



Your Professional Inspection Report Has Been Prepared Exclusively For You.

**Christina Murphy
2121 Garnet Ct
Texas City, TX 77591
April 14, 2021**

Inspected By: Tom Langley TREC #20644
(903)-480-8210

INTEGRITY



PROPERTY INSPECTION REPORT

Turn Key Home Inspection
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PROPERTY INSPECTION REPORT

Prepared For: Christina Murphy
(Name of Client)

Concerning: 2121 Garnet Ct, Texas City, TX 77591
(Address or Other Identification of Inspected Property)

By: Tom Langley, Lic #TREC #20644 04/14/2021
(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 in operability, 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).

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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

Inspection Time Started: **9 am**

Weather Conditions Inspection: **Cloudy**

Outside temperature inspection: **80 to 90 Degrees**

Time Finished: **1 pm** Building Orientation **East**

Inspection Provided by this Inspector: Home Inspection, Wood Destroying Insect Inspection

Property was: **Occupied** at the time of Inspection:

(When a property is Occupied during an Inspection there may be various areas where damages or deficiencies may be blocked from the Inspectors view. The inspector will do everything he can to observe and report these deficiencies. However there may be areas he cannot observe.)

Parties that were present during the inspection: **Seller**



THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE OF Christina Murphy. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a qualified, licensed and/or certified specialist and/or technician to inspect, repair and/or service the entire system and/or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is **not required to:**

(A) inspect:

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- (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed;
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
- (i) insurability, warrant ability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) 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, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, **please call our office prior** to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, **please call the office** to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three or more deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects.

I=Inspected

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D=Deficient

I	NI	NP	D
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J. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Property was occupied at the time of inspection. There are areas of the structure that may have been blocked from the view of the inspector. Once the furniture and other objects are removed certain signs may be revealed.. However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

On 04/14/2021 at 9:00 am Inspector Tom Langley opinion was that the **Foundation appeared to be in acceptable condition** . At this time, I **did observe** visible evidence that I would consider as being indications of movement and/or settlement. The area inspected were, but may not be limited to the accessible **Walls, Ceilings , Floors, Doors, Windows** which indicated **signs** of movement and/or settlement. As well as the attic space which showed no signs of visible indications of movement and/or settlement.

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 04/14/2021 .

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **foundation** that were noted on this structure at the time of the Inspection:

NI - There are multiple areas around the foundation that are blocked by heavy foliage and/or high soil that could not be seen to inspect.

BN - In this inspector's opinion the foundation was performing as designed at the time of inspection. There were minor indications of settlement and/or common cracks noted in the interior and/or exterior walls and/or ceilings. All accessible doors and windows opened and closed properly at the time of the inspection. There was no noticeable movement noted in the accessible attic space of this structure. If there are any concerns, We recommend having a foundational specialist inspect structure.



D - Small cracks were detected on the corners of the concrete slab on grade foundation. These cracks are common in “post-tension” foundations or other type of foundations. Expansion properties in the brick veneer can also cause these cosmetic blemishes. As these cracks can continue past the finish grade, we recommend caulking or sealing these cracks to prevent insect infestation.

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D - One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop).

This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

B. Grading and Drainage

Comments:

In this Inspectors opinion the **Grading and Drainage** appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **grading and drainage** that were noted on this structure at the Time of the Inspection:



D - Poor, flat or negative site drainage was observed around the structure . Proper drainage is needed to help prevent water from standing or ponding next to the perimeter beam. Corrective measures may be needed if water stands within 10 feet of the perimeter beam for more than 24 hours.



D - Soil levels against the exterior grade beam were noted to be too high. When soil levels are high against the face of the foundation it promotes water penetration into the structure and possible insect infestations. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have 6 inches of clearance.

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I NI NP D

The proper care and maintenance of the grading is important to the foundation. Improper care for trees, large shrubs and bushes around foundation may cause foundational issues. It is generally recommended that you water outside the current root area to assist roots in growing outside and away from the foundation area. Watering the foundation is also recommended. A soaker hose position 6 to 12 inches away and 6 to 12 inches deep around the foundation, will assist in keeping the soil stable and will assist in providing proper maintenance for the foundation. Consulting a qualified foundation, soil and/or landscaping specialist to inspect the structure would be beneficial in developing a care and maintenance plan for your foundation.

