The report is exclusively prepared for: Wei Liu Shen

Property Address: 10 Bishop Lane
Sugarland, TX 77479

Prepared by: Jay Patel

Professional Real Estate Inspector: TREC # 8050
ICC Residential Combination Inspector # 8009928-R5
ICC Residential Mechanical Inspector # 8009928-M1
ICC Residential Electrical Inspector # 8009928-E1
ICC Residential Plumbing Inspector # 8009928-P1
ICC Residential Building Inspector # 8009928-B1
PTI Unbonded Post Tensioning # 01888220
FHA Inspector # I417

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PROPERTY INSPECTION REPORT

Prepared For: WEI LIU SHEN
(Name of Client)

Concerning: 10 BISHOP COURT, SUGARLAND, TX 77479
(Address or Other Identification of Inspected Property)

By: Jayant Patel, Lic #Texas Real Estate Commission # 8050 05/31/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or

changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of property: Single Family Dwelling
Year Built: 1991 / Appraisal District,
Weather condition: Partly cloudy,
Approximate Temperature Range: 81 Degrees Fahrenheit
Customer was not present at the time of the inspection.
Start Time / Date of Inspection: 8:30 AM on May 31, 2021

Utilities On: ☑ Yes ☐ No
☑ Water ☑ Electricity ☑ Gas

Reference: Location has a reference from front of the house.

No environmental inspections were performed during this inspection as they are beyond the scope of this inspection. This inspection does not include inspecting the presence, absence, or risk of asbestos, lead based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison. The inspection also does not include inspection of pests, termites or other wood - destroying insects or organisms.

Client is hereby notified that there are no warranties or guarantees expressed or implied including but not limited to any implied warranties of fitness or implied warranties of merchantability.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Post Tension

Comments: Foundations: Slab on grade with Post Tension Cables

Interior elevations/measurements were taken from the reference point to the four corners and sides of the house. Elevations are accurate to within approximately 1/8" and were obtained with the use of a ZIP LEVEL ® PRO - 2000. Elevations may be used as a reference for future foundation movement.

Please note that this not an engineering drawing to scale. It is just a rough block diagram showing the foundation elevation readings at the time of inspection.

-1/4"	0"	+1/4"	+1/2"
+1/4"	+1/4"	-1/8"	-1/4"
	REF		
+1/2"	0'	-1/4"	-1/2"
+1'	0'	-3/4"	-7/8"

Some variations in foundation elevation readings were observed.

Post tension cable ends: Right side foundation perimeters: Most cable ends were exposed, that need to be covered with cement to prevent further corrosion of cables.

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Spallings were observed on some foundation perimeter corners, such as on front left and right corners. Spallings are more of cosmetic in nature and are structurally insignificant.

Please refer to the exterior walls sections of this report for related symptoms and details about minor vertical cracks in brick veneer on front left side at window sill and on right side corners.

Performance Opinion:
Note: Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

☑ Minor structural movement and/or settling noted; Also some variations were observed on foundation elevations. The foundation is supporting the structure at this time, however. I recommend that you consult an expert in this field for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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I	NI	NP	D

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments: Trees: Observed trees on front and right side of the home.
Right side: Some trees appeared to be cut on right side of the home. The soil appeared to be moist. Please note that in the long run, the tree roots are known to affect the foundation integrity and tree branches would deteriorate the roof tops.

