massage bathtub, spa and hot tub locations; locations of GFCI's should be installed in readily accessible locations. The builder should be consulted to confirm that this was not overlooked on the building plans.

Fixtures

- Some of the light fixtures/light bulbs were inoperative at the time of inspection (Exterior, Pantry, Various Other Locations). If the bulbs are not blown, the circuits should be further investigated.
- Some of the light fixtures are damaged (Exterior).

Smokes

- Some of the smoke detectors were noted chirping at the time of inspection. This condition usually indicates that the batteries are low and in need of replacement.
- Some areas of the house are not equipped with carbon monoxide detectors (Hallways). Under current building standards, a combination type smoke and carbon monoxide detector should be provided for each hallway adjoining bedrooms.
- Some of the smoke detectors do not appear to be interconnected (Downstairs Guest Bedroom). Under current building standards/practices, where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

HEATING EQUIPMENT

Large Unit

- Cable clamps (sometimes referred to as bushings or grommets) are required where thermostat wiring enters/exits through the metal HVAC cabinet. Cable clamps or bushings serve to protect the wires from the metal edges of the cabinet openings.
- Visible light was evident from the attic area around the furnace flue pipe and roof jack joint. It is recommended that the storm-collar and flue pipe/roof-jack joints be properly sealed to reduce the risk of water penetration.

Small Unit

- Cable clamps (sometimes referred to as bushings or grommets) are required where thermostat wiring enters/exits through the metal HVAC cabinet. Cable clamps or bushings serve to protect the wires from the metal edges of the cabinet openings.

COOLING EQUIPMENT

Large Unit

- Typically a differential temperature is taken or measured to determine if the A/C system is cooling properly. However, at the time of inspection the A/C system was not operated due to low outdoor air temperatures (54°). A/C systems should not be operated when the outside ambient temperature is below 60°, otherwise damage may occur to the system. It is recommended that a qualified licensed HVAC company be consulted to ensure that the system is cooling properly.
- The exterior metal weather hoods were noted missing or not installed around the A/C refrigerant lines along the exterior walls. As preventative measures, the metal hoods should be installed to reduce the risk of water penetration within the walls.
- Damaged/missing insulation was noted along the refrigerant lines at the A/C condenser unit located outside.
- The condenser/compressor unit of the air conditioning system appeared to be dirty and requires cleaning.
- The openings in the evaporator coil cabinet where the refrigerant lines enter should be sealed properly to reduce the risk of air leaks.
- Some of the insulation joints along the A/C refrigerant lines in the attic area are not sealed properly. Condensation forms on the exposed copper refrigerant lines when the A/C system is operating. All of the insulation joints along the refrigerant line should be properly sealed to reduce the risk of water damage to the structure.

Small Unit

- Typically a differential temperature is taken or measured to determine if the A/C system is cooling properly. However, at the time of inspection the A/C system was not operated due to low outdoor air temperatures (54°). A/C systems should not be operated when the outside ambient temperature is below 60°, otherwise damage may occur to the system. It is recommended that a qualified licensed HVAC company be consulted to ensure that the system is cooling properly.
- The exterior metal weather hoods were noted missing or not installed around the A/C refrigerant lines along the exterior walls. As preventative measures, the metal hoods should be installed to reduce the risk of water penetration within the walls.
- Damaged/missing insulation was noted along the refrigerant lines at the A/C condenser unit located outside.
- The condenser/compressor unit of the air conditioning system appeared to be dirty and requires cleaning.
- Debris was noted in the safety pan installed below the evaporator cabinet. The pan should be emptied and cleaned to provide adequate drainage in the event of water accumulation.
- Evidence of previous water accumulation and corrosion was noted in the auxiliary/safety catch pan under the evaporator unit. This condition is indicative of a clogged primary drain line or improper gravity flow from the primary drain line. This condition requires further investigation and repairs undertaken as necessary.
- The openings in the evaporator coil cabinet where the refrigerant lines enter should be sealed properly to reduce the risk of air leaks.
- The drain line to the over-flow opening along the evaporator cabinet does not terminate properly into the safety pan. This condition requires further investigation and repairs undertaken as necessary to reduce the risk of water damage to the structure.
- Some of the insulation joints along the A/C refrigerant lines in the attic area are not sealed properly. Condensation forms on the exposed copper refrigerant lines when the A/C system is operating. All of the insulation joints along the refrigerant line should be properly sealed to reduce the risk of water damage to the structure.

