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Residential & Commercial Inspections

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PROPERTY INSPECTION REPORT

Prepared For: **Mr. Moises E. Smart and Mrs. Amy K. Simpson**
(Name of Client)

Concerning: **2412 Helena St., Houston, TX. 77006**
(Address or Other Identification of Inspected Property)

By: **Rudolph Depena & Martha Kaplan Lic. 5191/5863** **04- 10- 2018**
(Name and License Number of Inspectors) (Date of Inspection)

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

It is our intent to establish the limitations of this inspection. Following are items not inspected primarily due to, but not limited to their inaccessibility and the performance nature of this inspection:
Underground lines & piping, electric load analysis, environmental issues, mold identification or mold testing, gas lights, bar-b-cues, swimming pools, water softeners, alarm systems, intercoms, solar heating systems, sprinkler system, septic tanks, water wells, intercom systems, security systems, smoke and fire alarms, phone systems, T.V. systems, washer, dryer, refrigerators, outdoor lighting systems, evaporative, coolers, solar energy systems, gas refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies and cooling/heating calculations. Pressure testing of the lines must be done by a licensed plumber. Structures not attached to the main building such as storage sheds or fences are not included. Additional limitations may apply. The inspection is not a warranty or guarantee of future performance, efficiency, quality or durability of any item inspected.

PLEASE NOTE: This inspection is not intended as a tool for negotiating a sale or contract amount nor is it not normally intended to enhance or hinder a sale; i.e., it is not intended as advice to buy or not to buy the property. As inspectors, it is our believe a responsibility to inform you, the client, of everything you should know about the property as visually observed through this inspection while specifically addressing items that may be of concern, especially those affecting value, durability and safety.
Please note that verbal statements made by these inspectors, or interpretations made by third parties, are not to be considered a part of this inspection or this report.

Deficiency: We recommend that all deficiencies be evaluated by a licensed technician with additional evaluation of any part of the system for repairs. If the technician disagrees as to the deficiency, of any item which was designated as in deficient in this report, the technician should provide a written Statement to our client that the item in question is in compliance with prevailing codes is operating and functional, and not deficient.

Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed. For purposes of this report this dwelling is assumed facing East.

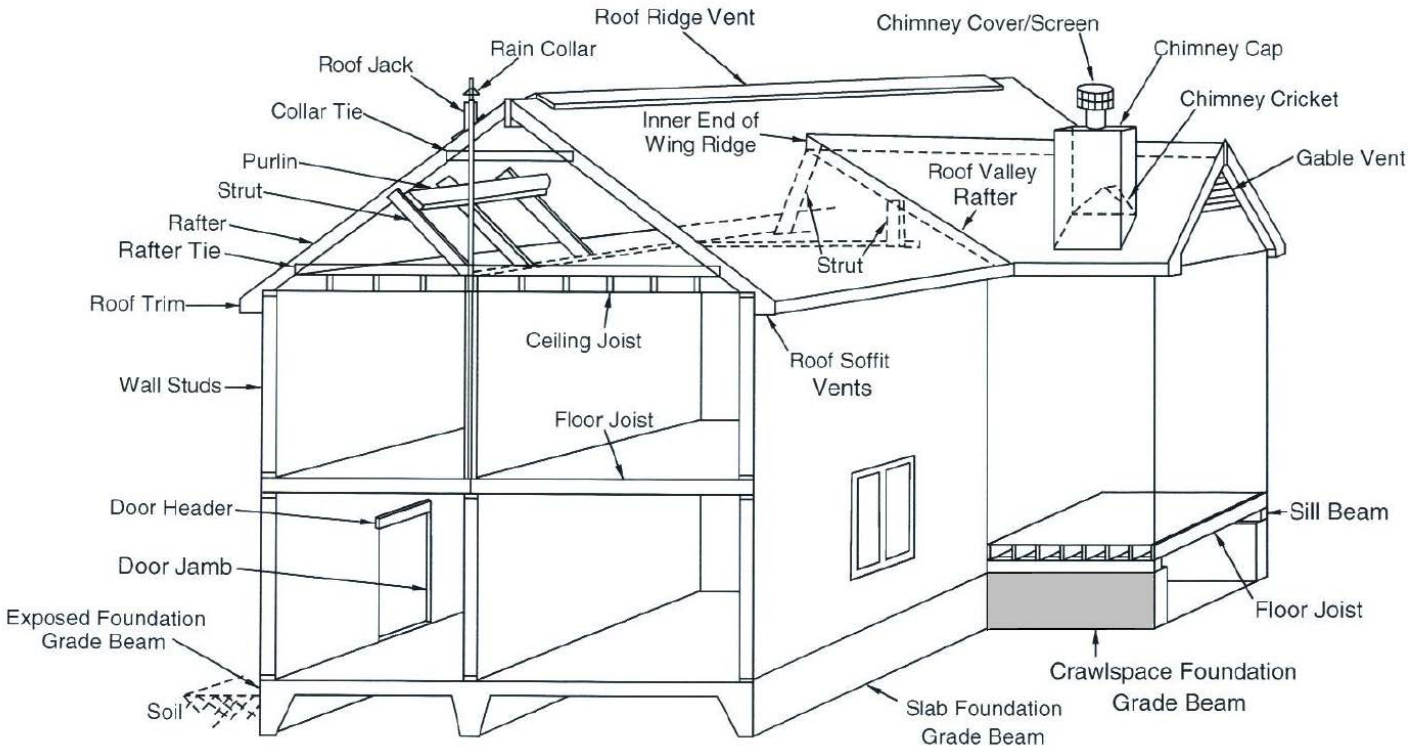
Foundation comments are indications seen at time of inspection. Because of soil conditions in general in the Houston area, movements, changes in temperature and improper foundation maintenance affecting the foundations, this inspection does not assure, under any circumstances that foundation problems at later dates will not occur.

Arrow legend.

Blue: present conditions.

Orange: recommendations.

Red: Visible deficiencies.



HOUSE TERMINOLOGY

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

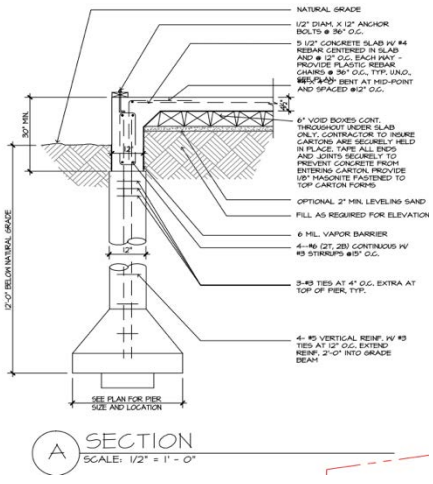
I	NI	NP	D	
				I. STRUCTURAL SYSTEM
☒	☐	☐	☐	**A. Foundations**

Type of Foundation(s): **The two- story dwelling inspected with attached garage is resting on a Monolithic concrete slab-on-grade over pier and beam foundation.**

Comments:

Front and rear view of the inspected dwelling.

Detail extracted from the foundation plan provided to these inspectors.



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☒	☐	☐	☐	**A. Foundations-** *Comments:* **CONTINUE**

Exposure of the concrete perimeter of the grade beam of the foundation structure's general visible areas are from approx. 0" to 16".

Observations of the foundation were made in a visual manner and limited to viewing those exposed areas of the grade beam surface which were above ground and not covered by such items as: wall veneer, vegetation and/or other materials.