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

Types of Roof Covering: Asphalt Shingles

Viewed From: ☑ Ground ☑ Small Unmanned Aircraft - Drone

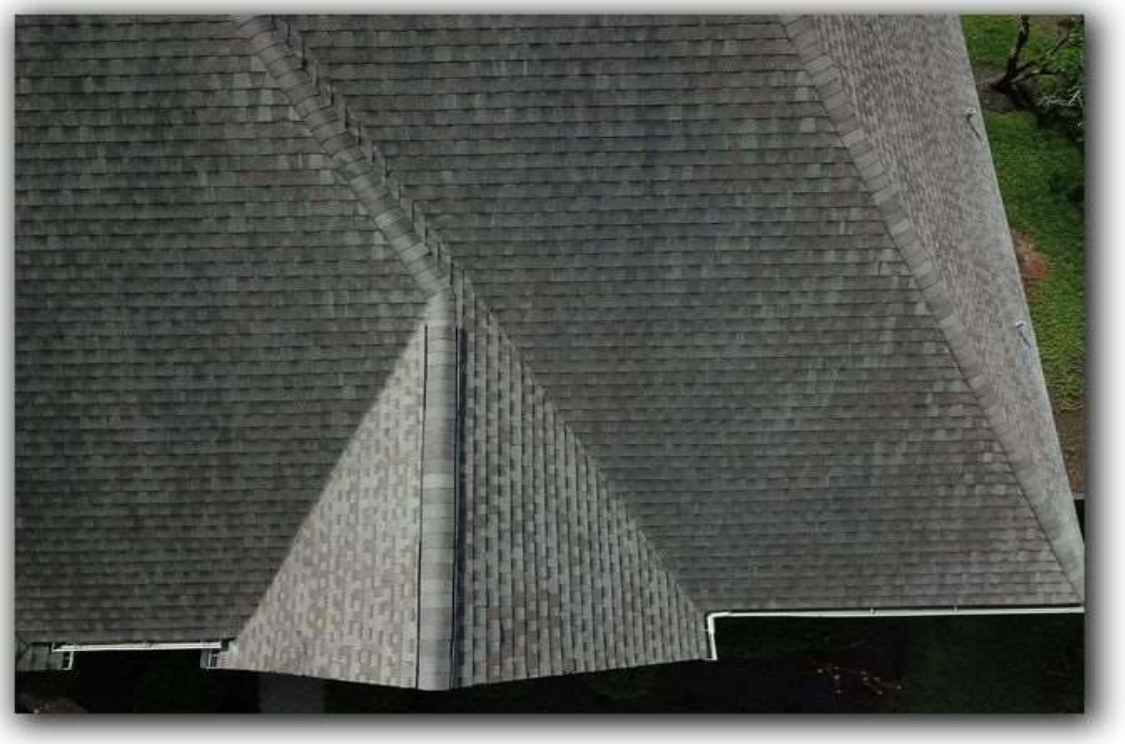
Comments: Roof was Hip style.

All vents appeared to be properly terminated and flashed.

No signs were observed of water penetration.
Roof coverings appeared to be in good condition.Roof coverings appeared to be performing the functions as intended.

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

I	NI	NP	D



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

I	NI	NP	D

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

I	NI	NP	D

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

Viewed From: Entered the attic areas.
Approximate Average Depth of Insulation: NA
Comments: Pull Down Ladder: The ladder was not sturdy, and may not carry heavy weights.

The roof structure was supported by conventional ridge beams, rafters and collar ties.

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I	NI	NP	D




Attic was dry and ventilated with soffit vents and ridge vents. Most areas of attic in far off sides could not be observed due to the lack of walkway access.

Attic was insulated with loose fill insulation which appeared to be shrunk due to age and was filled in attic floor joist cavities.


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

I	NI	NP	D

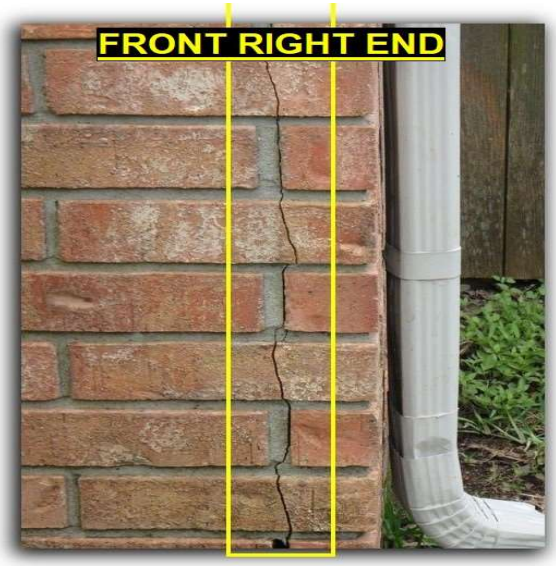
The roof structure and attic appeared to be performing the functions as intended.

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

Comments: Interior Walls:
All interior walls appeared to be in good condition. No significant structural deficiency was observed.

Exterior Walls: ☑ Brick Veneer ☑ Wood sidings

Brick veneer cracks: Front left window sill and front right corners: Minor vertical cracks were observed.



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

I	NI	NP	D

Expansion joints: The expansion joints to be caul;ked in bottom section on both the sides.