DUCT SYSTEMS, CHASES, AND VENTS

- Contact (touching) was noted at some of the intersecting supply/return ductwork in the attic area. These contact points are areas that can be conducive to accumulating condensation which can cause possible moisture damage to the sheetrock and ceiling areas. As preventative measures, it is recommended that additional support straps be installed along the ductwork runs or add insulation between the contact points to reduce the possibility of these conditions.
- The media filters at the HVAC systems are dirty and in need of replacement. As preventative measures, the replacement of the A/C media filters should be part of a regularly scheduled maintenance program.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Plumbing Supply System

- The hose bib fixture appears to be loose and not secured properly inside the wall (Left Side of House). It is recommended that this condition be further investigated and repairs undertaken as necessary.
- The backflow preventer was noted missing or not installed at some of the hose bibs (Right Side of House). Backflow preventers should be installed on ALL exterior hose bibs as required by current standards. These are inexpensive screw-on devices that prevent backflow conditions and contaminating the potable water supply system.
- All exposed supply piping along the exterior of the house should be properly insulated. This condition should be corrected as to provide adequate protection from freezing temperatures.
- Some of the water supply/sewage pipe systems are not properly buried in the soil. Under current building standards/practices, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches deep and not less than 6 inches below the frost line.
- Some of the faucet fixtures at the sinks were inoperative at the time of inspection (Outdoor Kitchen). This condition requires further investigation and repairs undertaken as necessary.
- The faucet fixture is loose and not properly secured to the sink top (Outdoor Kitchen). This condition requires further investigation and repairs undertaken as necessary.

- All exposed water supply pipes in the attic area should be properly insulated to provide adequate protection during freezing conditions. It is recommended that this condition be considered for correction.
- The flush handle at the toilet is sticking at the time of the inspection (Casita). This condition should be corrected.
- The shower head is loose and not properly secured within the wall (Casita, Downstairs Guest Bathroom, Master Shower/Left Unit). The supply piping needs to be secured to a wall stud. This condition requires further investigation and repairs undertaken as necessary.
- The faucet fixture handles are loose and not properly secured to the valve stems at some of the sinks (Downstairs Powder Room/Cold Side). This condition requires further investigation repairs undertaken as necessary.
- Caulking was noted missing or not installed along the base of the toilet at the floor junction (Downstairs Powder Room, Jack & Jill Bathroom). This condition should be considered for repair as to provide an adequate seal along the floor.
- The toilet is loose and not secured properly at the floor (Downstairs Powder Room, Jack & Jill Bathroom). This condition requires further investigation and repairs undertaken as necessary.
- The faucet fixture handles are loose and not properly secured to the valve stems at some of the tub/shower enclosures (Downstairs Guest Bathroom). This condition requires further investigation repairs undertaken as necessary.
- The shower door does not track properly (door sticking) (Master Bathroom). Adjustment is needed as necessary so that the door will open and close properly.
- The faucet spout is loose and not properly installed/secured at some of the tub enclosures (Master Bathroom, Upstairs Guest Bathroom). This condition should be repaired.
- The faucet fixture is loose and not properly secured along the tub/shower enclosure (Upstairs Guest Bathroom/Hot Side). This condition requires further investigation and repairs undertaken as necessary.
- The toilet runs-on after flushing (Upstairs Powder Room). Improvement to the tank mechanism is likely to be needed.

Gas Distribution System

- The gas supply pipe installed across the service walkway platform in the attic area needs protection from possible damage.

DRAINS, WASTES, AND VENTS

- The mechanical drain-stop is not functioning properly at some of the sinks (Upstairs Guest Bathroom).
- The mechanical drain-stop was noted missing or not installed at some of the sinks (Upstairs Guest Bathroom).
- Previous leaks were noted at some of the drain pipe connections to the sinks (Upstairs Powder Room). No active leaks were noted at the time of inspection. These conditions require further investigation and repairs undertaken as necessary.

WATER HEATING EQUIPMENT

East Unit

- The safety drain pan installed below the water heater contains debris. The pan should be emptied and cleaned as to provide adequate drainage in the event of a leak.
- The auxiliary (safety) drain pan installed below the water heater unit appears to be off-center of the unit and not properly installed below the tank drain valve. This condition requires further investigation and repairs undertaken as/if needed to reduce the risk of water damage in the event of a leak.
- The exhaust flue pipe to the water heater venting system is not installed properly above the “draft diverter” and could allow spillage of exhaust products. This is a potential safety concern that should be addressed promptly. This condition requires further investigation and repairs undertaken as necessary.
- The vent pipe serving the water heater does not have safe clearance from combustible materials. This condition should be improved for safety reasons. Exhaust flues require a minimum 1” clearance from combustibles.