Floating concrete slabs was observed at the driveway, areas around the swimming pool and covered patio.

General comments: Hairline cracks when present at exterior or interior walls depending on the location, shape and size may be an indication of foundation settlement common in the Houston area.
In general, this is due to the type of soil condition, changes in temperature, grading, trees root growth and/or type of maintenance to the foundation.

The exterior bearing walls including perimeter of foundation and interior bearing walls were visually inspected for deficiencies related to structural performance within this residential dwelling. The following present conditions were noted:

No stress or deflection observed at the perimeter grade beam wall of the foundation within the general visible area.

Metal and/or Fiber cement siding is at all four side of the property and does not permit to observed any structural settlement as when brick veneer or masonry is present as exterior wall covering.

Minor visible interior sheetrock wall fractures related to settlement of foundation at this dwelling at time of the inspection.

Floor levels were acceptable when taken with a 4-foot spirit level at different rooms.
General Information: Measurement and leveling accepted difference according to "ANSI" (American National Standard Institute) is on flat surfaces (Floor Areas) with a deviation not to exceed a max. of 3/16" to ¼" in 10 feet.
In general, acceptable levels are ¾" to 1 ½" within 30 feet for standard flooring.

- Entry indicated approx. 3/16" slope in an easterly direction.
- Dining room indicated approx. 3/16 to ¼" in a southerly direction.

Understand that residential concrete foundations are normally constructed with an unleveled condition.

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☒	☐	☐	☐	**A. Foundations-** *Comments:* **CONTINUE**

Foundation and frame movement can cause doors to become misaligned. During this inspection, accessible doors were opened and closed to check for misalignment related to settlement and the majority were found within ordinary and typical construction workmanship conditions and are functioning as intended.

CONCLUSION:

From the observations, these inspectors are of the opinion that the structure has experienced a range of (up and down) movement. These inspectors are also of the opinion that the evidence of such foundation movement at time of this inspection is not within a range that would be indicative of a structural distress condition, but may be considered typical movement of any structure of this age that is resting on the Houston area with sensitive black clay soils.

Active soil can be found in the Houston area. Active soil is one that swells when wet and shrinks when dry and generally this is the soil movement which causes the structural problems of cyclic movement as well as settlement. This type of soil condition appears to be present at this structure. Under certain conditions, settlement can happen very rapidly, even in a structure reflecting no evidence or only some degree of movement. It is very important to reduce or stop cyclic movements; and as a general rule, the soil watering program is very essential and proper grading and drainage.

See Maintenance advice and grading and drainage section for further comments.

Foundation, in general, appears to be performing its intended function within the visible area at the time of this inspection.

It is important to mention that these inspectors are not structural engineers and methods of inspection employed were only visual.

Note: An opinion on the condition of this foundation is not a warranty against future conditions. Not all portions of this foundation were accessible and/or viewed, thus it is possible that there may be hidden defects. A professional (structural) engineer who has various methods, other than observation, to determine the condition of your foundation may evaluate it further.

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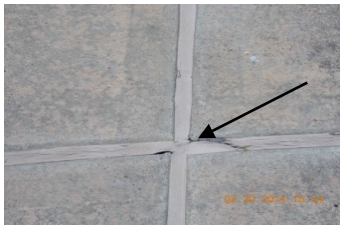
I	NI	NP	D	
☒	☐	☐	☐	**A. Foundations-** *Comments:* **CONTINUE**

Additional General Information and Recommendations from these Inspectors:
Maintenance advice:
The Building site for this house can be expected to be composed of moisture sensitive soils (grayish-black in color and quite frequently referred to as "Texas Gumbo") that shrink when dried and swell when wetted.
A maintenance program should be installed to replenish water to make up for moisture lost to plants and evaporation. The goal is to maintain soil moisture year around. It is recommended to keep foundation maintenance with soaker hoses or sprinkler system, all around exterior footing at approx. 18" from the perimeter of the house.

Refill driveway expansion joints' gaps between driveway floating concrete slab quadrants, with self-leveling sealant (latex material), to avoid water penetration and deterioration.
Keep these areas watertight to avoid the unnecessary excess of soil pressure underground.

A left-hand sample photo of Self-leveling sealant for fractures and joints.




☒	☐	☐	☒	**B. Grading & Drainage** - *Comments:*

Present conditions: This property is not viewed with builder's swale.
A Drain system is viewed at the north side with downspout discharging to underground pipe and a grate over pipe at the concrete slab at the east side from the pool area.
It is recommended to clean the drain pipes for a proper function of this system.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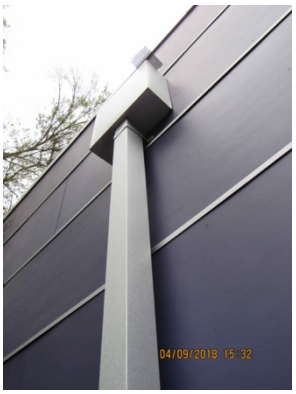
I	NI	NP	D	
☒	☐	☐	☒	**B. Grading & Drainage** - *Comments:* **CONTINUE**

Downspouts are connected with “Scupper” collector box at roof level. Recommend to clean Scuppers periodically for their proper function. See roof covering section for additional comments.



Visible Deficiencies:

D - Builders developed Swale at the South and North (garage) side is no longer present. Rear patio has depressions where water pools, visible mainly under the downspouts.

Re-grade above mention areas with positive slope at top soil (avoid ponding of water)**, for storm waters to run away from the foundation.** (Foundation maintenance)**. This may be aided by recreating the Builder’s swale at the north and south side as needed up to the street curb and/or with an underground drainage system at the south side with connection to the downspouts as present at the north side.** See graph of grading on the following pages.

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☒	☐	☐	☒	**B. Grading & Drainage** - *Comments:* **CONTINUE**

D - The rear gutters downspouts elements are in need of a splash box and/or extension vinyl drain pipe, or connection to a drainage system if one is installed. Currently they are discharging to the ground creating depressions/dips too close to the foundation perimeters.

Samples of various types of splash boxes and drain pipes.

- The underground drain system standing pipes lacks a grate over it, to prevent debris entering the pipe. The north downspout at the garage is discharging directly to the drain pipe.
Recommended to place the grate as visible at the north side close to the covered patio, preferable in a rectangular shape to fit the adapter.

