

N**Noles Inspections LLC**

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INSPECTION REPORT

Property Address: 2903 Greens Ferry Court, Richmond, TX 77406
Inspection Date: 03/05/2020



Inspection Number: 20200305-1
Inspection Type: REI-7-5

INSPECTION INFORMATION

Year Built: 1991
Square Footage: 2594
Property Type: Single Family
Number of Bedrooms: 4
Number of Bathrooms: 2.5
Multi Story: Yes

PREPARED FOR

Clients Name: Tim Armstrong

Table of Contents

Client Disclosure.....	1
I. STRUCTURAL SYSTEMS.....	4
A. Foundations.....	4
B. Grading and Drainage.....	8
C. Roof Covering Materials.....	9
D. Roof Structures and Attics.....	14
E. Walls (Interior and Exterior).....	16
F. Ceilings and Floors.....	18
G. Doors (Interior and Exterior).....	19
H. Windows.....	20
I. Stairways (Interior and Exterior).....	23
J. Fireplaces and Chimneys.....	24
K. Porches, Balconies, Decks, and Carports.....	24
L. Other.....	25
II. ELECTRICAL SYSTEMS.....	25
A. Service Entrance and Panels.....	25
B. Branch Circuits, Connected Devices, and Fixtures.....	28
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS.....	31
A. Heating Equipment.....	31
B. Cooling Equipment.....	32
C. Duct Systems, Chases, and Vents.....	38
IV. PLUMBING SYSTEM.....	39
A. Plumbing Supply, Distribution Systems and Fixtures.....	39
B. Drains, Wastes, and Vents.....	41
C. Water Heating Equipment.....	42
D. Hydro-Massage Therapy Equipment.....	43
E. Other.....	43
V. APPLIANCES.....	44
A. Dishwashers.....	44
B. Food Waste Disposers.....	44
C. Range Hood and Exhaust Systems.....	44
D. Ranges, Cooktops, and Ovens.....	45
E. Microwave Ovens.....	45
F. Mechanical Exhaust Vents and Bathroom Heaters.....	45
G. Garage Door Operators.....	45
H. Dryer Exhaust Systems.....	46
I. Other.....	46
VI. OPTIONAL SYSTEMS.....	46
A. Landscape Irrigation (Sprinkler) Systems.....	46
B. Swimming Pools, Spas, Hot Tubs, and Equipment.....	46
C. Outbuildings.....	46
D. Private Water Wells.....	46
E. Private Sewage Disposal (Septic) Systems.....	46
F. Other.....	46
Conclusion.....	47

PROPERTY INSPECTION REPORT

Prepared For: **Tim Armstrong**

(Name of Client)

Concerning: **2903 Greens Ferry Court, Richmond, TX 77406**

(Address or Other Identification of Inspected Property)

By: **Noles Inspections LLC-Darin Noles - TREC
License #21155**

03/05/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number 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, renovations, 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

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(<http://www.trec.texas.gov>).

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

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

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

Contract forms developed by TREC for use by its real estate 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS 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

Orientation Directions: **All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home.**

Item Issues will be in bold red text.

This inspection is NOT a code compliance inspection as set forth by the Texas Real Estate Commission (TREC).

Please keep in mind this , just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC requires us to mark some items deficient for safety reasons as codes change over time for new construction. Don't expect the homeowner to bring items up to current codes when it may not have been required when this home was built.

**Temperature - 65
Inspection start time - 8:30 AM
Inspection Stop time - 11:10 AM
Client Present - Yes
Owner Present - No
Buyer Agent Present - Yes
Seller Agent Present - No
Others Present - Case Noles TREC 21576
Weather - Clear/Party Cloudy**

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Cable

Comments:

Information Notes: Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

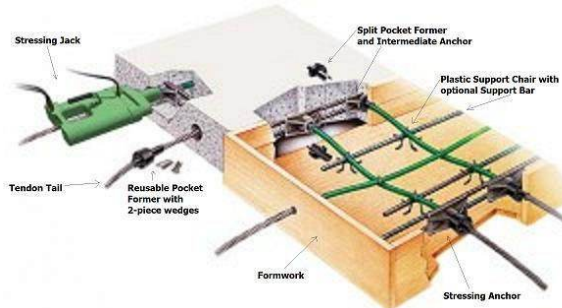
Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report.

Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

The judgment as to whether foundation performance is inadequate is subjective. Whether a house shows signs of damage due to foundation movement should have the foundation underpinned or not, is best made by a Professional Structural Geo-Tech Engineer. Professional Structural Geo-Tech Engineers who specialize in damage evaluations are qualified to provide unbiased professional opinions as to whether or not the foundation requires repair.

I recommend visiting the following websites, www.wateryourfoundation.com, www.houston-slab-foundations.info and www.foundationrepair.org, for additional information. These websites are written specifically for home buyers to provide reliable information concerning slab-on-ground foundations in the Greater Houston Area. The website contains a list of the most frequently asked questions on the performance and evaluation of slab-on-ground foundations.

Due to the circular grouting on two sides of the perimeter beam, the foundation appears to be a slab on grade with post tensioned cables. Visible areas of the foundation, exterior structure, and interior structure are inspected for indications of differential movement, which help the inspector determine the condition of the home. Below is an image of common post tension construction components.



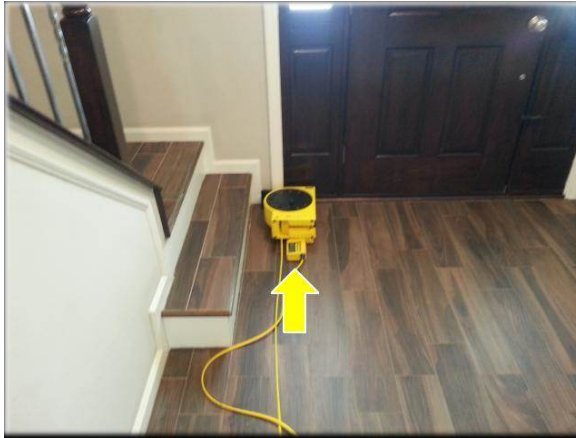
Foundation Elevation - An interior slab elevation was taken using a Digital Level device, with the **Front of the entry used as the zero reference point. All measurements will be plus or minus from this location without consideration of the different floor types.**

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

I	NI	NP	D
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This is used as a reference only to show the variations of how level the foundation is at time of the inspection and not a structural examination as to the performance of the foundation. These readings do not determine if a foundation has had differential movement as that can only be determined by taking measurements over time or having a set of measurements when the foundation was new to compare against. There are many factors that can affect the measurements like, a long wet spell, a long dry spell, sprinkler system installed or not, poor drainage, etc. I am not a structural engineer and make no claims as such. These measurements along with evaluating other conditions of the structure, help me in forming an opinion.

Zero reference point shown below.



The Front and Left of the home and study is -0.2 inches.



The Back and Left of the dining room and home is 0. inches.

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The Back and Right of the home and living room is 0.2 inches.



The Right and middle of the laundry room is -0.1 inches.



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In my opinion, the foundation appears to be providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be substantial evidence that would indicate the presence of significant deflection in the foundation in the inspectors opinion. This opinion is not to be applicable to future changing conditions as no accurate prediction can be made of future foundation movement. If at any time you are uncomfortable with the foundation, Before Closing, you may contact a structural engineer for further opinion.