Gutters and downspout's:

In this Inspectors opinion the **Gutter & Downspout System** appeared to be in **Not Installed**

- C. Roof Covering Materials**
- Type(s) of Roof Covering: Asphalt Shingles*
- Viewed From: Walked on roof*
- Comments:*

Roof Cover Material:

At the time of the inspection, the inspectors opinion of the **Roof Covering** is as follows. The roof covering was estimated to be in the **Middle Third** of its life and it appeared to be in **acceptable condition**. The roof decking appeared to be **OSB Radiant Shield** and it appeared to be in **acceptable condition**. The roof fasteners appearing to be **fastened properly**.

At the Time of the Inspection the Inspector **did** observe any repairs noted on the Roof

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Roofing Material** that were noted on this structure at the time of the Inspection:

You are strongly encouraged to have a Qualified Roofing Contractor physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material.



BN - Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored. Recommend having the roof inspected by a qualified roofing professional.

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D - Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. Sealing and/or caulking the affected areas can usually remedy this condition.



D - Flashing is lifted above the plane of the roofline in One or more areas. This condition is considered a conducive condition for water penetration and can be uplifted in high winds. Sealing and securing the flashing is recommended



D - One or more shingles were lifted. High winds/storms can damaged these shingles and possibly cause moisture intrusion. Further evaluation by a qualified roofing contractor is recommended.



D - Portions of the roof had areas that appear to have roof sheathing wavy under the shingles. Recommend having the roof inspected by a qualified roofing specialist.

The performance of this roof is subjective and it is sometimes difficult for two individuals to agree on the life of a roof. Consulting a qualified roofing specialist may assist you to better understand the roof conditions. Asking your roofing specialist to create a roof maintenance schedule for your roof will assist you in minimizing your overall expense .

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D. Roof Structures and Attics

Viewed From: Attic Decked Space Only

Approximate Average Depth of Insulation: 10 to 13

Comments:

Description of Roof Structure: Rafter Assembly

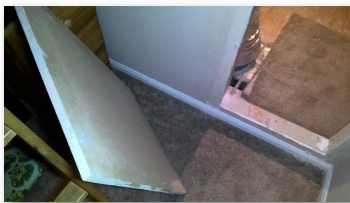
Roof & Attic Structure:

At the time of the Inspection it was the Inspectors opinion that your **Roofing and Attic structure** appeared to be in **fair condition**

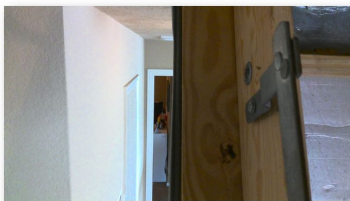
Areas of the attic structure that are blocked from the view of the inspector due to loose filled and batt and blanket insulation, spray foam insulation, wood decking, wood walkways, ect. could not be fully inspected. However the inspector made every effort to inspect the attic structure thoroughly to provide you the best information possible.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Roof Structure and Attics** that were noted on this structure at the time of the Inspection:

NI - There are portions of this structure with no accessible attic space due to no walkway or decking. It is unsafe for the inspector to balance on and find thru insulation ceiling joist. If this is a concern it is recommended a walkway be added to better inspect the attic.



D - Ideally, the attic access hatch should be insulated and the access is in need of a gasket to seal opening.



D - The attic access ladder bolts are loose and recommended to be repaired.

Attic Insulation & Venting

The **Ventilation** for the Roof Structure and Attic was being provided by **soffit's & passive vents (Roof Hawks), Ridge Vents** and appeared to be in **fair condition**. The **Insulation** type is **Loose Filled** and appeared to be in **fair condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **attics insulation & venting** that were noted on this structure at the time of the Inspection:

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BN - The attic floor insulation needs to be redistributed in one or more locations.



D - The level of ventilation should be improved. It is generally recommended that one (1) square inch of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

E. Walls (Interior and Exterior)
Comments:

Interior

At the time of the inspection the Inspectors opinion was that the **Interior walls** were a **Drywall type** and appeared to be in **acceptable condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Interior Walls** that were noted on this structure at the Time of the Inspection:

NI - The inside of the walls thru out the structure could not be inspected due to no access. What is behind sheet rock and other wall cladding can not be seen by the inspector. The inspector can not remove or cause damage to anything at or on the structure. This is a visual inspection of what is acquiring on the day of the inspection.