Additional General Information and Recommendations from these Inspectors:
General Information:
The current code reference grading as follow:
INTERNATIONAL RESIDENTIAL CODE (IRC) for One and Two- Family Dwellings by The International Code Council (ICC)
IRC Section “R401.3 Drainage.” page 61
“Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

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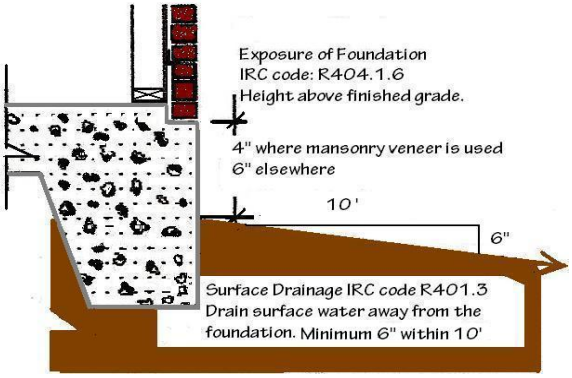
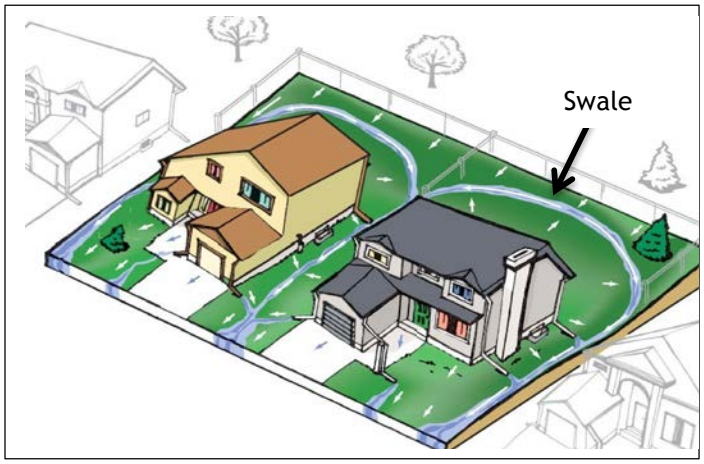
☒	☐	☐	☒	**B. Grading & Drainage** - *Comments:* **CONTINUE**

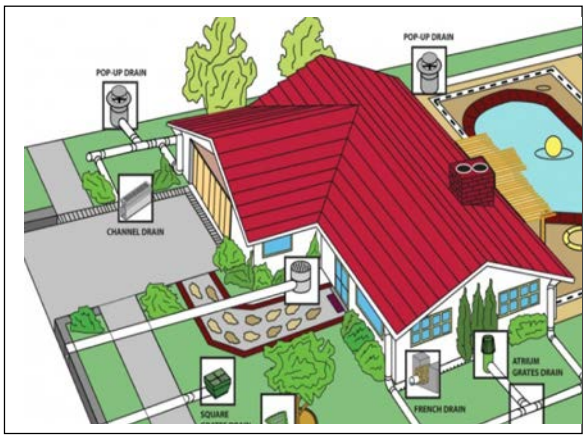
The grade away from foundation walls shall fall a minimum of 6 inches **(152mm) within the first 10 feet (3048mm).”**

Insure that a minimum of (2) inches and ideally at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

Graph below indicates conditions that should be achieved and/or maintain to support proper grading.







General Advice and information. Trees are not evaluated as part of this inspection.

In general, large trees should be no closer than 15 to 20 feet from the slab foundation of the houses. Observe root growth of trees to prevent foundation damage. Always consult a landscape expert to make a correct decision on oversized trees. It is recommended to keep moss, or grass away from covering below the perimeter of foundation. (Foundation Maintenance Program)

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I	NI	NP	D
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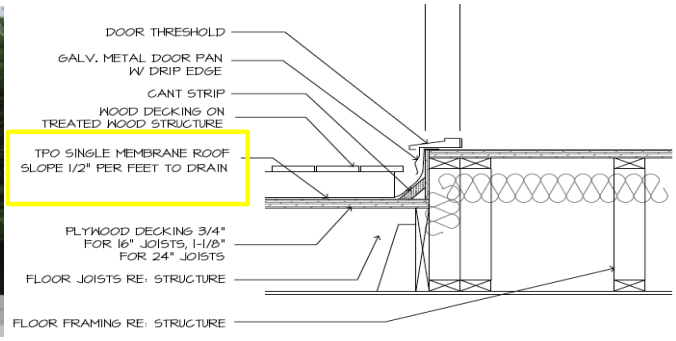
C. Roof Covering Materials- *Comments:*

Types (s) of Roof Covering: **Flat roof covering of the main structure over the second floor and balcony area appears to be "Thermoplastic elastomer roll roofing"** (white rubber/plastic membrane) **material. Provided roof details plans indicate to have "TPO" (thermoplastic polyolefin) "single membrane".**



Viewed From: **The roof inspected was walked-on, accessed with a ladder from the roof deck over the garage.**
Roof accessible: X Yes ____ No.

Visible appraisal of the number of layer of roofing: 1. Approx. Flat roof (roll rubber/plastic roofing) **slope over the second floor approx. 1/2:12**

Roof covering in general appears to be functioning as intended on the day of this inspection to the exception of visible deficiencies.

LIMITATIONS OF THIS INSPECTION: **Inspection is limited to be visual and does not certify or warrant components/systems, durability or functionality and future performance. For certification of any system Professional in that field should further evaluate.**

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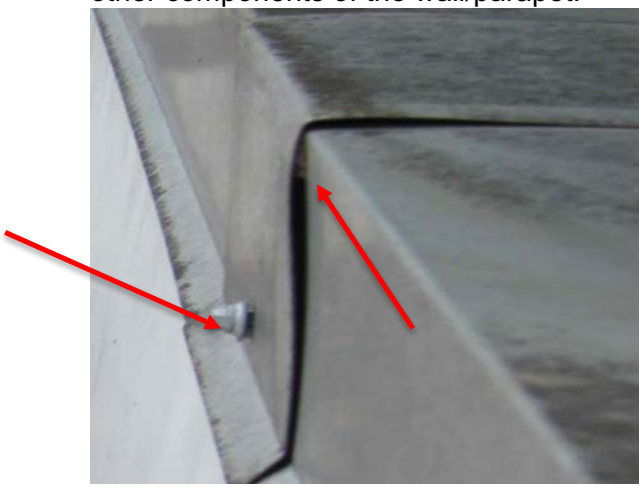
I	NI	NP	D	
☒	☐	☐	☒	**C. Roof Covering Materials-** *Comments:* **CONTINUE**

Visible Deficiencies:

D - Roof surface is accumulating debris within the east slope, retaining water. This may be attributed to the trees branches present over the roof envelope. The "scuppers" get full of debris and system gets clogged with heavy rain, permitting water pool/retention in great amount over roof surface.
Debris needs to be cleaned at all times and observation of those areas of retention for proper storm water discharge. Cut tree branches over the roof area. **Professional in the field to further assess roof surface when debris is removed.**

- Parapet metal caps in some areas are not properly fasten (loose) and unseal joints/lifted where gaps are visible. Avoid water intrusion to other components of the wall/parapet.



☒	☐	☐	☐	**D. Roof Structure & Attic-** *Comments:*

Viewed From: **No accessible attic space within this structure.**
Approximate Average Depth of Insulation:
N/A

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I	NI	NP	D	
☒	☐	☐	☐	**D. Roof Structure & Attic-** *Comments:* **CONTINUE**

Approximate Average Thickness of Vertical Insulation: **Areas of Vertical Blanket insulation visible were noted at the HVAC closet walls within the kitchen pantry, with approx. thickness of 3 ½".**

Cross Ventilation for Attic: **No cross ventilation for flat roof structure.**

Additional General Information from these Inspectors:
General Information:
INFRARED:
With thermal imaging (infrared camera) ceilings and walls were inspected for insulation.
Typical inside corners appear to have been insulated properly in those transition areas from time of construction. **As certified thermographers, we can only read the emissivity of object surface temperatures as viewed with the infrared camera.**
See sample photos below.