West Unit

- The safety drain pan installed below the water heater contains debris. The pan should be emptied and cleaned as to provide adequate drainage in the event of a leak.
- The auxiliary (safety) drain pan installed below the water heater unit appears to be off-center of the unit and not properly installed below the tank drain valve. This condition requires further investigation and repairs undertaken as/if needed to reduce the risk of water damage in the event of a leak.
- The vent pipe serving the water heater does not have safe clearance from combustible materials. This condition should be improved for safety reasons. Exhaust flues require a minimum 1" clearance from combustibles.

HYDRO-MASSAGE THERAPY EQUIPMENT

- Bonding of the pump housing could not be determined or confirmed at the time of inspection. Bonding metallic parts of the pump motor housing ensures electrical continuity and the capacity to conduct safely in the event of any fault current likely to be imposed on the motor. It is recommended that these conditions be further investigated.
- The pump, hose and plumbing connections could not be visually inspected. The tub enclosure does not have an installed opening that would allow access to equipment for inspection. Under current building standards/practices, appliances shall be accessible for inspection, service, repair or replacement without removing permanent construction or building finish. The builder should be consulted to confirm that this was not overlooked on the building plans.

DISHWASHERS

- Some of the dishwasher tray tines were found to be in poor condition. The trays will require eventual repairs or replacement.
- The dishwasher lacks an adequate air-gap in the waste line. The waste line should rise to form a loop and be securely fastened to the underside of the counter before connecting to the sink tail piece or food grinder (food disposer), or a mechanical dishwasher air-gap device can be used. This condition requires further investigation and repairs undertaken as necessary.

FOOD WASTE DISPOSERS

- The food waste disposer is excessively noisy. Repairs may be necessary.

RANGES, COOKTOPS, AND OVENS

Built-in Oven

- The oven light is not functioning at the time of inspection.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Bathroom Mechanical Exhaust Fans

- The bathroom exhaust vent hoods appear to be dirty and clogged with debris. Periodic cleaning of the exhaust system vent covers should be part of a routine maintenance program.

GARAGE DOOR OPERATORS

Left Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

Middle Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

Right Garage Door Unit

- The garage door locks have not been disabled. Disabling the door locks with the use of an automatic opener prevents accidental locking and reduces the risk of damage when the unit is operating.

DRYER EXHAUST SYSTEMS

- Clean lint from dryer exhaust duct and exhaust vent opening. This should be part of a regular maintenance program as to prevent potential fire hazards. The design of the dryer duct to this house terminates vertically above the roof line through a vent jack. This type of configuration requires frequent cleaning as preventative measures to reduce the risk of clogs in the duct and prevent potential fire hazards.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- Rust was noted along the valve handle at the time of inspection. This condition requires further investigation and repairs undertaken as necessary.
- The bell cap to the vacuum breaker appeared to be damaged at the time of inspection. It is recommended that this condition be further investigated and repairs undertaken as necessary.
- The sprinkler system was found to be inoperative at the time of inspection. The system did not respond when the controller was actuated. The system appears to be winterized (water supply turned off). This condition should be further investigated and repairs undertaken as necessary to ensure that the system works properly.

INVOICE

12007 Rampy Green Dr.
Tomball, TX 77377

Phone (832)493-0440
jnobles@alltexhomeinspections.com

TREC 6907

SOLD TO:

Greg Huckabay
174 Almondell Way
Magnolia, TX 77354

INVOICE NUMBER 111518-Huckabay
INVOICE DATE 11/15/2018

DESCRIPTION	PRICE	AMOUNT
3,500 - 3,999 sq. ft.	$500.00	$500.00
Additional Charge- .20 cents Per Square Foot/Homes Exceeding 3,999 sq. ft.: $0.20x752	$150.40	$150.40
Discount	($50.40)	($50.40)
11/15/2018 #465	($600.00)	($600.00)
	SUBTOTAL	$600.00
	TAX	$0.00
	TOTAL	$600.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

TEXAS REAL ESTATE COMMISSION INFORMATION
PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

Inspection Agreement
(Please read carefully)