Foundation "corner pops" are common (a hairline crack at the corner of the slab) were noted, which is commonly the result of differential movement between the masonry walls/foundation and radially transmitted forces from the home structure. (The corners are the weakest part) This condition did not appear to adversely affect the structure at this time. The corners should be examined periodically and if the crack worsens or the corner breaks off, then the brick veneer may lack proper support and repair would be needed. See example photo below.



Issues:

Open tendon cable tensioning ports were noted at one or more locations around the exterior foundation grade beam. The minimum grout cover to the tendon tail from the finished concrete slab edge shall be approximately 1 inch, as shown in the figure below. It is also permissible to reduce the grout cover to the tendon tail to 1/8 inch provided that the tendon tail is covered with a protective cap, that results in a minimum cover of 1 inch. We recommend proper cleaning and sealing of any open tendon ports to protect the cable ends from corrosion, which may allow moisture to wick into the cable causing it to rust and possibly losing its connection from the support clamp.



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B. Grading and Drainage

Comments:

Information Notes: *With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.*

Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects.

Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

Root barriers are recommended for trees within 10 feet of the foundation. Trees closer than 10 feet should be considered for removal but check with a structural engineer first as this could affect the foundation.

Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

For any problem noted under issues, a complete evaluation of the lot draining system should be performed prior to close.

Gutters are discharging water directly onto the shingles. Although this is common, gutters should never discharge in this manner and may void the shingle warranty in some cases. Recommend review for correction by a qualified gutter contractor.

A full gutter system is installed, which is used to centralize collection and removal of water from roof runoff. Gutters are prone to leakage at the joints, which can cause damage to the fascia trim. The downspouts are not checked for proper water flow. Regular cleaning is required in order for the gutter system to function properly.

Noted: Tree(s) present in close proximity to the foundation. Trees should not be planted closer than 1 1/2 times the maximum height of the tree from the foundation. Root systems may have to be cut back and a root barrier installed. See root barriers at www.wateryourfoundation.com. Removal of tree may be needed in the future should damage become apparent. Keep in mind by removing a large tree next to a foundation could also cause problems as the soil will retain more moisture, affecting the foundation. Recommend contacting a qualified structural engineer and tree specialist for more information and monitor foundation/wall/roof to ensure damage free conditions.

Issues:

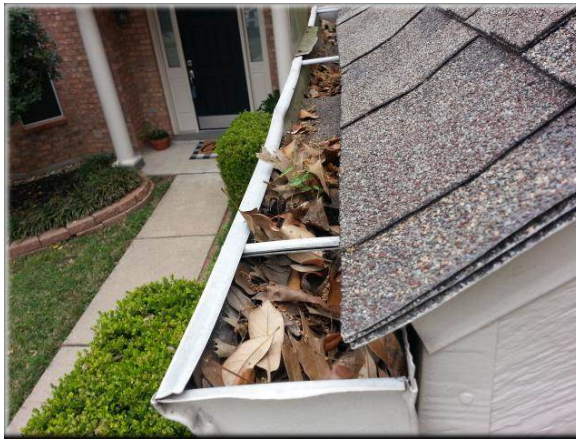
The gutters nails are coming loose/pulling out in several locations; recommend corrections to prevent further damage to the fascia trim.

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Recommend leaves and debris be cleaned from gutters and downspouts as necessary for more effective drainage of roof run-off water.



C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition Shingles

Viewed From: Roof was accessed by ladder and walked at most areas

Comments:

Roof Information Notes: *The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.*

Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.

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Algae growth may be visible depending on the age of the roof. This may appear about 5-6 years after a roof is installed and has a brown or black appearance. This type of algae is transported through the air and tends to collect and grow on roofing material on the north and west sides. Algae discolorations are difficult to remove, but may be treated by qualified contractors. The effectiveness of such cleaning techniques is temporary and discoloration will most likely re-occur. If this is a concern I recommend contacting a company that specializes in this type of roof cleaning.

Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self seal adhesive bond and may damage the shingle.

When replacing a roof, the Texas Department of Insurance provides an online listing of manufacturers of products that meet the state's roofing discount requirements at www.tdi.state.tx.us/home/roofing.html.

Flashing Information Notes: *It is recommended flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift up, and sealant can dry and crack allowing moisture to enter the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage.*

For any problem noted under issues, a complete evaluation of the roof system should be performed prior to close.

The roof appears to be a 30 year rated shingle. See notes above for common life expectancy.

NOTE: The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by a visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.

Age of the roof is unknown; recommend consulting seller for more information.

The roof was accessed by ladder and reviewed by walking the roof. Sometimes all areas of a roof can not be walked due to the slope.

I=Inspected

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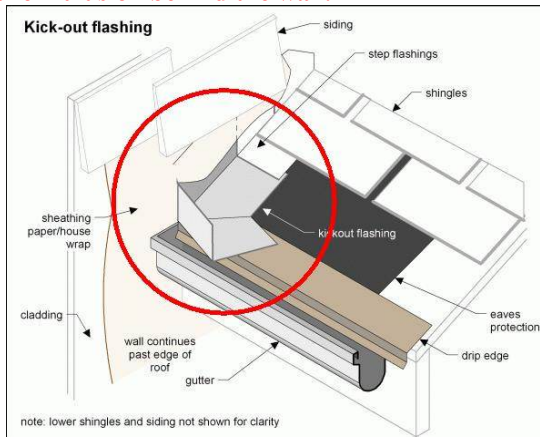
NP=Not Present

D=Deficient

I NI NP D

Issues:

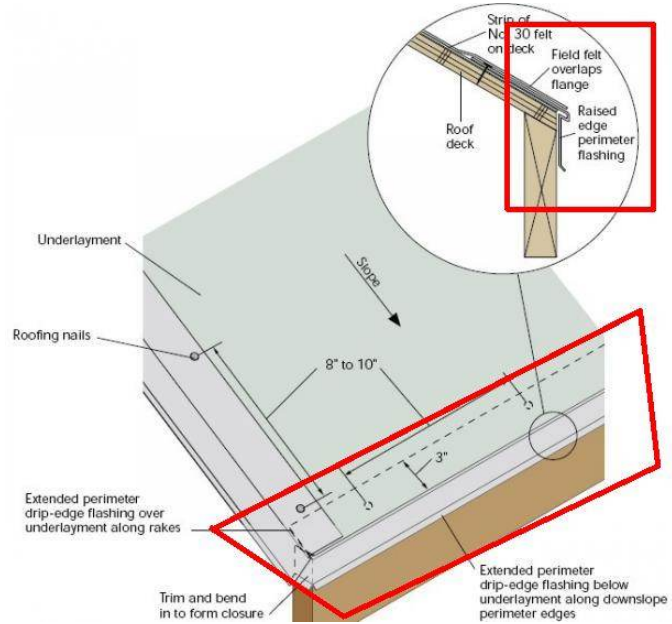
Kick-out flashing was not installed where the vertical wall and roof plane meet on the home. Flashing is important for shedding water; recommend review by qualified roofing contractor for corrections as needed to prevent moisture intrusion behind the wall.



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I NI NP D

The roofing paper underlay was either short or installed under the drip edge around the eave of home. The roofing paper underlay should be on top of drip edge at the eave and under rake edge to avoid moisture penetration; recommend review by a qualified roofing contractor. In some areas, felt paper did not appear present.



Recommend sealing/caulking the nail heads of all exposed nails for the roof flashings and ridge cap shingles.