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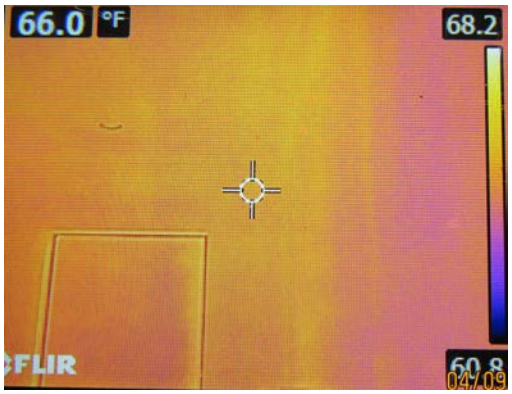
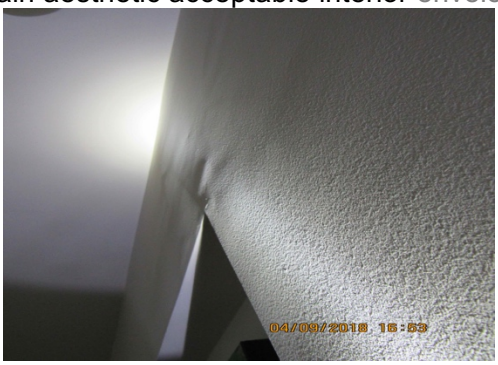
I	NI	NP	D	
☒	☐	☐	☐	**D. Roof Structure & Attic-** *Comments:* **CONTINUE**



☒ ☐ ☐ ☒ **E. Wall (Interior& Exterior)** - *Comments:*

INTERIOR WALLS ARE: Gypsum boards (sheetrock)**.**
Visible Interior walls appear to be in general performing their intended function, to the exception of visible deficiencies.

NOTE: It is view that some interior walls have not been finished with plumb installation of sheetrock. This area was visible with small humps. It is always recommended to finish with level 5 any high and large areas of drywall, to obtain aesthetic acceptable interior envelope-wall surface.



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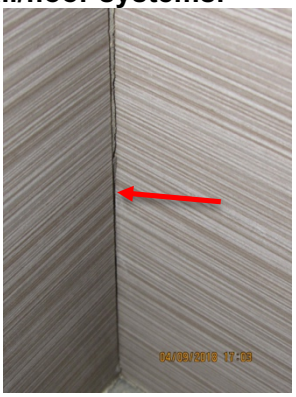
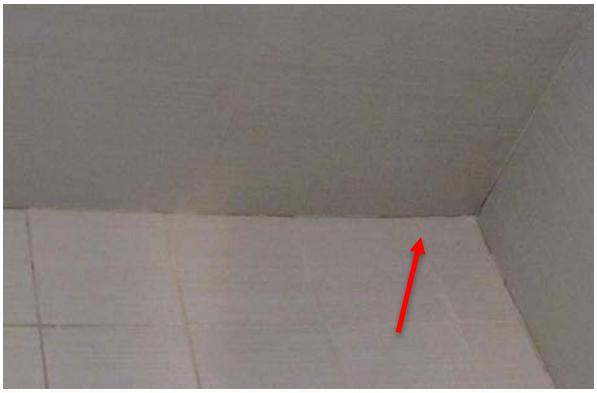
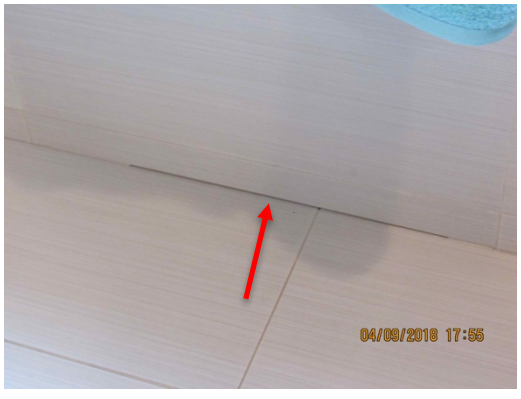
I	NI	NP	D	
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

Visible Deficiencies:

D - Peeling/flake of sheetrock paint is ~~not~~ noted at 1st floor dining room window jamb area and to most of the windows and stools of the second-floor hallway north windows. These appear to be moisture build-up due to change of temperature and/or lack of seal around window frame.


- **Seal and/or re-grout all showers pan and inside corners tile surround at the bathrooms, including floor/tile transitions at the master bathroom against the wall and base cabinet. Avoid water seepage and deterioration of other interior components of the wall/floor systems.**

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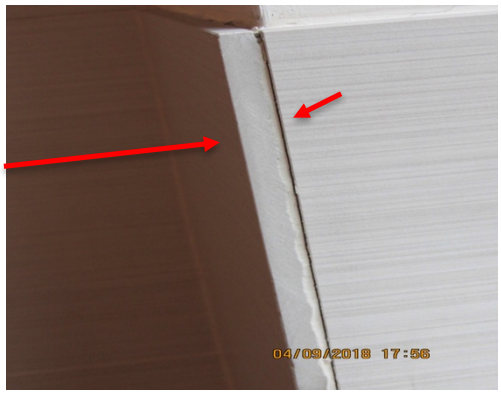
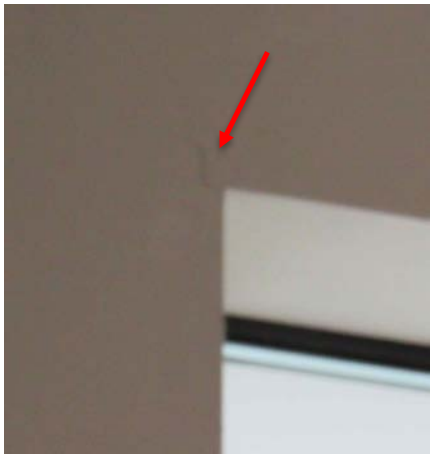
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

D - Loose tile close to the window at the master bathroom.



- **Fractures is noted to the wall between top area and left side of the window at the west wall of the main entry.** This may be considered related to common settlement of foundation, not limited to expansion and contraction of wood framing with changes of temperature.



- **Corner bead with minor fracture at the wall of the second-floor hallway area.**

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I	NI	NP	D	
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

D - Fracture at transition of the pony wall/ceiling and south wall between living and media room over the pocket doors. Appear to be cause by pocket door striking the wall. Recommend door stopper control at floor level.

- **Damage to the paint surface at a master closet shelves.** Restore surface as needed.
- **Interior closet located next to the door from house to garage is in need of base molding element.**

Additional General Information and Recommendations from these Inspectors:

Note: Inspection does not include checking or testing the property for any kind of biogrowth-mold or any "China drywall/sheetrock" that can contain high levels of toxic sulfur-acid-gas, methane and/or volatile organic compounds.

General Information on Chinese/Defective drywall: During the booming time (2004-2007) and known to exist in the current market, housing construction in the United States experienced a shortage of sheetrock/drywall (wall envelope) gypsum material building component, some homes were built or renovated using defective drywall imported from or manufactured in China.

Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator copper coils, copper tubing, electrical wiring, computer wiring and other household items as well as create noxious odors which may also pose health risks.

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

I	NI	NP	D	
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

EXTERIOR WALLS ARE: Primary exterior cladding for this home is Metal corrugated panels and fiber cement panel-siding install in a vertical and horizontal pattern with metal (galvanized) expansion trims between, in a modern-industrial architecture style.

Maintenance Advice: Siding should be kept with semi-gloss or satin type of paint to repel water easier preventing prolonged retention of water at the siding surface and a better resistant to high humidity conditions. Restore areas with damage and seal with elastomeric sealant product.