Exterior

At the time of the inspection the Inspectors opinion was that the **Exterior walls** were a **brick veneer type, Rock Type, fiber cement board type** and appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Walls** that were noted on this structure at the Time of the Inspection:

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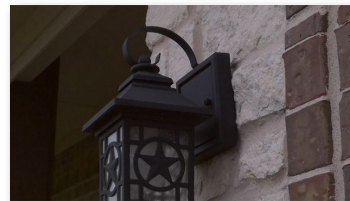
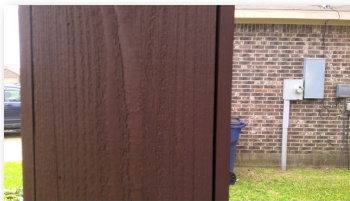
D - The steel lintels over the exterior doors and windows need to be painted.



D - There are weep holes in the exterior rock veneer that are missing. Weep holes are designed to let moisture escape from the interior of the brick veneer. By trapping moisture in the walls, it can cause mold and mildew to grow on the interior of the walls. I recommend having a qualified contractor perform necessary repairs.



D - Common cracks up to 1/8" were noted in the brick veneer. Cracks near the windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.



D - There are areas on the exterior wall that are in need of caulking. Any area where moisture can penetrate between the exterior and interior wall should be kept water tight.

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D - Minor mortar cracks were observed on the exterior walls of the house.

F. Ceilings and Floors

Comments:

Ceilings:

In the Inspectors opinion the **Ceilings** appeared to be in **acceptable condition** condition on the Day of this Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Ceilings** that were noted on this structure at the Time of the Inspection:



D - Evidence of moisture stains were detected in but may not be limited to the kitchen, master bedroom.

Moisture sensors were used to verify if any active moisture existed at the time of the inspection. Recommend areas be monitored for further activity.

Floors:

In the Inspectors opinion the **Interior floors** appeared to be in **fair condition** condition on the Day of this Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **Floors** that were observed on this structure are noted below



D - The vinyl flooring is damaged and may be in need of repair and/or replacement.

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G. Doors (Interior and Exterior)

Comments:

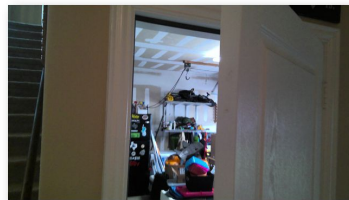
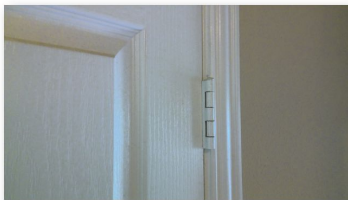
At the time of the Inspection the **Interior and Exterior Doors** appeared to be in **fair condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Doors** that were noted on this structure at the Time of the Inspection:

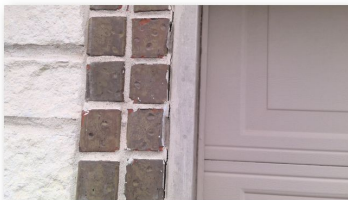


D - Damaged doors should be repaired.

At the time of the Inspection the **Garage Service and Vehicle Door** appeared to be in **fair condition**.



D - The door between the garage and the interior of the house should have auto closing hinges to prevent automobile fumes from entering the house.



D - The trim around the overhead garage door is in need of caulk to help prevent moisture from getting behind the trim. Recommend repairs be undertaken.

H. Windows

Comments:

Interior/Exterior Windows Window Screens::

At the time of the Inspection the Inspectors opinion was that the **Interior and Exterior Windows and Window Screens** appeared to be in **fair condition** .