Wood sidings: Back side: Some sidings need attention.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:Ceilings:
All ceilings appeared to be in good condition. No structural deficiency was observed.

Floors: ☑ Tiles ☑ Wood / Wood like tiles ☑ Carpets
All floors appeared to be in good condition. No structural deficiency was observed.

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I	NI	NP	D	
☑	☐	☐	☑	**G. Doors (Interior and Exterior)**

Comments: Exterior Doors:
Front Door: It was operational. No deficiency was observed.

Back Door: It was operational. No deficiency was observed.

Garage Door: It was operational. No deficiency was observed.

Garage Overhead Door: Right - Manually operated door: The door latch handle was missing. It could be hard to manually operate this door. There was no garage door opener for this overhead door.

Interior Doors:
All interior doors were operational. No deficiency was observed.

☑	☐	☐	☐	**H. Windows**

Comments: Windows were double pane on living room (back windows) back side. Windows were single pane in other areas.
.
All windows were operational.

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

I	NI	NP	D

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

Comments:Stairways and handrails were in good condition. No structural deficiency was observed.

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

Comments: Fireplace was wood burning using natural gas supply. The damper was operational. The fireplace was not operated / ignited for safety.

Hearth: Hearth is a non combustible material required around the fireplace to prevent fire hazard. The fireplace is required to have hearth on top, bottom, and on both the sides of the fireplace. Hearth is also required on front of the fireplace. This fireplace lack the hearth on front of the fireplace (should be non combustible material). Please note that this is a fire hazard.

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

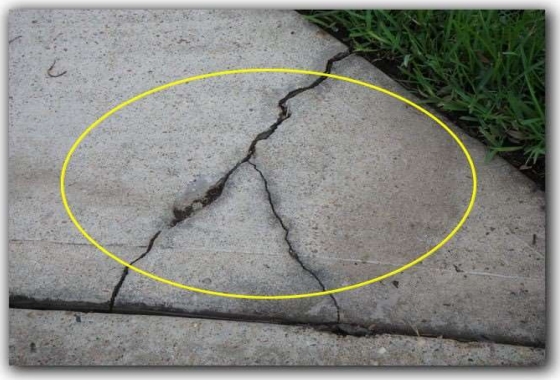
I	NI	NP	D

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

Comments: Front Porch: No significant deficiency was observed.

Patio: Some cracks were observed in concrete blocks.

Drive Way: One concrete block at front, by curb side was cracked.



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I	NI	NP	D	

Fence: No significant deficiency was observed.

☑ ☐ ☐ ☐ **L. Other**

Comments: Garage: No structural deficiency was observed.

II. ELECTRICAL SYSTEMS

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

Comments: Service Entrance: Underground

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Electrical Service Panel: Make: SQUARE D

Location: Left / Right / Back side exterior walls.
Detached Garage: Back side wall.

The electrical service panel was rated for 150 AMPS.
Main Disconnect - Circuit Breaker was 150 AMPS.
Maximum circuit breaker rating was 40 AMPS.

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I	NI	NP	D

The incoming service conductors to the service panel were copper conductors. Neutral bus bar has some connections with two wires connected together with same screw. Only one neutral wire should be connected to one lug position on neutral bus.

The electrical service panel was labeled for branch circuit wiring.

AFCI:The electrical service panel did not have Arc Fault Circuit interrupter Devices as per the current requirement. The house was built before AFCI devices were required to be installed.

Arc Fault Circuit Interrupters are electrical device designed to protect against fire caused by arcing faults in home electrical wiring. The 2008 edition of National Electrical Code (NEC) expands AFCI protection for 120 Volt, single Phase, 15 to 20 AMP branch circuits supplying outlets installed in areas such as Bedrooms, Closets, Dens, Dining Rooms, Family Room, Hallways, Libraries, Living Rooms, Parlors, Recreation Rooms, and Sun Rooms.

AFCI & GFCI combination devices: The combination devices were not installed as per the current code requirement. The house was built before combination devices were required to be installed.

All branch circuits were copper conductors. The service panel was operational.

There was a Power generator installed on back side of the garage.
Inspection of Power Generator is beyond the scope of this inspection.
This unit was not inspected.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: GFCI: Kitchen, Bathrooms and outside power receptacle outlets were GFCI protected.