Limitation of this inspection:

Inspection is limited to be visual. Siding is not tested for moisture or water penetration. It is unknown through this inspection the 'interior' components (moisture barrier) **of the exterior wall and/or system of installation. Certification by a Third party specialized in this type of component/system is recommended for further assessment and evaluation of the original installation and areas with repairs** (re-nail and re-seal) **done to this cladding inspected at a point in time.** Written disclosure of Description of the material and acceptable application should be obtained from a Third Party, Current owner and/or Builders.

Note: The plan details sketch and spec. indicating the material-component behind the cladding provided to these inspectors are typical detail for lap siding installation in a traditional fashion.

Visible Deficiencies:

D - Fiber cement siding is noted with nails popped-out and/or over driven nails making a puncture in the siding, permitting moisture penetration, reflected as circle stains and/or mildew over the surface of the fiber cement boards.

Gaps are visible in multiple areas at the thermo-joint between siding boards and metal expansion joint present. Rainscreen system and/or Furring components to permit the siding to ventilate naturally, may not be present and/or workmanship installation may not have been follow per siding manufacture installation.

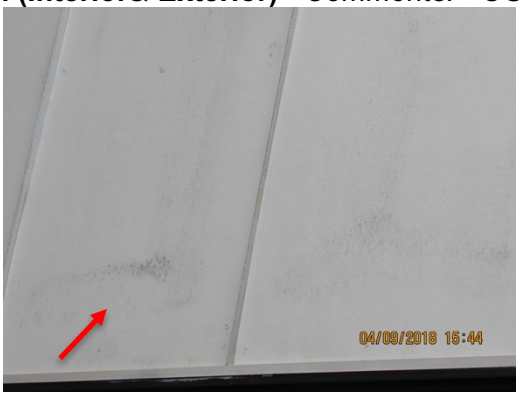
Siding veneer should be watertight at all areas at all times. Professional in the field to further assess and evaluate restoration of the siding to be watertight, sealant should be elastomeric product approved by ASTM for that purpose**. Re-paint siding surface.**

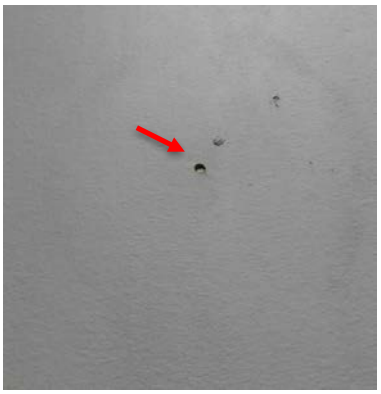
Note: The basic concept of a rainscreen is to allow for an airspace behind the cladding material permitting the interior of the wall to breathe. If the water penetrates the outer cladding layer (which it almost always does at some point) The airspace behind the cladding allows for the water to exit the wall system and also to dry out faster because of the movement of air within this cavity, avoiding thermo-pressure to build-up destressing and disturbing the watertight function of the cladding".

Related photos on the next pages.

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

I	NI	NP	D	
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

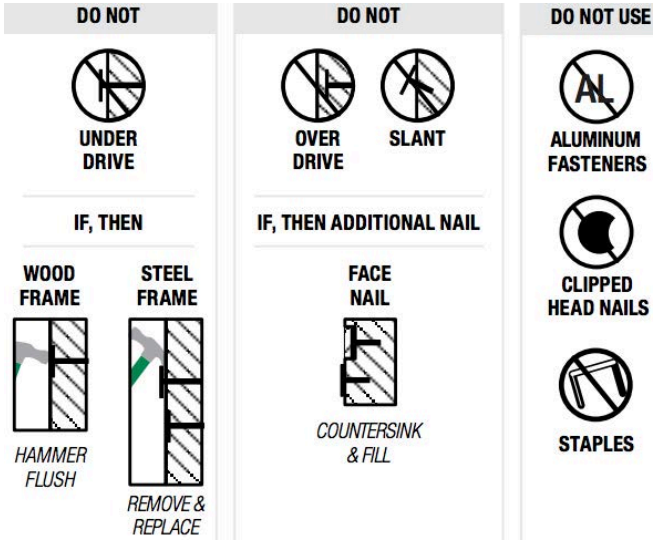




I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	
☒	☐	☐	☒	**E. Wall (Interior& Exterior)** - *Comments:* **CONTINUE**

From “HARDIE” Manufacture, fasteners installation specs.



Visible Deficiencies:

D - Soffit over the N.E. balcony above the garage around a recess light has moisture stain. This may be a reaction of the drywall with changes in temperature offer by the type of bulb in place with concentration of moisture in the area. Recommend to restore soffit surface and place proper light bulb for exterior use.

☒ ☐ ☐ ☒ **F. Ceilings & Floors** - *Comments:* **Ceilings are: Gypsum boards** (sheetrock).

Ceilings in general are functioning as intended to the exception visible deficiencies.

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

I	NI	NP	D	
☒	☐	☐	☒	**F. Ceilings & Floors** - *Comments:* **Ceilings are: Gypsum boards** (sheetrock).

Visible Deficiencies:

D - Improper repaired patch finish is noted at the N.E. bedroom ceiling. Damage to the ceiling from undetermined condition may have occurred around the ceiling recess light at the N.W. area.

Visible floorings in general appear to be functioning as intended by the time of the inspection, to the exception of visible deficiencies. Floor coverings are: Bare Concrete, Hardwood Carpet and tile.

Visible Deficiencies:

D - Bare concrete flooring at the first-floor is visualized with fractures, in need of sealant. Prevent soil vapors transmission to the confine space.

Note: This inspection does not include testing for “Radon” or any other toxic gas.

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

I	NI	NP	D	
☒	☐	☐	☒	**F. Ceilings & Floors** - *Comments:* **CONTINUE**

D - Grout fracture appears to have been repaired, applying with what appear to be caulk with latex product at the N.E. bathroom. Adequate grout restoration is needed, not limited to the replacement of floor tile if needed. See interior wall section for further comments.

☒	☐	☐	☒	**G. Doors (Interior & Exterior)** - *Comments:* **Interior doors are hollow core panel and Exterior doors are solid core. In general doors are functioning as intended to the exception of visible deficiencies.**

Visible Deficiencies:

D - Rear exterior door from the garage has frame shaved-off. Door should be rebalanced. Door is considered damage, replace it. Door is recommended to be replaced if closing function problem continues.

- Garage door buckled/damaged is noted at the bottom panels. Replace/restore door panels as needed.

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

I	NI	NP	D	
☒	☐	☐	☒	**G. Doors (Interior & Exterior)** - *Comments:* **CONTINUE**

D - Two missing closet doors at second floor, currently with a curtain. Recommend installation of doors.


- Handle to the Laundry door is loose. Secure handle.

- Pocket doors between the living room and media room slide open a little when is being closed. It is recommended to install the lock properly, rebalance the door and resurface the veneer scratched.

☒	☐	☐	☒	**H. Windows** - *Comments:* **They are black framed single hung, double pane one on one "Low E" "tilt" windows, fixed and casement.**

Windows are tested at random; the ones tested are performing the intended function to the exception of some deficiencies.
For maintenance: It is recommended to apply silicone grease to hardware as per manufacture maintenance guidance, from time to time.


☒ ☐ ☐ ☒ **H. Windows** - *Comments:* **CONTINUE**

Visible Deficiencies:

D - Air leak (fogging or moisture) **indication is noted between panes at the master closet window.** Professional in the field to replace unit.

- **Re-seal around all windows (exterior and interior is highly recommended, due to the moisture exhibit at the window jambs in different areas.** See exterior wall section for further comments.