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I	NI	NP	D
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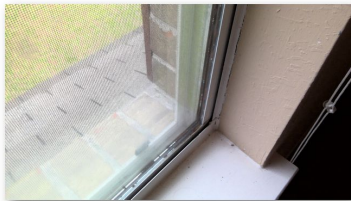
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Windows and screens** that were noted on this structure at the Time of the Inspection:



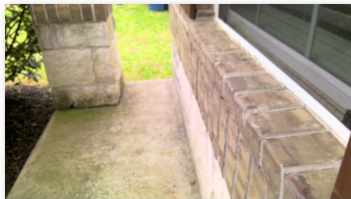
D - Your windows would be more efficient if you were to caulk around framing on the exterior. This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.



D - It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage



D - One or more windows with a broken seal was noted (the specific locations are not given because a window seal could be broken and not noticed for some time). This allows moisture inside between the panes of glass and/or glazing. This causes fogging to take place, which will eventually cause staining to the point of zero visibility.



D - The window sills on the outside are not sloped correctly. Recommend repairs be undertaken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D - There are windows that the flashing did not appear to be installed the correct way. Recommend a window installation company further evaluate and repair as needed.

I. Stairways (Interior and Exterior)
Comments:

Stairs:

In the Inspectors opinion the **Stairs** appeared to be in **acceptable condition**.

J. Fireplaces and Chimneys
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports
Comments:

Porch/Patio:

At the time of the Inspection the Inspectors opinion was that the **Porches/Patios** appeared to be in **acceptable condition** on the day of the Inspection.

L. Cabinets
Comments:

Cabinet/s:

In the Inspectors opinion was that the **Cabinets** appeared to be in **acceptable condition**.

M. Sidewalks & Driveways
Comments:

Sidewalks & Driveways

In the Inspectors opinion was that the **Sidewalks and Driveways** appeared to be in **acceptable condition**.

N. Fences
Comments:

In the Inspectors opinion was that the **Fences** appeared to be in **acceptable condition**.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



Panel Box : Square D
Box Rating : 200 amps
Box Location: South Exterior Wall
Main Service Entrance: underground
Type of Main Service Wiring: Copper
Main Disconnect Rating: 100 amps

Main Electrical :

In the Inspectors opinion is the **Main Electrical System** appeared to be in **Operable Condition on the day of the Inspection.**

Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

Grounding / Bonding:

A grounding conductor **was** applied and appeared **to be properly** connected.

All boxes and conduit appeared to be bonded properly. I **did not** observe any indications of overheating or arcing within the panel box at the time of the inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

In the Inspectors opinion is the **Branch service** appeared to be in **fair condition** on the day of the Inspection.

Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Branch Service** that were noted on this structure at the Time of the Inspection:

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Branch Wires:

All components were found to be performing and in **acceptable condition** on the day of the inspection

Outlets / Receptacles

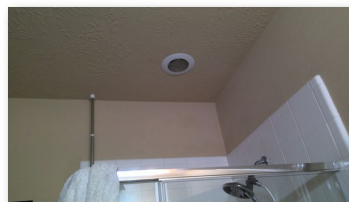


D - This dishwasher and laundry room receptacles are not properly protected to current standards by GFCI (ground fault circuit interrupt) breakers. This is a recommended statement by the T.R.E.C. (6/13/94) GFCI breakers are recommended to be installed in accordance with the latest version of the NEC.

2019 National Electrical Code 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in (1) through (8) shall have ground-fault circuit-interrupter protection for personnel. Bathrooms Garages - also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use Outdoors - (Exception to (3): Receptacles that are not readily accessible and are supplied by a dedicated branch circuit for electric snow-melting or deicing equipment shall be permitted to be installed in accordance with 426.28.) Crawl spaces - at or below grade level Unfinished basements - for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like Kitchens - where the receptacles are installed to serve the countertop surfaces and dishwashers. Sink receptacles - receptacles that are located within 6 feet of the outside edge of a sink that is located in an area other than a kitchen. Laundry room receptacles. Boathouses

Switches, Fixtures & Fans



D - One or more light fixtures did not operate properly at time of the inspection. If replacing the bulb does not fix the problem, recommend having a licensed and qualified electrician further evaluate and make necessary repairs.