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The lead roof jacks covering the waste stacks were not folded over or are deteriorated around the vent pipe openings, which will allow water to run down the outside of the pipe into the attic; recommend corrections to prevent moisture intrusion to the attic.



Aggregate was missing and the underlying fiber material is exposed at multiple locations on the roof shingles. The aggregate helps protect the underlying asphalt material from the sun's UV rays. Without it, the shingle will crack and wear much faster. Recommend roof maintenance to preserve remaining roof life.



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I NI NP D

Some of the flashing at the Back and middle of the roof is lifted and should be resealed/re-secured to ensure leak free conditions; recommend review for correction by a qualified roofing contractor.



The edges of the roof shingles are damaged at several locations at the front left of the home from possible prior tree rubbing. Roof repair required to help prevent leaks.



D. Roof Structures and Attics

Viewed From: Viewed from safe walkways

Approximate Average Depth of Insulation: Uneven, 8-10 inches on average

Comments:

Types: Batt Insulation, Blown-In Insulation

Information Note: *Not all areas of an attic are visible to an inspector due to inaccessibility. This is a limited review of what can be viewed from a safe platform.*

The attic stairway load rating is normally not know as the labels are missing. Some of the older stairways were only rated at 200lbs. Please check for missing nuts and bolts and check periodically to ensure for tightness or broken members of the stairs.

For any problem noted under issues, a complete evaluation of the roof structure should be performed prior to close.

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

I NI NP D

The attic was entered and a visual inspection was performed from areas where there was flooring to stand. Not all areas of an attic are visible to an inspector due to inaccessibility of low head room or where insulation covers ceiling joists. This is a limited review of what can be viewed from a safe platform.

The attic stair assembly is not insulated and/or sealed; recommend insulating and/or installing weather stripping to seal gaps and prevent loss of conditioned air to attic for energy savings.

The roof sheathing is composed of Oriented Strand Board.

The roof decking was installed with expansion clips between the sheathing joints. Expansion clips allow the roof sheathing to expand and contract without buckling and provide support between the sheathing.

Roof structure is composed of 2x4 truss systems. It is not possible to inspect every truss because of limited access. Trusses should only be secured on the outer edges and not secured to inner walls. A special clip is used to allow for expansion and contraction on the inner walls as shown below. In most cases it is not possible to verify if installed correctly.

Issues:

The attic stair assembly does not close flush with the ceiling; recommend adjustment/repair to prevent conditioned air in the home escaping into the attic.



The insulation provided in the attic has poor coverage at various small patches from disturbances; recommend review by a qualified contractor to level the insulation.



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I NI NP D



The attic flooring does not comply with accepted industry specifications for floor sheathing. Accessing the attic could result in injury. The attic should have an unobstructed passageway from the access to the service side of all equipment. The flooring should be solid (minimum 3/4 floor decking), continuous, and not less than 24 inches wide. On the control side of the equipment and on other sides where access is necessary for servicing, a level work platform extending a minimum of 30 inches from the edge of equipment with a 36-inch high clear working space should be provided. This should be repaired for safety so a worker or anyone else does not fall through the ceiling while working on equipment.

Dry staining present on the attic flooring suggests prior leaks. Recommend consulting the seller to determine if known leaks have occurred.



E. Walls (Interior and Exterior)

Comments:

Types: Brick Veneer, Wood trim

Information Notes: If the interior walls/ceilings have recently been painted, this can hide previous water stains, cracks, or evidence of repairs. Client is advised to review seller's disclosure for additional information.

If wallpaper or paneling is installed, these can mask problems like minor stress cracks, moisture, mildew/mold, and damage caused by wood destroying insects. It is advisable not to apply vinyl wallpaper on exterior walls of a room or on any wall in a bathroom. Vinyl wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over.

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I NI NP D

Walls through out the home may be limited to visible inspection due to drapes or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information.

For any problem noted under issues, a complete evaluation should be performed prior to close.

Some hairline type stress or material shrinkage cracks maybe present in the exterior veneers but do not appear to be signs of foundation/structural failure and may not be listed in this report. Cracks that are considered structurally deficient in the inspectors opinion will be listed under the Issues section.

Wall or ceiling cracks were noted in the home and in my opinion were cosmetic. Repair as desired. Cracks that are considered to be part of a structural deficiency will be noted as such under the issues section.

Home crack note: Small cracks were observed in the brick veneer wall and at the interior drywall at various areas. These are indications that previous deflection or thermo-expansion has occurred, possibly due to slight framing settling, mortar deficiency, minor settling or other common wear. The cracks at the interior and exterior did not appear to be structurally significant in the inspectors opinion at the time of inspection and will not be noted individually as such. If a crack is observed that is more significant in my opinion, I will document and photograph the area. Otherwise, re-point (repair) brick mortar to prevent moisture intrusion as best practice and performing interior drywall cosmetic repair as desired.

Wood siding - These materials can have the problem of deteriorating from moisture if not properly maintained. The wood siding on this home was beginning to show signs of common wear.

Issues:

There are areas around the home such as, doors, hose bibs, gas lines, A/C refrigerant lines or any voids that penetrate the exterior veneer. Any electrical panel/disconnect should be sealed on the top and both sides. These areas should be sealed/re-sealed to prevent varmint or moisture entry.

The siding is weathered. Location - Back and middle of the home; recommend repairs/replacement as needed to help prevent moisture intrusion.



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F. Ceilings and Floors

Comments:

Types: Carpet, Ceramic Tile Floor

Information Notes: Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information.

For any problem noted under issues, a complete evaluation should be performed prior to close.

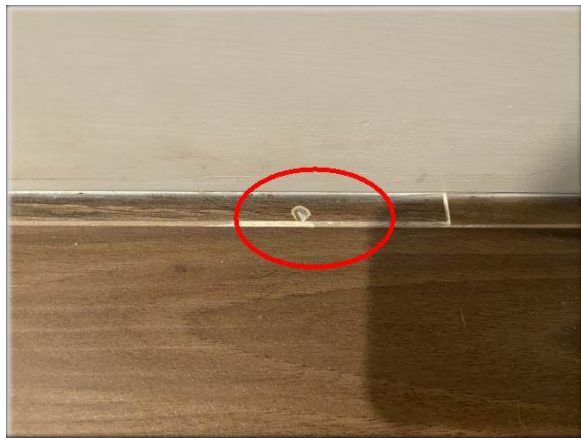
Furnishings and rugs prevent a full inspection -- do a careful check on your final walk-through.

Issues:

Common floor squeaks noted in the upstairs flooring; suggest screwing down the sub-floor, the next time the home is re-carpeted as a corrective measure.

Observed slight cracks on the ceiling in the home/garage which is caused by slight movement or expansion and contraction of the framing. Appears to be primarily a cosmetic concern.

Observed cracked or damaged tiles on the floor in the first floor of the home; recommend repairs as needed.