☒ ☐ ☐ ☒ **I. Stairways (Interior & Exterior)** - *Comments:* **Steps and railing height are compliance.**

Visible Deficiencies:

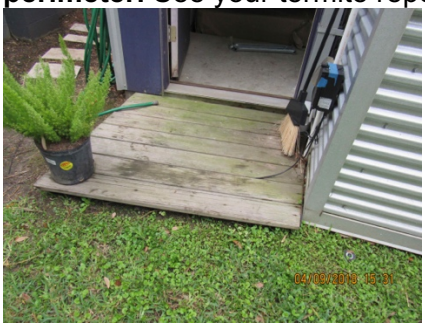
D - Stairway railing spacing are approx. 7" in between. Per Current codes required railing guards on stairways and porches shall be constructed to not allow passage of a 4 inches diameter sphere (to be 4" in between)**. (Safety for children)**

☐ ☐ ☒ ☐ **J. Fireplace/Chimney**- *Comments:*

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

I	NI	NP	D	
☒	☐	☐	☒	**K. Porches, Balconies, Decks and Carports** - *Comments:* **Two balconies areas are present with a wood deck over the flooring, function as intended with the exception of the follow in deficiencies.** **Visible Deficiencies:** **D - The Northeast balcony floor cover with white rubber/plastic membrane material is visible with water retention at the N.W. corner of this mention area. It is highly recommended to clean the debris first. If water and debris continues to accumulate during heavy storms, it is highly recommended to contact a specialist to re-slope the balcony floor for proper drainage to the present Scupper.** Specialist to check rubber plastic membrane roofing material under debris for damage at this location.

NOTE: Wood deck at the N.W. area of the garage is considered a conducive condition due to the contact to soil and structure perimeter. See your termite report.



☐	☒	☐	☐	**L. Other** - *Comments:* ***Note:*** **Fences or any detached structure are not part of this inspection.** **Bottom board of the south fence is being damage (pushed out), due to the neighbor's raised flower bed.**

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

I	NI	NP	D	
				II. ELECTRICAL SYSTEMS
☒	☐	☐	☐	**A. Service Entrance and Panels** - *Comments:*

Present conditions:

Main electrical panels located at the interior south kitchen pantry closet wall.

2 Wire 120/240v service feed aerially the electrical panel.

Ground was an external type on a driven earth ground rod.

Bonding protection was not visible to the gas supply pipe.

General Information of the present boxes:

1) **Main service rating 200 amps main disconnect. Breaker box has approx. 30 circuit breakers control of which Six "AFCI" ARC- FAULT circuit interrupter breakers present.**
2) **A sub panel next to the main box has ten "AFCI" ARC- FAULT circuit interrupter breakers.**
3) **A sub-panel with 2 breakers at the exterior north wall of the garage.**
4) **Within the control panel of the swimming pool 3 breakers are present.**

General Information of "AFCI" ARC- FAULT circuit interrupter breakers:

"AFCI" ARC- FAULT are to comply with bedroom receptacles of 125 volt, single phase, 15-and 20 ampere outlets, of the 2002 NEC (National Electric Code) **Listed to provide protection to the entire branch circuit.** This is not complying with the NEC 2008 of placing ARC- FAULT circuits at all rooms where GFCI are not present including the garage ceiling outlet.

This is for Safety or Fire hazards of the electrical system adopted by NEC current standards.

Main and interior sub panel.

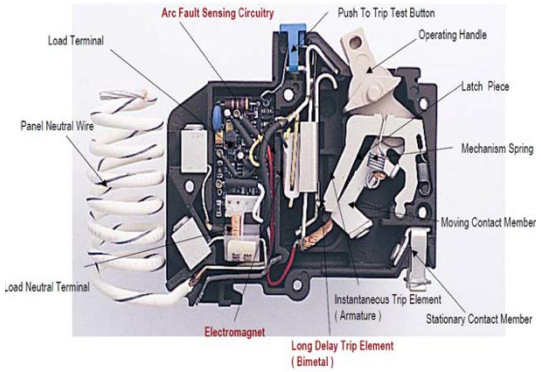
Exterior sub panels at the north wall.

Antioxidant is recommended if AL (aluminum) **conductors at the service entrance wires with entrance lugs when present. This is to prevent overheating or corrosion.**

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

I	NI	NP	D	
☒	☐	☐	☐	**A. Service Entrance and Panels** - *Comments:* **CONTINUE**

Terminals end entering the breakers were tested for Hot spots. <u>Acceptable even temperature approx. 77 degrees was noted</u>. Ambient temperature was 75 degrees at time of the inspection.
Note: GFCI/AFCI ARC breakers are warmer by several degrees than the standard breakers due to AFCI containing electrical arc fault sensing circuitry that monitors for arc conditions.



Additional General Information and Recommendations from these Inspectors

- **Installation Inter-system bonding termination at the wall connected to ground road is present at the exterior wall.**
  General Information from manufacture: The Intersystem Bonding Termination (IBTB), part of the ERITECH® line of Facility Electrical Protection products, is designed to meet the requirements of the 2008 NEC® Article 250.94 “Bonding for Other Systems.” The IBTB is mounted adjacent to the meter base or service entrance equipment and is a convenient way to interconnect and terminate grounding conductors from telephone, CATV or radio and television antennas.

RECOMMENDATIONS:

- **Gas Corrugated Stainless Steel tubing (CSST) is not visible with the required grounding and bonding protection.** An IRC and NEC residential electrical codes.

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Branch Circuits, Connected Devices and Fixtures**- *Comments:*

Type of wiring: **__X__ Copper ___ Aluminum ___ Copper-clad aluminum**
Comments: **Polarity test was performed to accessible outlets.**

Ground fault circuit interrupters (GFCI) are present at outlets at:
__X__ Kitchen __X__ Garage __X__ Baths __X__ Exterior

Smoke detectors are present at bedrooms and hallways.
Recommend to change the battery every 6 months.

General Information on Dimmers switches:
All dimmers use an electrical component call a triac. A triac is a semiconductor, like a transistor, which can vary the amount of electricity it can pass. As electricity flows through this component, heat is built up and must be dissipated somewhere, most commonly it is dumped into the metal mounting bracket. This is the metal plate on the front of the switch. This heat in turn is transferred to the switch cover plate.
In most cases, it is not noticeable when the dimmer which is driving a single bulb or load of 100 watts or so. The heat does become more noticeable when the wattage of the load gets above 300watt. At full load, this pushes the internal and external temperature to the safe limits imposed by UL. This is not implying that the higher wattage ratings are dangerous. As long as the total wattage is below the rating printed on the dimmer.

OBSERVATION: Dimmers plate visible with infrared and felt hot when touched indicated increase in temperature in at least two switches at the first floor. Consultation with a Licensed electrician may be recommended to verify the wattage rating of the present dimmers and what is serving. See General Information of "AFCI" ARC-FAULT circuit interrupter breakers under Service Entrance and Panels.
ARC-FAULT BREAKER is for Safety or Fire hazards of the electrical system circuit adopted by NEC current standards.