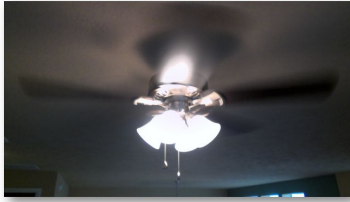
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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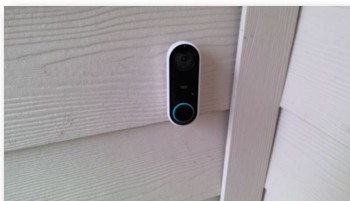
D - One or more ceiling fans were observed to be noisy.



D - One or more inoperative light switches were noted. Switch may be on a circuit with a fixture that does not operate, has burned out bulbs, or is not installed (example: ceiling fan not installed, but wired).

C. Door Bell
Comments:

Doorbell Button & Chime:



In the Inspectors opinion the **Doorbell Buttons & Chime components** appeared to be in **acceptable condition** at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Smoke, Fire & Carbon Monoxide Detectors
Comments:

Smoke & Fire Detectors:

In my opinion the **Smoke & Fire Alarms** appeared to be in **acceptable condition** on the Day of the Inspection.

The smoke detectors are recommended to be hardwired with battery back up and tied to a central alarm system.

It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Smoke & Fire Alarms that were noted on this structure at the Time of the Inspection:

Carbon Monoxide Detectors:

In my opinion the **Carbon Monoxide Detectors** appears to be in **Not located** on the Day of the Inspection.

Your Carbon Monoxide Detector should be no higher than the lowest bed off the floor and should be replaced every two years.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

|||. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central unit

Energy Source: Natural gas

Comments:

Unit #1

Date Built: 2012

Brand Name: Rheem

Today's Avg Temperature Reading: 102 Degrees



Gas Furnace:



On the day and time of the inspection it is my opinion that the **Gas Furnace** appeared to be in **Operable Condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Furnace** that were noted on this structure at the Time of the Inspection:

NI - A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific T.R.E.C. guideline limitation).

B. Cooling Equipment

Type of System: central - air conditioner

Comments:

Unit #1

Approximate System Age: 2012

Approximate System Size: 3.5 ton

Brand Name: Rheem

The Unit was tested with the following results applying:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The output temperature = **59°** and the input temperature = **73°** for a differential of **14°** (normal range 14° - 23°).
 These temperatures are **within** the recommended tolerances.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

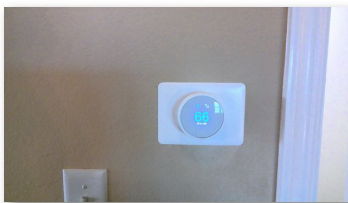
Cooling System:



At the of the time of the inspection it is my opinion the **Cooling system & equipment** appeared to be in **Operable Condition** on the Day of the Inspection.

It is recommended that the unit be serviced now as well as annually. Having the coils cleaned allows the unit to perform as intended and avoids costly repairs.

Thermostat



The Thermostat/s is located in the Upstairs Hall.

On the day and time of the inspection it is my opinion that the **Thermostat** appeared to be in **Operable Condition**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

Duct & Filter System

Filter Size: Multiple sizes

Location: Multiple locations

Supply & Return Air Ducts:

The **Supply & Return & Duct system** appeared to be in **acceptable condition** and appears to have equal distribution.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Supply & Return & Duct System** that were noted on this structure at the Time of the Inspection:



D - The ductwork in the attic was not properly supported above the ceiling joists/attic floor. Supports should be every 5 feet and the duct should have no more than a 25% drop.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: at meter box

Static water pressure reading: 50 to 55 psi

Comments:

Type of plumbing supply:PVC

Plumbing supply location:attic

This structure has **2.5 bathrooms**. Cold and/or Hot water faucets were run **3 Faucets** for approximately **30** minutes at a rate of **1.0** gallon per minute per faucet, for a total estimate of approximately **90 gallons** that flowed through the drains. Functional flow **was** present in this structure:

The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Water Supply:

The **Water Supply System** appeared to be in **acceptable condition** on the day of the Inspection

Static water pressure test.



The **Static water pressure** appeared to be in **acceptable condition** on the day of the Inspection

Exterior Faucet/s:

The **Exterior Faucets** appeared to be in **acceptable condition** on the day of the Inspection

Kitchen and Utility Sinks:

The **Kitchen and or Utility Sinks Plumbing Fixtures** appeared to be in **fair condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Kitchen and or Utility Sinks Plumbing Fixtures** that were noted on this structure at the Time of the Inspection:

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I	NI	NP	D
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D - The hot and cold orientation on the faucet at the kitchen sink is reversed. This is common on this type of faucet. Switching the hot and cold supply lines under the sink from there current position will fix this.