I=Inspected

NI=Not Inspected

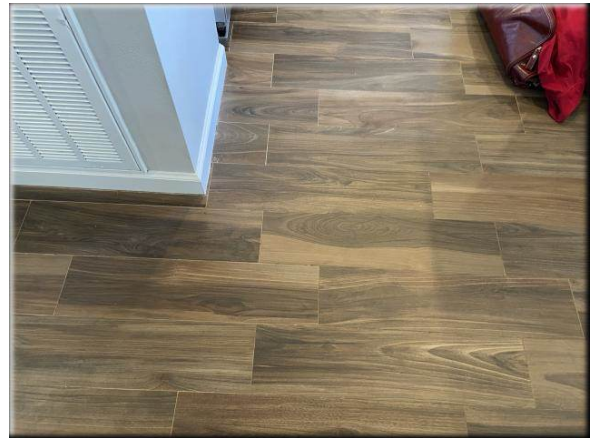
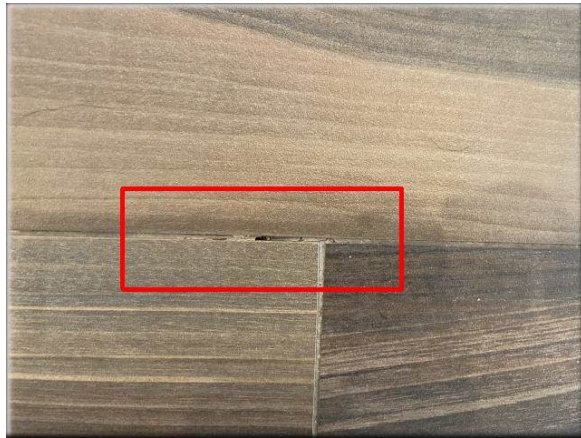
NP=Not Present

D=Deficient

I NI NP D



Grout is missing between the floor tile at various locations in the first floor; recommend repairs by a qualified contractor.(minor)



G. Doors (Interior and Exterior)

Comments:

Information Note: Recommend having all locks re-keyed after Closing.

For any problem noted under issues, a complete evaluation should be performed prior to close.

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

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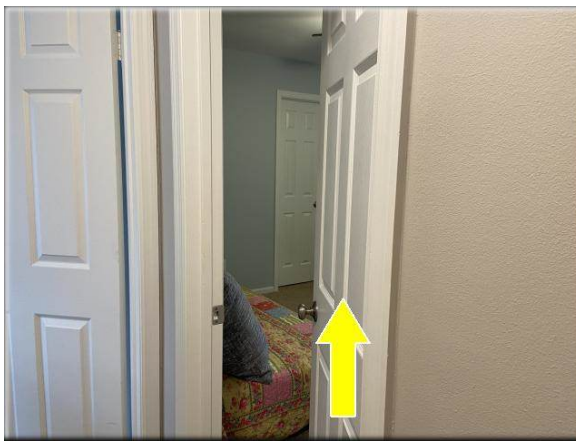
The door between the garage and the interior of the home should be a 1 3/8 inch thick fire rated solid wood door, a solid or honeycomb core steel doors not less than 1 3/8 inches thick, or a 20-minute fire-rated door. Because these doors are normally painted, it is not possible to determine if the door meets these requirements.

Issues:

The door to the upstairs and Front left bedroom opens by itself which may indicate that the door or framing was installed out of square.

The fire door between the garage and the interior of the house should be equipped with an auto-closer device, like spring loaded hinges, to prevent automobile fumes from entering the house as a safety upgrade.

The door does not latch properly in the upstairs back left bedroom; recommend adjusting the strike plate for proper operation at minimum.



The master bathroom linen closet does hits the flooring and does not operate as intended.



H. Windows

Comments:

Types: Metal Frame Double Pane

Information Note: *Every attempt is made to open and inspect every window to verify the operation if possible, but drapes and furniture may limit the ability to inspect all windows; recommend consulting with sellers for additional information.*

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

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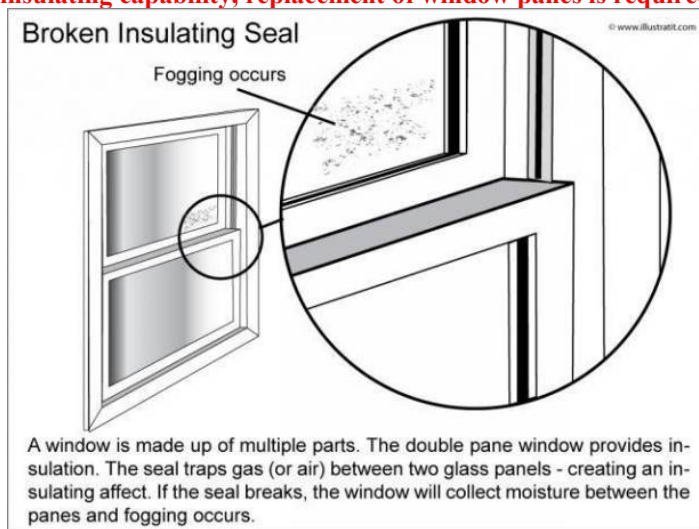
For any problem noted under issues, a complete evaluation should be performed prior to close.

Thermopane windows are installed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection due to temperature. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to see broken seals.

Note: Windows in the home were generally dirty at the time of inspection which makes it difficult to determine if broken seals are present. All windows should be cleaned for re-inspection.

Issues:

Discoloration was noted between the window panes for some of the windows in the kitchen. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of window panes is required.



Windows in the home that have added window locks installed are considered A FIRE/EMERGENCY EXIT HAZARD; recommend removing screws or window locks for safety reasons.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Solar screens were installed on some of the windows limiting our ability to view the windows; recommend consulting sellers for additional information if concerned.

Replace the window screen in the living room, breakfast room and kitchen.

The vinyl glazing strip was cracked, missing, or loose on some of the windows; recommend replacing.



Unable to determine if some of the windows were tempered safety glass in the master bathroom; recommend confirming the presence of safety glass at this location or replacement with safety glass if found not present to ensure safety.

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

I NI NP D



Some of the window spring(s) in the home were disconnected or broken; recommend repairs to restore proper operation. Present throughout the home. Example photo of a broken spring found during inspection.



I. Stairways (Interior and Exterior)

Comments:

Issues:

The guard rail appears to have excessive movement. The guardrail should be designed to resist a 200 pound load applied at the top of the guardrail or horizontal pressure at any point in the system. For safety measures; recommend repairs by a qualified contractor.

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

I NI NP D



J. Fireplaces and Chimneys

Comments:

Information Note: Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. Draft or smoke tests are not performed. If further review is desired, client is advised to consult with a qualified contractor prior to closing.

The fireplace gas valve was located at the Right side of the fireplace. Gas fireplaces are not operated unless they are automatic.

Fireplace is metal box lined with fire bricks. Metal chimney flue and dampener appeared to be installed properly. Not tested for proper draft (beyond the scope of this inspection).

Issues:

Recommend permanently blocking the fireplace damper open as is currently required when a fireplace is gas burning.

K. Porches, Balconies, Decks, and Carports

Comments:

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

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L. Other

Comments:

The neighbors have a pool. Fence maintenance is very important to maintain a safety barrier to prevent unwanted access.

Issues:

The sidewalk and driveway appear to have common settlement and cracking for the age. As best practice to help prevent trip hazards and further settling repair and sealant at joints/cracks is recommended. Re-leveling may be performed as best practice.

The fence around the property is recommended for repair to gate hardware/leaning and loose sections of fence at various areas.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Types: Circuit Breakers

Information Note: Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.

Grounding of the electrical system and Bonding of the gas and water piping systems and appliances in the home is not always visible or observable to the inspector. Therefore it is recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.

For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.

The electric meter is located on the Back and Left side of the home and the service entrance wires enter the meter by underground service.

The main service panel is Manufactured by Square D.
Panel Amps Maximum Rating: 150.
The main breaker size is 150-amps rated at 120/240 volts.

The service entrance cables appear to be 2/0 AWG Aluminum rated for 150-amp breaker. Recommend confirmation by a licensed electrician.