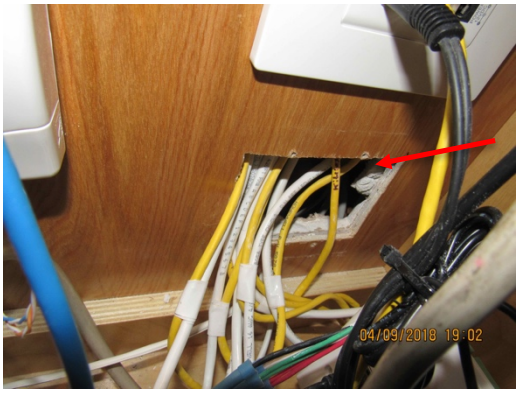
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	
☒	☐	☐	☒	**B. Branch Circuits, Connected Devices and Fixtures**- *Comments:* **CONTINUE**

Visible Deficiencies:

D - Hanging ceiling light fixtures from the electrical wire is viewed at the Laundry room. Install and secure light fixture to the ceiling.

- Within the S.E. closet built in cabinet, the communication wiring does not have adequate box for wires to traveling from interior of the wall into the cabinet.



Electrical system Repairs and Evaluation are to be done with a Licensed Master Electrician.

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

I	NI	NP	D	
☒	☐	☐	☐	**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

A. Heating Equipment

Type of Systems: 1) 1-Forced air unit **FURNACE. 2) 1-AIR HANDLER.**
Energy Sources: **GAS** with electronic ignite and **ELECTRICAL**.
Comments: **One unit is located at the pantry closet and the other is located at the Laundry room closet.**

Model: **AIR HANDLER: B5BM-X37KX-B; 37,000 BTU input.**
Model: **FURNACE. Model is not visible at this unit. Door is blocked by the dryer machine and cannot be opened to fully view the HVAC equipment and/or installation of fresh air ventilation control system for the closet space; unit is only viewed with through the camera.**

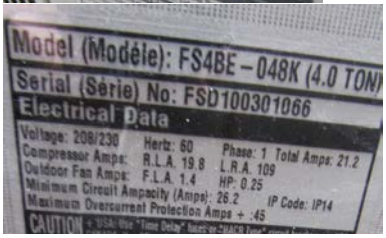
AIR HANDLER

FURNACE.

Drip leg is not visible on the gas line of the furnace. An inverted "⊥" connection to the gas line close to the flex line.
(manufactures requirements)

HVAC system Repairs and Evaluation are to be done with a Licensed HVAC Technician.

☒	☐	☐	☒	**B. Cooling Equipment**



Type of Systems: **Electrical Condenser Unit.**
Comments:
In general Condenser/evaporator life-span per manufactures is approx. 14 to 16 years.
Two condenser units. Refrigerant R-410A

- **Condenser Unit: FRIGIDAIRE. Model FS4BE-048K: 48,000 BTU; 4-TONS; per Serial #** MFR date 2010
- **Evaporator coil: according to the written label over the HVAC cabinet in the closet.** The coil was replaced 3/2015

- **Condenser Unit: FRIGIDAIRE. Model FS4BE-036K: 36,000 BTU; 3-TONS; per Serial #** MFR date 2010
- **Evaporator coil: according to the written label over the HVAC cabinet in the closet.** The coil was replaced 7/2013

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Cooling Equipment** - *Comments:* **CONTINUE**

Exterior temperature approx. 68 degrees.
Temperature Differential: (Degree readings are in Fahrenheit)
Supply: 47 degrees **Return: 62** degrees **Differential:** 15 degrees 1st flr.
Supply: 48 degrees **Return: 62** degrees **Differential:** 14 degrees 2nd flr.

"DELTA –T"- Temperature differential tested, falls within the minimal normal range of the industry standard in the Houston area of 14 to 21 degrees.

Vertical HVAC System at the first-floor has Electronic float within the unit emergency pan:

Vertical HVAC System is recommended to have at the 2nd floor:

- **"Safe-T-Switch® Condensate Overflow Shut-Off Switch" is recommended at the drain line or Electronic float within the unit's emergency pan.** See samples below.

System has a 'Honey Well' Media Filter.
Filter Size 20" x 25", within the return air shaft one for each unit.
For Honeywell products: Ph: 1-800-345-6770 and Web site address:
www. honeywell.com/yourhome.
This is where you change your filters to each unit.
No filter should be at any other return register as visible at the N.E. bedroom.

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Cooling Equipment** - *Comments:* **CONTINUE**

Visible Deficiencies:

D - Cooling systems needs to be Serviced by HVAC technician. Check and Clean evaporator coils; Check pressure; Check refrigerant level, including all related points and component for its intended cooling capacity and adequate function. Recommended the Annual service to obtain the acceptable minimum differential of cooling between the supply and return air for this area to preserve the life span of the unit's compressor and energy saving.

Additional General Information and Recommendations from these Inspectors

Recommendation:

- **Filters needs to be changed approx. every six months or as recommended by the filter manufacturer if HVAC system is in use 24 hours seven days a week.**
  Dirt that is stopped by the wet cooling coil helps to plug-up the drain and also inhibit the heat transfer to the conditioned air. This may shorten the life of the compressor while raising the cost of the operation **when filter is not changed**.
  Clean and service entire system annually. When doing so replace any defective or excessively worn components. Request warranties for repairs.

HVAC system Repairs and Evaluation are to be done with a Licensed HVAC Technician.

☒	☐	☐	☒	**C. Duct Systems, Chases and Vents** - *Comments:* **Ducts aluminum Flex R.8.0.**

Visible Deficiencies:

D - At the intersection of the condition air ducts in contact it is recommended to place a piece of blanket insulation. Aluminum flex ducts in contact with each other in the hot humid environment of the attic transmit electrostatic heat flow (heat transfer) throughout the aluminum surface of the duct promoting the cold ducts in contact causing moist air to drop below dew point dropping condensation in a water form from the duct surface. **IRC (International Residential Code) M1601.2**

Sample of blanket insulation between ducts.

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

I	NI	NP	D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ **A. Water Supply System and Fixtures**

Location of the water meter: **Located at the street curb.**
Location of the main water supply valve: **Was visible at the south exterior-wall.**
Static water pressure reading: **60psi**

Water supply (cold and hot water) was tested at all fixtures and appears to be functioning as intended. Tubs are not filled with water and backflow drain are not tested.

Supply piping is: ___Copper ___ Galvanized ___P.V.C. & C.P.V.C. __X__PEX.
Fixtures tested appear performing the intended function at time of this inspection to the exception of visible deficiencies.

General Information Present:
Present "PEX" tubing system does not have a manifold at this dwelling inspected. (Acceptable tubing with crimp connection are the PEX system component visible at this inspection).
Two colors are typical to indicate hot and cold water (blue and red).

Per manufacturer, the characteristic of the PEX system is that it can achieve a better distribution and balanced flow so you can turn on several fixtures without noticing a change in pressure and temperature when PEX system is install with manifold. Uses less water and conserves more energy than other systems. Individual valve control for each fixture is present, not a modular MANIFOLD control panel as it was originally designed.
Without a modular manifold, typically the tubing is not run individually to each fixture. Tubing may be with multiple joints/crimps to the fixtures within the length of the PEX tubing plumbing elements.

All hose bibs have vacuum breakers (backflow preventer)**.** This prevents any contaminated water in your hose from being sucked back through the house water supply.
Sample of a Vacuum Breaker

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

I	NI	NP	D	
☒	☐	☐	☐	**A. Water Supply System and Fixtures**- *Comments:* **CONTINUE**

Note: Reverse Osmosis filtration system is visible under the sink with filters and tank reservoir. Through this inspection this system is not included and no testing for water quality is performed.
It is recommended to request manual for the system for proper maintenance.