Bathrooms:

The **Bathrooms Plumbing Fixtures** appeared to be in **fair condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Bathrooms Plumbing Fixtures** that were noted on this structure at the Time of the Inspection:



D -Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures and/or shower enclosures in all bathrooms. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



D - One or more sink drain stops are inoperative or missing and should be repaired.

Laundry Fixtures:

The **Laundry Fixtures** appeared to be in **acceptable condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Laundry Fixtures** that were noted on this structure at the Time of the Inspection:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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NI-The plumbing fixtures were blocked by an installed washing machine. These fixtures are prone to leaks when the valve is turned off and the appliance is disconnected. These fixtures could not be inspected.

B. Drains, Wastes, and Vents
Comments:

Plumbing Drains & Vents

The **Plumbing Drains & Vents** appeared to be in **acceptable condition** on the day of the Inspection.

Reporting the condition of drains, wastes and vent piping that is not completely visible or accessible, or reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the plumbing drains & vents that were noted on this structure at the Time of the Inspection:



NI-The plumbing drain was blocked by an installed washing machine. This drain could not be inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

*Energy Source:*Natural gas

Capacity: 40 Gallons

Comments:

Unit 1:

A.O. Smith

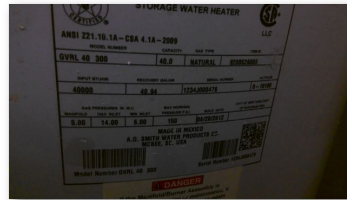
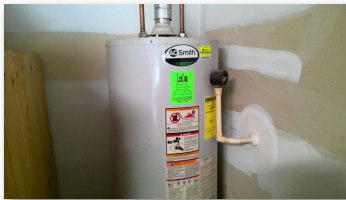
Approximate Year Manufactured: 2012

Location: Garage Expansion Tank Applied:**No**

Water Temp: **133 Degrees** Recommended Hot Water setting should between **115 – 120°**



Water Heater:



The **Water Heater** appeared to be in **Operable Condition** on the Day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Water Heating System** that were noted on this structure at the Time of the Inspection:



D - For enhanced safety, it is recommended that the connections of the water heater venting system be improved.

D. Hydro-Massage Therapy Equipment

Comments:

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I	NI	NP	D
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E. Gas Distribution Sysytem

Comments:

Gas Distribution System:



On the day of the inspection it was the Inspectors opinion the **Gas Distribution System & components** appeared to be in **acceptable condition** at the time of this inspection.

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

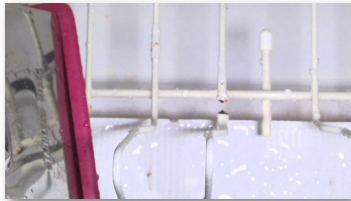
Comments:

Manufacturer: **General Electric**

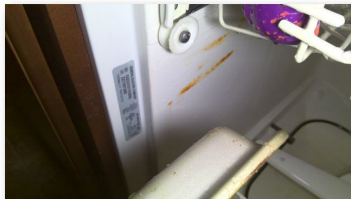


At the time of the inspection it is the Inspectors opinion that the **Dishwasher** appeared to be in **Operable Condition**.

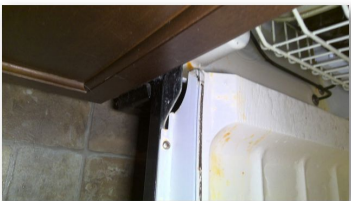
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Dishwasher System** that were noted on this structure at the Time of the Inspection:



D - Rust was noted on the dish basket of the dishwasher. This condition can stain dishes that have a porous surface. There are products available for painting on a protective rubbery coating at most home improvement stores.



D - Rust was noted on the interior components of the dishwasher. Rust can stain dishes. There are products available at most hardware stores to repair and cover the rust.



D - Unit door spring was not working properly at time of inspection.