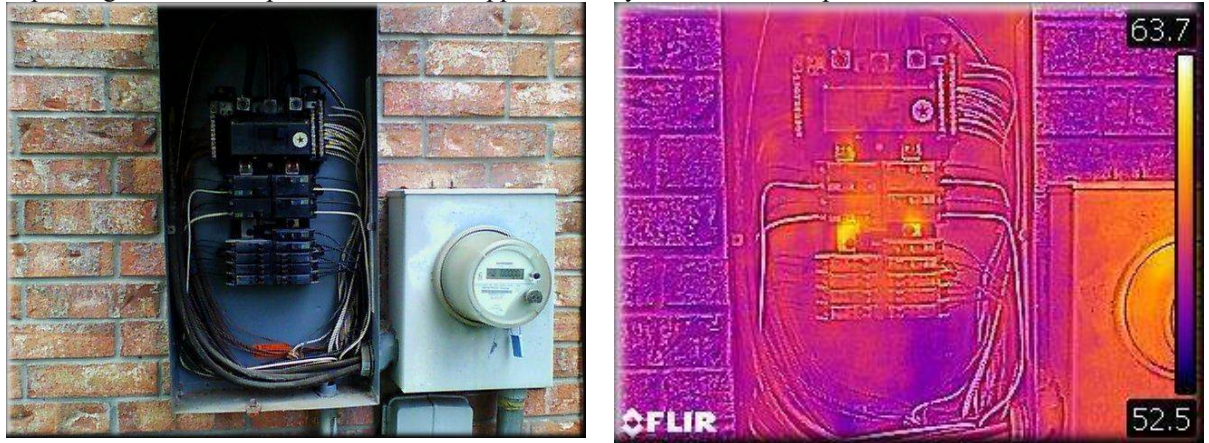
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Overload protection provided by breakers.
The panel is located on the Back and Left wall of the exterior.

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

A thermal imager was used to help determine no excessive "hotspots" in the electrical panel were found at the time of inspection. In general, breakers should not reach over 120-130 degrees under full load/on a hot day, depending on where the panel is mounted. Applicable only at the time of inspection.



Issues:

The grounding electrode conductor is connected to a clamp that is approved for piping attachment and not approved for attachment to a ground rod. Recommend replacing with a proper clamp, commonly known as an "Acorn" style clamp.



Some of the electrical panel screws were missing. The panel should be secured with the appropriate type screws. (note: Never use pointed screws, which can pierce the outer insulation causing electrocution, is a safety hazard)

I=Inspected

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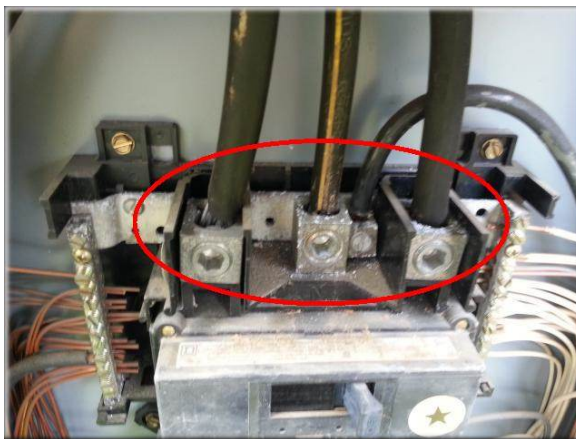
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Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built but TREC requires this to be checked as a deficiency. As of 2002 Arc-Faults were required for bedrooms and as of September 2008 Combination Arc-Faults were required for all habitable rooms. If the home was built prior to this, the home owners are not required to bring this up to current standards.

Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and then open the circuit when arcing occurs. Like when there is a loose wire, which causes an electrical arc and possible fire. A licensed electrician should performed all upgrades if you plan on upgrading the home to Arc-Fault breakers.

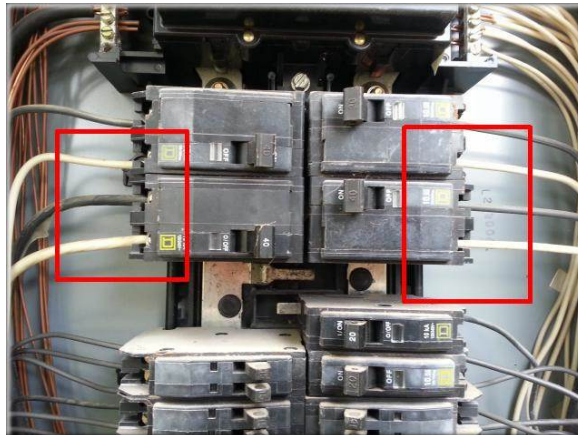
(simple maintenance for an electrician) Anti-oxidizing compound was not used for the service wire connections to the main breaker in the main panel. Most manufacturers recommend using a corrosion inhibiting compound like, Blackburn CONTAX paste, Burndy Pentrox paste, and Pen-Union CUAL-AID. Anti-oxidizing compound is recommended by NECA/AA 104-2000 and National Electrical Installation Standard published by the National Electrical Contractors Association, which calls for anti-oxidant in section 3.1.2(c) of that standard or follow the manufacturer recommendation, This is a common problem found with aluminum connections in the service panels inspected; recommend contacting a licensed electrician for opinion.



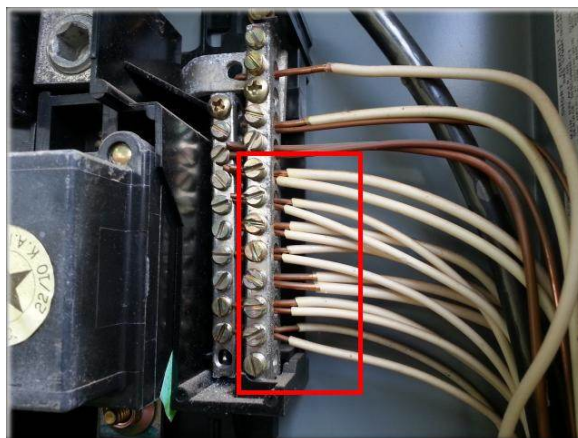
(simple maintenance for an electrician) Some white insulated wires in the breaker box are being used as “hot” for the 240 volt circuits. This is a common wiring practice, but the white insulated “hot” wire should be permanently identified at each end to indicate its use as hot. Normally black or red paint/plastic tape may be used to identify these wires as “hot”.

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

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(simple maintenance for an electrician) The 2002 NEC [National Electrical Code], section 408.21 states with regard to grounded [neutral] connections: Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor. While doubling of the neutrals was, and still is a very common practice among electricians, it has been found to cause problems due to poor connections. The remediation is not expensive, and can be done quickly by a licensed electrician.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Information Note: Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas.

Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and is HIGHLY RECOMMENDED TO UPGRADE! The Texas standards of practice for inspectors require us to mark this as a deficiency if not installed.

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, it is recommended you consult with a company specializing in fire systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.

In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually.

The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated.

Starting September 2008, new standards require Tamper-Resistant receptacles. Tamper-Resistant receptacles help protect children from electrical injury if they try inserting a foreign object into a receptacle. Tamper-Resistant receptacles have a shutter mechanism that does not open, allowing access to the contacts unless a three-prong plug is inserted. If this house predates the adoption of this standard however, you should consider upgrading for improved safety. Homeowners are not required to upgrade if the home did not have them when constructed. For more information about Tamper-Resistant receptacles, visit: <http://www.nfpa.org/assets/files/PDF/Fact%20sheets/TamperResistant.pdf>

For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.