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GFCI: Ground Fault Circuit Interrupter is a device intended for the protection of personnel that functions to de-energize a circuit or a portion thereof within an established period of time when a current to ground exceeds the value for a class A device.

GFCI devices are installed in places where there is a presence of water and moisture such as kitchen, bathroom and outside locations.

Receptacle outlets: All power receptacle outlets were operational.

Light Fixtures: All light fixtures were operational.

Smoke Alarms: Installed only in hallways,
Install smoke alarms. Smoke alarms are required in each sleeping room.

Install Carbon Monoxide alarms: Carbon monoxide alarms are required on each floor, and in the hallway / vicinity of the sleeping room areas.

Clothes Dryer Power Receptacle Outlet: It was wired with old style three pin electric power receptacle. New dryers are equipped with four wire connections for dedicated ground. You may have to change the three pin receptacle to a four pin receptacle, should you decide to install a new electric dryer. Also please note that there is also a gas connection provided should you decide to use a gas dryer.

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central
Energy Sources: Natural Gas
Comments: (Part of the Heating Ventilation and Air Condition Unit)

Make: GOODMAN COMPANY, and RUUD. Location: Attic

Number of Heating units: Two,
Number of Thermostats: Two

The heating units were inspected for their functions. Please note that due to the type of furnace and the enclosed unit, the inspector did not evaluate the integrity of the heat exchangers. It requires dismantling of the furnace, that is beyond the scope of this inspection. However, the heating units were operational and were performing the functions as intended.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Cooling Equipment**

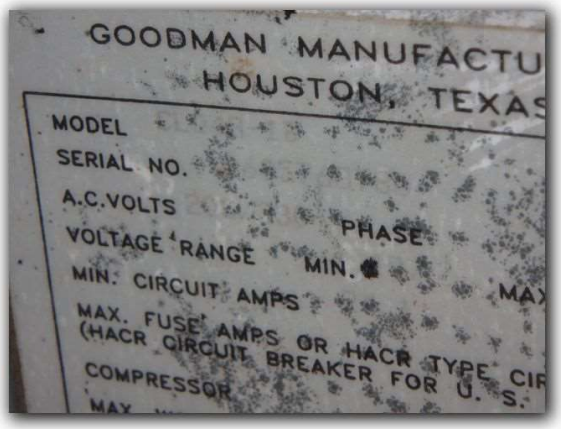
Type of Systems: Central
Comments: Number of Cooling Equipment: Two

The condenser units were located on right side of the home.

Make: GOODMAN COMPANY and PAYNE
The information plate was not legible or was missing.
Cooling Capacity: Approximately 4.0 Tons and 4.0 Tons.
Approximate Total Cooling Capacity: 8.0 Tons

Note: The inspector did not determine the sizing, efficiency, or adequacy of the system. It is beyond the scope of this inspection.

Note: The inspector did not determine / inspect the balanced air flow of the conditioned air to the various parts of the building. It is beyond the scope of this inspection.



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I	NI	NP	D

Evaporator Coils: The coils were located in the attic HVAC units.
MFG DATES: August 2002, and April 2019

The Air Conditioner units were inspected for differential temperature.

First Floor Unit:
Return Air Temperature: 78 Degrees Fahrenheit.
Supply Air Temperature: 58 Degrees Fahrenheit.
Temperature Differential: 20 Degrees Fahrenheit.

The Air Conditioning Unit achieved the required differential temperature between 16 and 21 degrees Fahrenheit. The unit was operational.

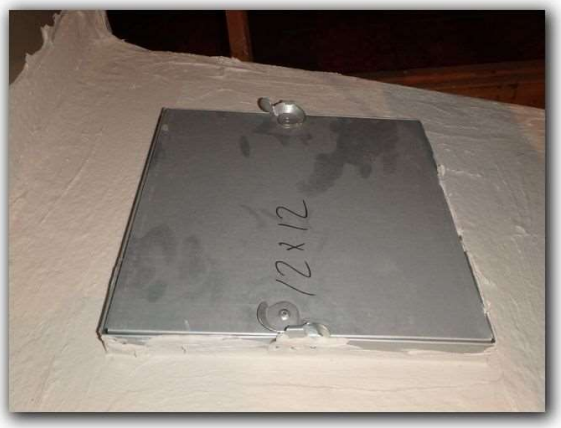
Second Floor Unit:
Return Air Temperature: 79 Degrees Fahrenheit.
Supply Air Temperature: 58 Degrees Fahrenheit.
Temperature Differential: 21 Degrees Fahrenheit.