☒	☐	☐	☒	**B. Drains, Wastes, and Vents** - *Comments:*

_X_P.V.C. ___Iron ___Other
Comments: **Drains are PVC pipes.**

Main drain cleanout was visible at front side, at time of this inspection.
Cleanouts elements are necessary for removal of obstructions in drain pipes.

LIMITATION OF INSPECTION: **These inspectors do not test the overflow drains of the tubs.**

Tested drains at different fixture appear to be functional during the time of this inspection.

OBSERVATION: Wall cleanout at the south side is obstructed for any access due to the gutter system **downspout element, placed in front.**

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Drains, Wastes, and Vents** - *Comments:* **CONTINUE**

Visible Deficiencies:

D - Minor clog is present when the right master lavatory was tested. Flow of water into the lavatory exceeds the rate of drainage. Clean trap first. Check proper connection of the drain stopper lever.

A Licensed Plumbing technician should conduct evaluation and repairs when needed.

☒	☐	☐	☐	**C. Water Heating Equipment**

Energy Source: **GAS**
Capacity: **TANKLESS unit.**

Note: TPR valve should be check and tested annually and replaced approx. every 2-3 years as part of maintenance to the system.

"TAKAGI" brand unit. Located at the exterior south wall.

Average temperature for hot water supply at different fixtures was 102.8 degrees Fahrenheit at time of the inspection.

General information: Life span of Water Heater per manufacture is approx. from 12 to 14 years. However, the **life expectancy** varies greatly depending upon local water chemistry.

Drip leg is installed on the gas line of the water heaters. An inverted "⊥" connection to the gas line.
(manufactures requirements)

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

I	NI	NP	D	
☐	☐	☒	☐	**D. Hydro- Massage Therapy Equipment** - *Comments:*
☐	☐	☒	☐	**E. Other** - *Comments:*
				V. APPLIANCES
☒	☐	☐	☐	**A. Dishwashers** - *Comments:* **"BOSCH" brand. A functional unit.**
☒	☐	☐	☐	**B. Food Waste Disposers**- *Comments:* **A functional unit at time of this inspection.**
☒	☐	☐	☒	**C. Range Hood and Exhaust Systems** - *Comments:* **Unit is functional. A ducted unit.**

Visible Deficiencies:

D - Damaged plastic holder (edge) **where Range hood filter rest.**

☒	☐	☐	☐	**D. Ranges, Cook tops, and Ovens** - *Comments:* **Gas Range Oven unit.** Oven temperature was set at 350 degrees and within 25 minutes of heat test performed the temperature received was 356 degrees. Temperature is within the allowable differential. (Differential should fall within 25 degrees above or below from a set temperature.)

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

I	NI	NP	D	
☒	☐	☐	☐	**E. Microwave Ovens** - *Comments:* **Unit is functional.**
☒	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathrooms Heaters** - *Comments:* **Functional at bathroom and Laundry room.**
☒	☐	☐	☒	**G. Garage Door Operator(s) -** *Comments:* **Visible Deficiencies:** **D - Re-adjust Object/pressure sensor of the "LIFTMASTER ½ H.P." Garage Operator. The door does not respond to retract to the open position when object is present in the path and makes contact with the door.** (Motion sensor to this system is functional)
☒	☐	☐	☐	**H. Dryer Exhaust Systems** - *Comments:* **Dryer exhaust vent pipes to the exterior.**
☐	☐	☒	☐	**I. Other** – *Comments:*

General advice: Clean air dryer vent at least once a year from lint debris.

VI. OPTIONAL SYSTEMS

☒	☐	☐	☒	**A. Landscape Irrigation (Sprinkler) Systems** - *Comments:* *Type of Construction:* *Comments: Orbit brand sprinkler control is located at the north exterior wall of the garage.*

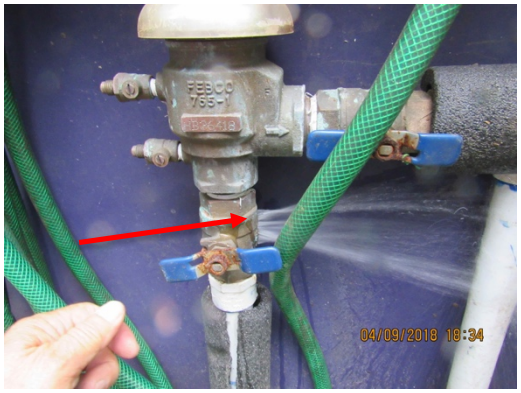
System was found off at the vacuum breaker valve. When valve was open it offers a leak at the vacuum breaker.

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

I	NI	NP	D	
☒	☐	☐	☒	**A. Landscape Irrigation (Sprinkler) Systems** - *Comments:*

Visible Deficiencies:

D - Replace the vacuum breaker and insulate fully the entire piping of the system.



☒	☐	☐	☒	**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: **In-ground pool.**

Comments:

LIMITATION OF THIS INSPECTION: **This swimming pool is inspected within the limitation of a visual inspection of pool electrical system, pool barrier system, pool surrounding deck, primary circulation function and does not include: dismantling any of its component or its Filter, we do not test water chemistry, we do not test or operate pool heater, when present. This inspection is not a guarantee or warranty as to the state of its structural walls at time of this inspection and/or equipment functionality present or future.**

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: **In-ground "salt" pool.**
Comments: **CONTINUE**
Reference in this document to the decking area viewed is for purposes of drainage of the site. Reference to the electrical system present is for purposes of the safety to view the existence of GFCI outlets and protection and/or ground connection.

Pool has:
1) **"HAYWARD" CARTRIDGE filter approx. 15 psi. at the gauge at time of inspection.**
2) **Two motor pumps**
3) **"HAYWARD" Turbo cell.**
4) **Control Panel.**
5) **Chlorine Bromine**

Visible Deficiencies:

D - Multiple Coping stones-tiles with fractures are in need of seal or replacement.

- Dirty Skimmer.

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

I	NI	NP	D	
☒	☐	☐	☒	**B. Swimming Pools, Spas, Hot Tubs, and Equipment** *Type of Construction:* **In-ground** **D - <u>Pool protective fence</u>** (safety barrier) **<u>to prevent small children access is not present and is a requirement for Safety</u>.** **- Control panel indicates "check very low salt".** **- Some of the pool lights at the south side are not functional.**
☐	☐	☒	☐	**C. Outbuildings** - *Comments:*
☐	☐	☒	☐	**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 Construction:* *Location of the Drain Field:* *Comments:*
☐	☒	☐	☐	**F. Other** - *Comments:* **Sound surround, Landscape lighting, and Closed-circuit camera systems are not part of this inspection.** **Speaker screen mesh cover located at the soffit of the covered patio appears with corrosive surface.**

ADDENDUM: REPORT OVERVIEW

This is an approximately 8 year old house. Ongoing maintenance is always required and improvements to the systems of the home will be needed on regular bases.

The Scope of the Inspection:
It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The inspection is visual only. Building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling building components is performed.

Weather conditions during Inspection:
Dry weather prevailed at time of the Inspection.

Present at time of the inspection were:
Buyer: Mr. Smart and Mrs. Simpson.
Buyers Realtor: Mr. Martin Acosta from KW. Realtor.
Sellers Realtor: Mr. Sherif Ali.
Inforealty Inspections: Mr. Rudolph Depena and Mrs. Martha Kaplan inspectors.
Property Description: Wood construction with siding veneer on slab.