The electric clothes dryer receptacle has a 3-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.

Smoke detectors may be connected to an alarm system and therefore were not tested; suggest verifying operation with owners or alarm company prior to close.

Wiring Method - Branch circuit wiring appears to be copper, viewed inside the service panel.

GENERAL NOTE: The electrical outlet(s) located on the front wall in the garage interior did not have power initially/would not reset at this location without resetting in the receptacle in the 2nd floor bathroom first. This same situation appeared to occur for multiple GFCI receptacles in the home.

GENERAL NOTE: The oven is tied to the GFCI receptacles in the kitchen and will lose power if a receptacle is tripped.

Issues:

Recommend sealing around all exterior light fixtures and exterior electrical receptacles to prevent moisture from entering into the electrical junction boxes. Even small holes can contribute to moisture damage over time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The electrical cover plate in the Attic is damaged/missing. Recommend replacement.



Receptacle obstructed in the garage. Recommend making fully accessible.



The GFCI protected outlet was not functioning as required in/at the exterior (front left exterior). Recommend review and repair by a licensed electrician.



The ceiling fan is out of balance at different speeds in the upstairs front right bedroom; recommend having fan balanced.

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Two Natural Gas Forced Air Furnaces Installed

Energy Sources: Gas

Comments:

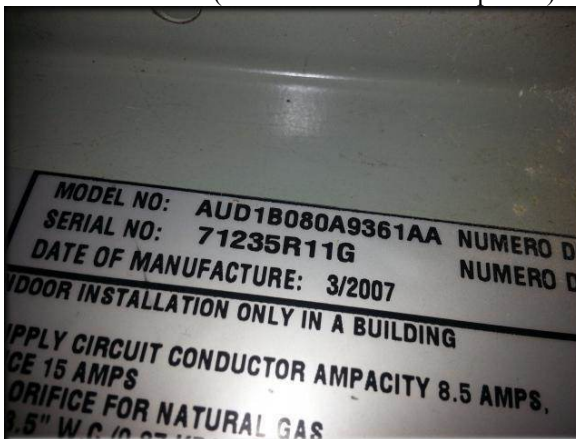
Information Notes: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible. The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

The Attic furnace type is a forced air unit, Manufactured by Trane. Year: 2007. See the image below for appliance information. (front attic unit labeled upstairs)

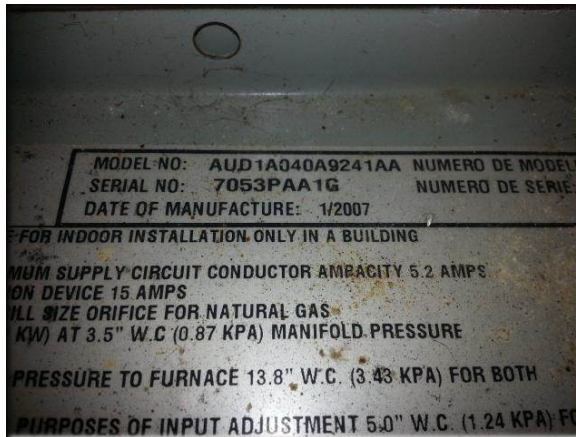


The Attic furnace type is a forced air unit, Manufactured by Trane. Year: 2007.

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

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See the image below for appliance information. (rear attic unit labeled downstairs)



The furnaces were tested using normal operating controls at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. The thermostat was used to operate the unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the units have not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

B. Cooling Equipment

Type of Systems: Central Air -2 Split System Units

Comments:

Information Notes: *Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.*

Temperature readings are taken with either a laser, thermal imaging camera and/or a digital thermometer inside the home at as many supply registers within reach and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.

The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to have the systems evaluated prior to closing.

Units should have a full system check when serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages, etc.

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

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US standards for A/C systems in effect as of January 2006 require systems to adhere to a SEER 13 energy rating guidelines. Manufacturers can no longer manufacture systems with a SEER rating less than 13. Systems currently in inventory with a less than SEER 13 rating can be repaired or installed until parts are no longer available. Manufactures anticipate available systems for new installation until the summer of 2006 and spare parts available for repairs for a number of years.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Please note that HVAC system testing is limited and the information/items below are beyond this inspection and are excluded. The information provided below may provide you with items that may help to be aware of, should you wish for further HVAC system testing.

Information Note: Even though a temperature drop across the evaporator coil(s) can be considered to be in the normal range, the amperage draw on the condensing coil should be checked, which is beyond this inspection.

Information Note: The amperage draw on the unit(s) should be checked at least annually regarding amps per ton according to the label on the condensing unit. This amperage draw may can sometimes be too high and may indicate that the condensing unit, the ducting system and/or the electrical system was not operating properly. A competent, licensed HVAC contractor will know about amperage draws relating to energy efficiency. The causes of high amperage draw can be caused by several different items.

Information Note: The flow of conditioned air should be regulated so that temperature and relative humidity levels are uniform throughout the structure. Most contractors allow a maximum of a four degree variation in temperature between the various rooms of the house. Poor air circulation tends to increase the relative humidity levels in the house. This may cause the occupant to lower the thermostat in order to maintain cooling comfort. Higher relative humidity levels may also encourage the growths of microbial organisms. The conditioned air distribution system should be evaluated by a competent, licensed HVAC contractor.

Condenser information below for your reference. Brand: Trane, Manufacture Year: 2007.



These units appear to use older R-22 refrigerant which is being phased out of production. This may result in high repair costs. Consult your licensed HVAC professional for more information.

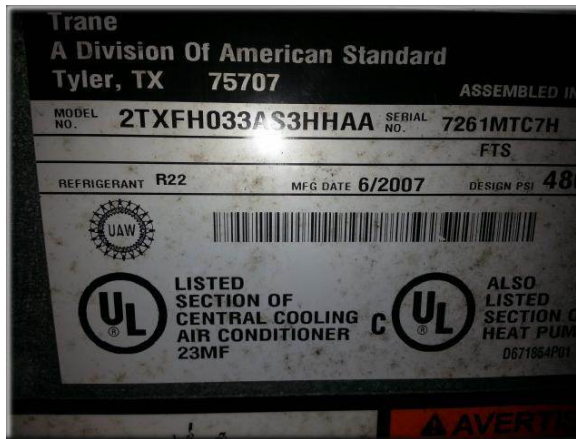
Condenser #2 information below for your reference. Manufacture Date: 2007.

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

I NI NP D



Evaporator coil information in the image below for your reference. Brand: Trane, Manufacture Year: 2007. (front attic unit)

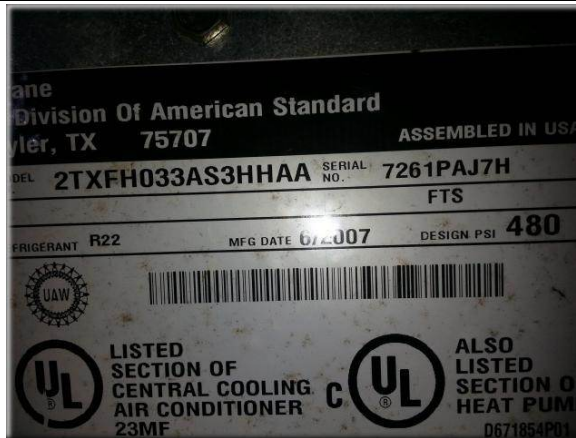


**The supply air sample temperature taken was 51 degrees.
 The return air sample temperature taken was 69 degrees.
 The temperature differential between the supply and return was 18 degrees at the time of inspection.**

Evaporator coil information in the image below for your reference. Brand: Trane, Manufacture Year: 2007. (rear attic unit)

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

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**The supply air sample temperature taken was 47 degrees.
The return air sample temperature taken was 69 degrees.
The temperature differential between the supply and return was 22 degrees at the time of inspection.**

The home temperature rise/differential was measured and appeared to be within the 15 to 22 degree normal operating range.