The Air Conditioning Unit achieved the required differential temperature between 16 and 21 degrees Fahrenheit. The unit was operational.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments: Type of Ducts: Flexible
All visible ducts and supply registers were operational.

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

I	NI	NP	D



Return Air Filters: To be replaced as needed, typically every one to three months.

IV. PLUMBING SYSTEMS

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

Location of water meter: Front curb side.

Location of main water supply valve: Kitchen sink,
Static water pressure reading: 60 PSI (Desired Range: 40 PSI - 80 PSI)

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

I	NI	NP	D

Comments: Water Softener / Filters: Inspection of Water Softener / filter units is beyond the scope of this inspection. The Water Softener / filters units, if installed, were not inspected.

Water supply was city water.
Water force was observed to be functional throughout the home.

Kitchen Sink / Faucet: It was operational.

Lavatories: All units were operational.

Water Closets: All units were operational.

Bath Tub and Showers: All units were operational.

Washer Connections: No deficiency was observed.

Hose Bibs: Anti siphon devices were not installed.

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

I	NI	NP	D	

These are inexpensive screw-on products, which prevent contaminated water from being siphoned back into the potable water lines during city water pressure outages.

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

Comments: All drains, waste and vents appeared to be performing the functions as intended.

Main Clean Out: Located on back side of the house.

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

Energy Sources: Natural Gas. *Capacity*: 40 Gallons each unit
Comments: Location: Attic (two separate locations), Number of units: Two

Main attic location: Make: GENERAL ELECTRIC.
MFG DATE: March 2005, approximately 16+ years old, and beyond it's useful life cycle.

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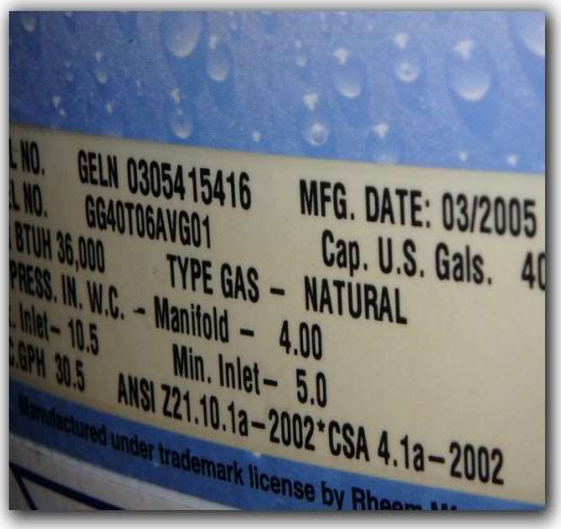
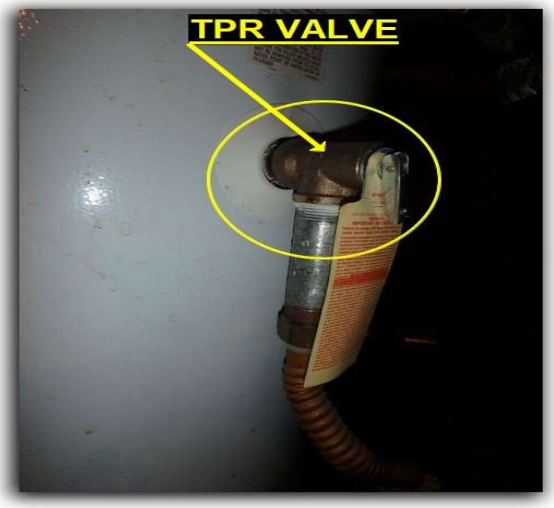
I	NI	NP	D



Temperature and Pressure Release valve: The TPR valve was jammed and was not operational. Please also note that a leaking TPR valve could significantly damage the property especially if the Water Heater units are located in the attic.

Exhaust duct: To be strapped / fastened to the roof structure. (the strap was broken) Please note that this is a safety requirement.



All the plumbing fixtures were checked for hot water supply. The water heater unit was operational.

Side unit (accessible through scuttle entrance)
Make: GENERAL ELECTRIC.
MFG DATE: December 2004, approximately 16+ years old, and beyond it's useful life cycle.