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D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

Manufacturer: Whirlaway



At the time of the inspection it is the Inspectors opinion that the **Waste Disposer System** appeared to be in **Operable Condition**

C. Range Hood and Exhaust Systems

Comments:

Manufacturer: General Electric Type: recirculating, microwave vent a hood



The **Range Hood** appears to be in **Operable Condition** working condition at the time of inspection with the following observations, deficiencies and/or exceptions being noted on this structure:

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Range Hood System** that were noted on this structure at the Time of the Inspection:



D - Filter was dirty. The filter removes grease from the air and allows the fan to operate without build up of grease. Filters should be cleaned after about 6 hours of accumulative cooking.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

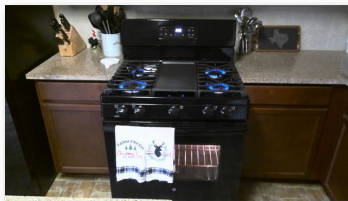


D - Filter was ineffective. The filter removes grease from the air and allows the fan to operate without build up of grease. This type of filter is ineffective for a recirculating vent a hood. The filter should be replaced with a charcoal filter.

D. Ranges, Cooktops, and Ovens

Comments:

Manufacturer: General Electric



At the time of the inspection it is the Inspectors opinion that the **Range** appeared to be in **Operable Condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Range, Cook top or Ovens System** that were noted on this structure at the Time of the Inspection:

Gas Range:

Oven Temperature:



This unit is controlled by gas. It was not tested for Carbon Monoxide production. If this is a concern, please contact a licensed plumbing professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

Manufacturer: General Electric



At the time of the inspection it is the Inspectors opinion that the **Microwave Oven** appeared to be in **Operable Condition** .

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

At the time of the inspection it is the Inspectors opinion that the **Mechanical Exhaust Fan / Heaters and components** appeared to be in **Operable Condition**.

G. Garage Door Operators

Comments:

Manufacturer: Genie



At the time of the inspection it is the Inspectors opinion that the **Garage Door Operator** appeared to be in **Operable Condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Garage Door Operator System** that were noted on this structure at the Time of the Inspection:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D-When an automatic garage door opener is in use, the manual lock should be disabled or removed.

H. Dryer Exhaust Systems

Comments:

At the time of the inspection it is the Inspectors opinion the **Dryer Vent component** appeared to be in **acceptable condition** .

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Dryer Vent System** that were noted on this structure at the Time of the Inspection:

BN - Recommend having the dryer vent cleaned.

TURN KEY HOME INSPECTION AGREEMENT

This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the day 04/14/2021 between Turn Key Home Inspection and the (Inspector name and TREC license number) Tom Langley TREC #20644 (herein after known as the Inspector) and Christina Murphy herein after known as the Client).

The Property to be inspected is (hereinafter as the Property@):
2121 Garnet Ct Texas City, TX 77591

Date of Inspection: 04/14/2021 Time of Inspection : 9:00 am

Inspection Fee: \$449.70 Paid at time of Inspection Credit Card

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector=s professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**
- B. The Inspector agrees to:
1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 3. report which of the parts, components, and systems present in the property have or have not been inspected;
 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
 5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.

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- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;
 7. Built-in Appliances;
 8. Heating, cooling and Vent Systems;
 9. Plumbing Supply & Drains, Water Heating System; and
 10. Electrical system.
- D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or service for repair; or
 3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector=s professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector=s opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (DTPA) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

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The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT (Christina Murphy) ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR=S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

INITIALED BY CLIENT:

Fee Paid \$449.70

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector in writing, within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector=s expense) to reinspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration. The arbitration panel must include at least one licensed home inspector.**

VI. Attorney=s Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party=s reasonable and necessary attorneys= fees and costs incurred by that party.

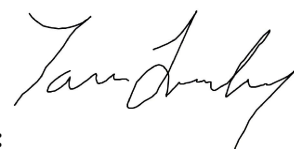
VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is **not transferable to anyone** in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.