The temperature differential between the room supply and home return air registers was measured using an infrared temperature device. A temperature differential or temperature drop of at least 15°-20° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers. What this means is the evaporator coil may be cooling properly, but if the duct system cannot provide the cold conditioned air into the rooms at the proper temperature and with adequate air volume, the total cooling system is not performing adequately.

When the supply ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air register and the supply registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. Just because this may have a newer high efficiency systems does not necessarily achieve high temperature differentials. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a full system evaluation of the cooling system such as testing the system with pressure gauges, a licensed HVAC technician should be called.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Issues:

The insulation at the condenser freon line is deteriorated. Replacement of the insulation is recommended.



Seal the refrigerant line entry area(s) to help prevent moisture/pest intrusion.

The Attic evaporator coil cabinet is suspended from the roof framing with perforated straps which are not intended for this use. If the strapping fails, then the equipment will shift causing the plenum to detach and possibly creating a refrigerant leak.



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

I NI NP D

Rust stains observed in the emergency overflow pan under the Attic evaporator coil. Unable to determine if leak is present at A/C coil condensation pan/drain line, clogged condensate drain line or if due to previously corrected problem; suggest client consult with seller to determine if or when repairs were completed or a qualified contractor should be called for further review.



Water observed in the overflow pan for the Attic evaporator coil. It appears a leak is present at the A/C coil condensation pan. (front attic unit mainly)



The evaporator coil overflow pan drain appears to be installed incorrectly/plugged. The overflow may not work properly. Recommend a licensed HVAC professional review and repair. (rear unit)



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

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Partial corrosion observed inside evaporator coil areas.



C. Duct Systems, Chases, and Vents

Comments:

Types: Flexible Insulated Ducting

Information Notes: Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodically as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

It is generally recommended to have the ducts cleaned after move-in due to dust being generated by moving out/in.

As part of duct maintenance, it is recommended to add additional insulating tape/mastic to help prevent cold areas in the attic at the duct connections/plenum to help prevent condensation which can cause discoloration, duct connection damage over time and potential growth.



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

I NI NP D

Issues:

Reduced air circulation appears to be occurring in at least partial areas of the home. For example, the door is pulled closed in the master bedroom while the HVAC system is running. Recommend having a licensed HVAC contractor review for repair. Sometimes door undercutting or installing what is known as a "jumper" can be installed to help air circulation when doors are closed.

The ductwork is lying on the insulation in the attic at partial areas. Current standards now require the ducts to be properly suspended from the rafters above the insulation at intervals no greater than 5' and the hanger material should be at least 1 1/2" wide so it doesn't reduce the internal diameter of the duct. The maximum permissible sag is 1/2" per foot of spacing between supports. With older homes, this may not have been a requirement when this home was built. If ducts are replaced, make sure they are installed to today's standards.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Right of Property
Location of main water supply valve: Right side of the home.
Static water pressure reading: 60 PSI
Comments:
Types: Copper

Information Notes: *Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.*

The supply hoses to the washing machine are not disconnected to check for presence of water nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.

The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator.

As a precaution, the maximum water temperature should be no more than 120-130 degrees.

In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done.

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

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Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.

Copper supply lines are installed in the home.

At the time of inspection, water pressure was 60 PSI (Pounds Per Square Inch). If water pressure is beyond the normal range of 40 - 80 PSI, high pressure will put stress on joints, valves, and faucets which can lead to leaks; suggest review by a licensed plumber for installation/adjustment of a pressure regulator if pressure is above the recommend PSI.

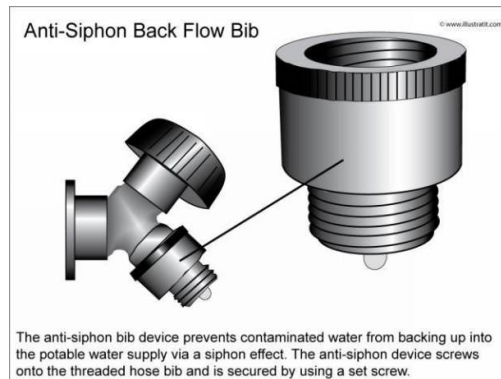
The water meter is located at the Front and Right of the property.

The main shut-off valve appears to be located on the Right and middle wall of the exterior of the home.



Issues:

Current standards require a back flow preventer be attached to each outside faucet. This prevents water from backing up from the hose to the potable household water; recommend installing a backflow preventer on all exterior faucets.



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

I	NI	NP	D
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Low water pressure at the front left exterior. Recommend review by a licensed plumber.



The faucet valve is installed backwards causing the hot and cold water to be reversed for the bathroom shower/bathtub in the upstairs bathroom. This is a possible safety concern; recommend review for repair or replacement as necessary.

The shower head trim is not caulked at the shower walls, which may result in water penetration to the interior structure and deterioration of the wall; recommend caulking around shower heads, faucets and tub spouts to prevent wall damage. Failure to keep these areas sealed can cause deterioration and moisture damage to the interior walls, which is not visible to the inspector at the time of inspection.



B. Drains, Wastes, and Vents

Comments:

Types: White PVC Plastic at visible areas

Information Notes: *The only parts of the sewage waste system visible are the drains under the sinks, the waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test.*

For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.

The main drain waste lines appear to be PVC at visible areas.

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

I	NI	NP	D
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C. Water Heating Equipment

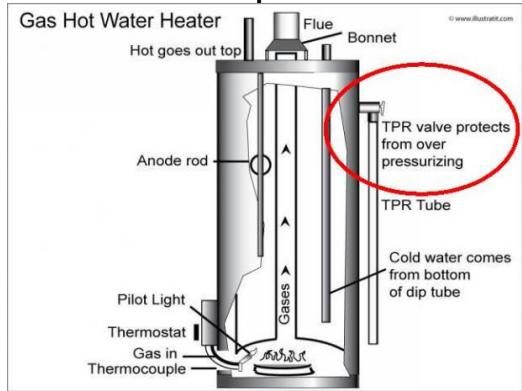
Energy Sources: Gas

Capacity: 40 gallons

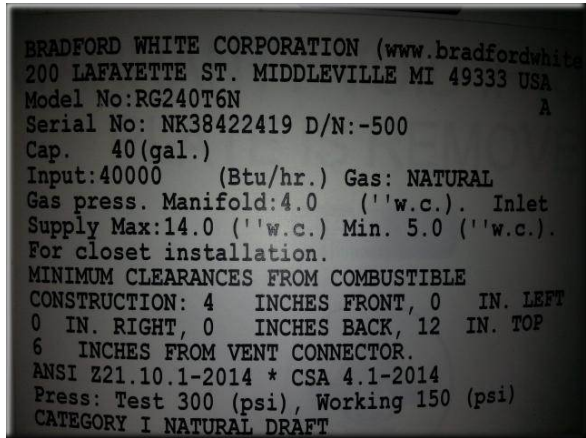
Comments:

Information Note: The average life for a water heater is between 10 & 12 years under normal conditions.