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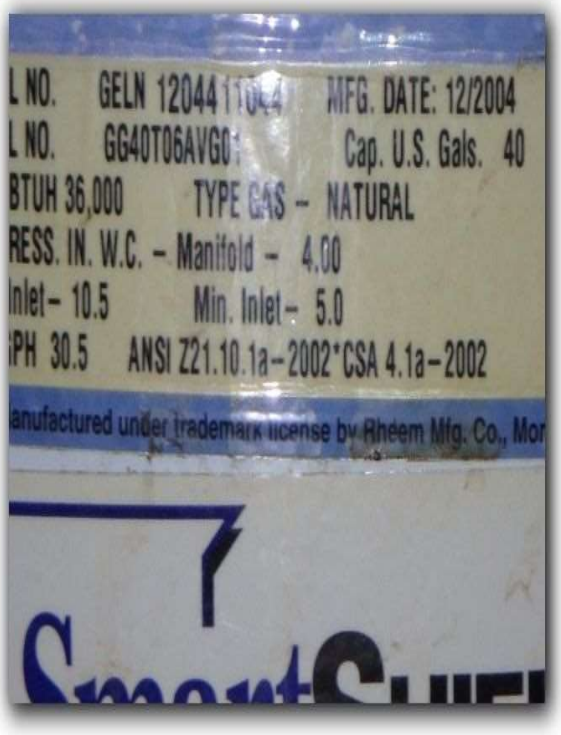
I	NI	NP	D



Temperature and Pressure Release valve: The TPR valve was jammed and was not operational. Please also note that a leaking TPR valve could significantly damage the property especially if the Water Heater units are located in the attic.

Exhaust duct: To be strapped / fastened to the roof structure. (the strap was broken) Please note that this is a safety requirement.

Bottom of the unit was corroded.

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

I	NI	NP	D	
				All the plumbing fixtures were checked for hot water supply. The water heater unit was operational.
☐	☑	☑	☐	**D. Hydro-Massage Therapy Equipment** *Comments*:
☑	☐	☐	☐	**E. Other** *Comments*: Gas Meter and Gas Supply: Gas meter was located on side of the house. Natural gas supply was available at the time of inspection.

V. APPLIANCES

☑	☐	☐	☐	**A. Dishwashers** *Comments*: Make: GENERAL ELECTRIC The unit was inspected and operated in normal cycle. The unit was operational and was performing the functions as intended.

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

I	NI	NP	D	
☑	☐	☐	☐	**B. Food Waste Disposers** *Comments*: Make: BADGER 500 The unit was operational.

☑	☐	☐	☐	**C. Range Hood and Exhaust Systems** *Comments*: Range Hood: Range Exhaust System: Present and was operational.

☑	☐	☐	☐	**D. Ranges, Cooktops, and Ovens** *Comments*: Cooking Range and Oven: GENERAL ELECTRIC, Energy source: Natural gas The units were operational and were performing the functions as intended.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Comments: Microwave Oven: Not present / Not installed at the time of inspection.

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: Bathroom fans / exhausts were operational.

☑ ☐ ☐ ☐ **G. Garage Door Operators**
Comments: Make: CRAFTSMAN.

Number of overhead doors: Two
Number of units: One. One door was manually operated. No garage door operator installed.

The one installed unit was operational and was performing the functions as intended. .

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

I	NI	NP	D

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: Dryer Exhaust System: The dryer exhaust system appeared to be installed as intended.

☑ ☐ ☐ ☐ **I. Other**

Comments: There was a door bell installed at the front door. The door bell was operational.

VI. OPTIONAL SYSTEMS

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

Comments: Make: ISA 406 Control panel location: Garage

Install the missing sprinkler sensor enclosure cover on right side perimeter.

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

I	NI	NP	D	

The unit was attempted to operate in manual mode. The sprinkler system did not start. The sprinkler system was not operational.

☐ ☑ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Pool Construction Types
Comments:

☐ ☑ ☑ ☐ **C. Outbuildings**
Comments:

☐ ☑ ☑ ☐ **D. Private Water Wells** (A coliform analysis is recommended)
Type of Pump: Water Pump Types
Type of Storage Equipment: Water Storage Equipment
Comments:

☐ ☑ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System: Septic Systems
Location of Drain Field:
Comments:

☐ ☑ ☑ ☐ **F. Other**
Comments:

SUMMARY REPORT:
Note: The summary report does not replace the inspection report. It is important that you read the whole report carefully. The summary items are listed in chronological order.