THIS AGREEMENT is made and entered into by and between ALL-TEX Home Inspections, referred to as “Inspector”, and Greg Huckabay, referred to as “Client”. In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum of $600.00 for the inspection of the “Property”, being the residence, and garage or carport, if applicable, located at 174 Almondell Way, Magnolia, TX 77354.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. This inspection does not involve the moving and/or dismantling of building components, wall coverings or furniture. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the “Standards of Practice” set forth by the Texas Real Estate Commission (the “Standards”) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these Standards can be provided upon request or obtained from the Texas Real Estate Commission website www.trec.state.tx.us/ .
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for any repairs or replacement of any defects, deficiencies, reported or unreported, either current or arising in the future, or any property damage, consequential damages or bodily injury of any nature. If repairs or replacements are performed, client must give Inspector written notice of such repairs and, if so desired by Client, allow the Inspector reasonable opportunity to re-inspect such repaired item. Such re-inspection after repair shall not be part of the agreed price herein and Client understands that Client must pay an additional fee for the performance of each such re-inspection(s) after repairs. Client understands and agrees that Inspectors report will be inaccurate as to any such items which are repaired or replaced after the date of the inspection and that without re-inspection by Inspector shall bear no liability for the condition of such item(s).
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. The Inspector and this inspection report makes no warranty, express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system. No representation is made as to how long any equipment will continue to function. This inspection is only for the condition at the time of inspection.
6. This Agreement, including the Purpose, Limitations and Inspector/Client Responsibilities (page 2) and the Consumer Notice (page 3) of the report, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.
7. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: Unique systems or items which the INSPECTOR is unfamiliar, or any component that is specifically listed as not inspected on the inspection report; environmental hazards such as, molds, fungi, presence of defective drywall, radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, or other toxins; underground systems such as, storage tanks, fuel tanks, water wells and their equipment, septic systems and their equipment, drainage systems, sump pumps/ejectors; pest infestation such as, wood destroying insects, vermin infestation; household appliances such as, automatic oven cleaners, automatic timer controls, outdoor cooking equipment, refrigerators, ice makers, laundry equipment, elevators, central vacuum systems, trash compactors, dumbwaiters, free-standing appliances, whole house generators; recreational equipment or facilities such as, swimming pools, ponds, spas, hot tubs, saunas, steam baths, fountains, playground equipment; security, communication and fire protection systems such as, concealed monitored or private security and fire systems, fire sprinkler systems, telephone, intercom, cable/satellite TV systems, smart home systems, antennaes, lightening arrestors; solar and geothermal systems such as, solar panel/electrical systems, solar heating and geothermal heating and cooling systems; HVAC systems, components and items such as, air cleaning/purification systems, energy efficiency measurements, humidity and dehumidifier equipment, A/C window units, ductless split A/C units, bathroom heaters; other components, items and systems such as, water softener/purification systems, cosmetic finishes, cabinets, landscaping and foliage, landscape lighting, gas operated light fixtures, fencing, driveways, sidewalks, storage sheds/buildings, water heater recirculating valves and expansion tanks, irrigation rain sensors; notification of product recalls, governing codes, ordinances, statutes, covenants and manufacturer specifications. Client understands that these systems, items and conditions, are beyond the scope of this inspection. Any general comments about these systems, items and conditions of the written report, are informal only and DO NOT represent that they are part of the inspection or are functioning as intended. Inspector encourages Client to retain the services of an Exterminator to check for insect infestations; a qualified Mold or Chinese Drywall Inspection Company to ascertain any mold or defective drywall conditions present; a qualified Structural Engineer company to perform a foundation analysis on known or suspected structural issues.

8. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, including but not limited to all expenses, costs and attorney fees arising from such a claim.
9. Client understands and agrees that Inspector is not a Surveyor or Appraiser and that the Inspection will not include an appraisal of the value or a survey of the property. Client further understands and agrees that the written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
10. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector within ten (10) days prior to repairing or replacing such system or component and agrees to allow Inspector reasonable access to view the alleged condition prior to client, or any agent of Client, performing any repairs or modifications. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards in the report. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.
11. In order to provide a full inspection of the property, all utilities (electric, water, and gas if applicable) must be turned on prior to the time of inspection. It is the client's agent's responsibility to confirm with the listing agent that the utilities are on prior to the scheduled date of service. If any of the utilities are not on, please contact ALL-TEX Home Inspections immediately to reschedule the inspection. Upon confirmation that the utilities have been turned on, the inspection can be rescheduled. By signing this agreement, client agrees that if a full inspection cannot be performed on the original date of service, due to non-operational utilities, it will be necessary to reschedule the date of inspection, in which case a trip charge will be incurred and charged to the client ($85 - $100, depending on the location of the property).

DEFINITIONS
1. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.
2. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If client is married. Client represents that this obligation is a family obligation incurred in the interest of the family.

Client agrees to release reports to Client's Agent:
☐ Yes / ☐ No / ☐ None

Client:
Greg Huckabay

Client Signature _____ Date: 11/15/2018

Inspector Signature _____ Date: 11/15/2018

T.R.E.C. License # 6907

Report Number: 111518-Huckabay

Revised 6/2018