The temperature and pressure relief valve on water heaters are not operated due to frequency of failure. In most cases, the valve will not reset, which would allow water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace this relief valve.



Water heater information in the image below for your reference. Location - laundry room. Year appears to be 2016 according to the serial number.



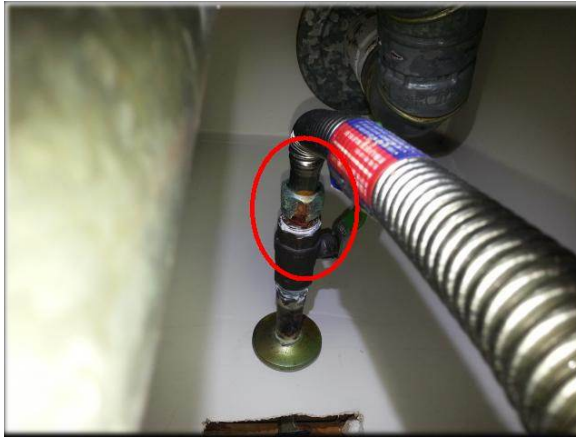
This type of water heater has a sealed combustion chamber and external igniter to light the pilot.

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

I	NI	NP	D
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Issues:

Minor corrosion present on water heater connections.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

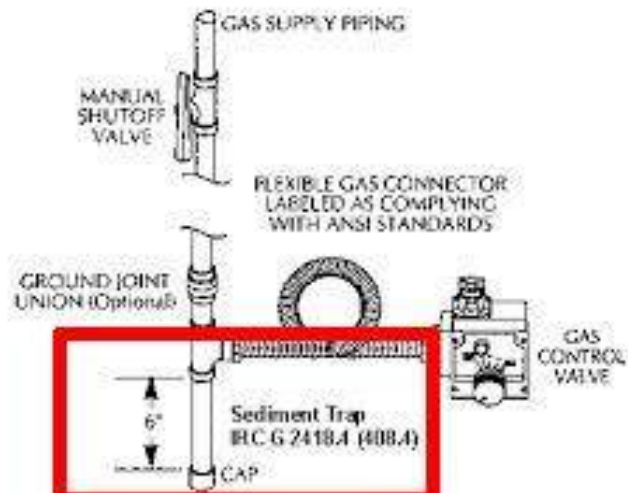
Information Note: Most of the gas supply system is either buried underground, located inside the walls of the home, or covered with insulation in the attic and therefore not visible to the inspector. The check for gas leaks by olfactory (smell) is done at the connection to the shut-off valve and the connection to the appliances if accessible.

The laundry room has a gas connection with shut-off valve for a dryer connection.

Issues:

The fuel type is gas with shut-off valve for the heater. A sediment trap is not installed on the gas line for this appliance; recommend installing drip leg to help prevent moisture or debris from affecting combustion and burner operation. See illustration below.

GAS PIPING WITH FLEXIBLE CONNECTOR



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

I	NI	NP	D
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V. APPLIANCES

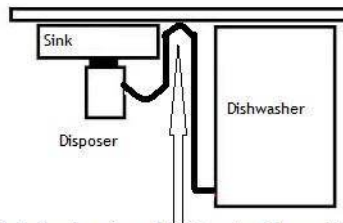
A. Dishwashers

Comments:

Unit performed as expected on the Normal Wash cycle. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit on other cycles, as desired, prior to closing. The door seal was secure and appeared not to be leaking and the heating element appeared to be working.

Issues:

The drain line does not have a high loop or an air gap was not installed for the dishwasher drain line. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.



Drain line hose from dishwasher should have a high point as indicated here to help prevent grey water from re-entering dishwasher. Hose needs to be well secured.

The dishwasher soap dish is cracked.



B. Food Waste Disposers

Comments:

The waste disposal was functional at time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

The exhaust vent fan is built in to the microwave unit.

The exhaust fan above the kitchen range is not vented to the exterior; recommend venting to the exterior for proper ventilation if possible.

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

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D. Ranges, Cooktops, and Ovens

Comments:

The burners were functional on low, medium and high settings. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.

The oven appeared to function within normal temperature variance at the time of inspection. The industry standard is + or - 25 degrees when set at 350 degrees.



E. Microwave Ovens

Comments:

The microwave appears to be operational at the time of inspection. These can fail at anytime without warning.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Recommend addition of exhaust fans in the master bathroom shower area and laundry room for moisture control.

Issues:

The bathroom vent fans are improperly venting to the soffit, which acts as an air intake; recommend extending fan exhaust to the exterior through a roof vent, to prevent damage and/or deterioration from moisture and/or condensation to the roof deck or structure.

G. Garage Door Operators

Comments:

Information Note: *It is recommended that all remote controlled garage door openers be reprogrammed after closing to ensure safety of persons and personal belongings.*

The garage door(s) is a metal roll up type.

The garage door(s) is a metal roll up type.

A manual operation of the door was performed to ensure the garage door springs had adequate tension.

The garage door opener is equipped with electronic eyes for safety reverse, which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. The electronic eyes can be knocked out of alignment very easily, which will prevent the garage door from closing. If the garage door starts to close then reverses and the garage opener light starts to blink, the electronic eyes are out of alignment. Depending on which direction the garage faces, morning or evening sun can blind one of the electronic eyes causing the same symptom.

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

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The garage door opener is equipped with a pressure resistance feature for safety reverse, which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

Issues:

It is currently required to have the garage door safety/warning sticker installed. Recommend installing.



H. Dryer Exhaust Systems

Comments:

Ensure the dryer vent is cleaned of all lint and has secure connections after closing.

I. Other

Comments:

Refrigerators, washing machines and dryers are not within the scope of this inspection. If leaks area noted around these appliances, it will be noted. Moving these appliances will not occur if any chance of causing floor damage will occur.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings

Comments:

The storage shed is not within the scope of inspection.

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

Additional Comments

Deficiency Issues: For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector can not inspect, like the HVAC system. There are many checks home inspectors can not perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

Mold Disclaimer - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition.

Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. **If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

Asbestos Disclaimer - In many forms, asbestos represents low health risk. It becomes a health hazard when fibers, which may be microscopic, are introduced into the air by cutting, tearing, sanding or otherwise handling asbestos-containing materials in a manner which releases fibers. Homes built prior to 1980 may contain asbestos in materials like the drywall compound used for taping and floating the seams or like some cement board siding used during the 1940's and 1950's. If you plan on renovations, you may want to have the home tested for asbestos. This is beyond the scope of this inspection.

Chinese Drywall - This company is not certified to test for Chinese drywall. Although we look for symptoms, like corroded electrical wiring, it is impossible to check every location within a home. It is not possible to determine how much of the Chinese drywall was installed in the home without taking samples of every sheet, which is beyond the scope of this inspection.

Pest Disclaimer - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings.

This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

Appliance Recalls - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which mean it is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website www.cpsc.gov/cpscpub/prereel/category/appliance for your reference.

Occupied Homes - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Vacant Homes - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

Condo/Townhouse - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

Thermal Imaging - A Thermal Imaging camera may be used during the inspection. Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have X-Ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Further investigation may be required by a qualified or licensed contractor. Thermal imaging is complimentary and not required by TREC.

Inspection Disclaimer - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING.

This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made.

HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations.

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