Note: This inspector is not aware if this home has ever flooded or had windstorm damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidences.

Foundations: Slab on grade with Post Tension Cables.

Some variations in foundation elevation readings were observed.

Post tension cable ends: Right side foundation perimeters: Most cable ends were exposed, that need to be covered with cement to prevent further corrosion of cables.

Please refer to the exterior walls sections of this report for related symptoms and details about minor vertical cracks in brick veneer on front left side at window sill and on right side corners.

Performance Opinion:
Note: Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

☑ Minor structural movement and/or settling noted; Also some variations were observed on foundation elevations. The foundation is supporting the structure at this time, however. I recommend that you consult an expert in this field for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Grading and Drainage:
Trees: Observed trees on front and right side of the home.
Right side: Some trees appeared to be cut on right side of the home. The soil appeared to be moist. Please note that in the long run, the tree roots are known to affect the foundation integrity and tree branches would deteriorate the roof tops.

Roof Structure and Attic:
Pull Down Ladder: The ladder was not sturdy, and may not carry heavy weights.

Exterior Walls:
Brick veneer cracks: Front left window sill and front right corners: Minor vertical cracks were observed.

Expansion joints: The expansion joints to be caul;ked in bottom section on both the sides.

Wood sidings: Back side: Some sidings need attention.

Exterior Doors:
Garage Overhead Door: Manually operated door: The door latch handle was missing. It could be hard to manually operate this door. There was no garage door opener for this overhead door.

Fireplace:
Hearth: Hearth is a non combustible material required around the fireplace to prevent fire hazard. The

fireplace is required to have hearth on top, bottom, and on both the sides of the fireplace. Hearth is also required on front of the fireplace. This fireplace lack the hearth on front of the fireplace (should be non combustible material). Please note that this is a fire hazard.

Patio:
Patio: Some cracks were observed in concrete blocks.

Drive way:
One concrete block at front, by curb side was cracked.
Electrical Systems:
Power Generator: There was a Power generator installed on back side of the garage.
Inspection of Power Generator is beyond the scope of this inspection.
This unit was not inspected.

Electrical Service Panel: Neutral bus bar has some connections with two wires connected together with same screw. Only one neutral wire should be connected to one lug position on neutral bus. This is due to the age of the home.

Smoke Alarms: Installed only in hallways,
Install smoke alarms. Smoke alarms are required in each sleeping room.

Carbon Monoxide Alarms: Install Carbon Monoxide alarms: Carbon monoxide alarms are required on each floor, and in the hallway / vicinity of the sleeping room areas.

Clothes Dryer Power Receptacle Outlet: It was wired with old style three pin electric power receptacle. New dryers are equipped with four wire connections for dedicated ground. You may have to change the three pin receptacle to a four pin receptacle, should you decide to install a new electric dryer. Also please note that there is also a gas connection provided should you decide to use a gas dryer.

Plumbing Systems:
Hose Bibs: Anti siphon devices were not installed.

Water Heating Equipment: Main attic location:
MFG DATE: March 2005, approximately 16+ years old, and beyond it's useful life cycle.

Temperature and Pressure Release valve: The TPR valve was jammed and was not operational. Please also note that a leaking TPR valve could significantly damage the property especially if the Water Heater units are located in the attic.

Exhaust duct: To be strapped / fastened to the roof structure. (the strap was broken). Please note that this is a safety requirement.

All the plumbing fixtures were checked for hot water supply. The water heater unit was operational.

Water Heating Equipment: Side unit (accessible through scuttle entrance)
MFG DATE: December 2004, approximately 16+ years old, and beyond it's useful life cycle.

Temperature and Pressure Release valve: The TPR valve was jammed and was not operational. Please also note that a leaking TPR valve could significantly damage the property especially if the Water Heater units are located in the attic.

Exhaust duct: To be strapped / fastened to the roof structure. (the strap was broken). Please note that this is a safety requirement.

All the plumbing fixtures were checked for hot water supply. The water heater unit was operational.

Appliances:
Microwave Oven: Not present / Not installed at the time of inspection.

Sprinkler System:
Install the missing sprinkler sensor enclosure cover on right side perimeter.

The unit was attempted to operate in manual mode. The sprinkler system did not start.
The sprinkler system was not operational.