CLIENT: **Christina Murphy** DATE:04/14/2021 Time 9:00 am



INSPECTOR: **Tom Langley** DATE:04/14/2021 Time 9:00 am
TREC #20644
TDA/CCA #0841915
NAWT #13306ITC

DEFICIENCY SUMMARY

This is a summary of deficiency's ONLY in the report

FOUNDATIONS

- ◆ **D - Small cracks were detected on the corners of the concrete slab on grade foundation.** These cracks are common in “post-tension” foundations or other type of foundations. Expansion properties in the brick veneer can also cause these cosmetic blemishes. As these cracks can continue past the finish grade, we recommend caulking or sealing these cracks to prevent insect infestation.
- ◆ **D - One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop).** This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

GRADING AND DRAINAGE

- ◆ **D - Poor, flat or negative site drainage was observed around the structure .** Proper drainage is needed to help prevent water from standing or ponding next to the perimeter beam. Corrective measures may be needed if water stands within 10 feet of the perimeter beam for more than 24 hours.
- ◆ **D - Soil levels against the exterior grade beam were noted to be too high.** When soil levels are high against the face of the foundation it promotes water penetration into the structure and possible insect infestations. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have 6 inches of clearance.

ROOF COVERING MATERIALS

- ◆ **D - Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time.** As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. Sealing and/or caulking the affected areas can usually remedy this condition.
- ◆ **D - Flashing is lifted above the plane of the roofline in One or more areas.** This condition is considered a conducive condition for water penetration and can be uplifted in high winds. Sealing and securing the flashing is recommended
- ◆ **D - One or more shingles were lifted.** High winds/storms can damaged these shingles and possibly cause moisture intrusion. Further evaluation by a qualified roofing contractor is recommended.
- ◆ **D - Portions of the roof had areas that appear to have roof sheathing wavy under the shingles.** Recommend having the roof inspected by a qualified roofing specialist.

ROOF STRUCTURES AND ATTICS

- ◆ **D - Ideally, the attic access hatch should be insulated and the access is in need of a gasket to seal opening.**

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- ◆ **D - The attic access ladder bolts are loose and recommended to be repaired.**
- ◆ **D - The level of ventilation should be improved.** It is generally recommended that one (1) square inch of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

WALLS (INTERIOR AND EXTERIOR)

- ◆ **D - The steel lintels over the exterior doors and windows need to be painted.**
- ◆ **D - There are weep holes in the exterior rock veneer that are missing.** Weep holes are designed to let moisture escape from the interior of the brick veneer. By trapping moisture in the walls, it can cause mold and mildew to grow on the interior of the walls. I recommend having a qualified contractor perform necessary repairs.
- ◆ **D - Common cracks up to 1/8" were noted in the brick veneer.** Cracks near the windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.
- ◆ **D - There are areas on the exterior wall that are in need of caulking.** Any area where moisture can penetrate between the exterior and interior wall should be kept water tight.
- ◆ **D - Minor mortar cracks were observed on the exterior walls of the house.**

CEILINGS AND FLOORS

- ◆ **D - Evidence of moisture stains were detected in but may not be limited to the kitchen, master bedroom.** Moisture sensors were used to verify if any active moisture existed at the time of the inspection. Recommend areas be monitored for further activity.
- ◆ **D - The vinyl flooring is damaged and may be in need of repair and/or replacement.**

DOORS (INTERIOR AND EXTERIOR)

- ◆ **D - Damaged doors should be repaired.**
- ◆ **D - The door between the garage and the interior of the house should have auto closing hinges to prevent automobile fumes from entering the house.**
- ◆ **D - The trim around the overhead garage door is in need of caulk to help prevent moisture from getting behind the trim.** Recommend repairs be undertaken.

WINDOWS

- ◆ **D - Your windows would be more efficient if you were to caulk around framing on the exterior.** This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.
- ◆ **D - It may be desirable to replace window screens where missing.** The owner should be consulted regarding any screens that may be in storage

- ◆ **D - One or more windows with a broken seal was noted** (the specific locations are not given because a window seal could be broken and not noticed for some time). This allows moisture inside between the panes of glass and/or glazing. This causes fogging to take place, which will eventually cause staining to the point of zero visibility.
- ◆ **D - The window sills on the outside are not sloped correctly.** Recommend repairs be undertaken.
- ◆ **D - There are windows that the flashing did not appear to be installed the correct way.** Recommend a window installation company further evaluate and repair as needed.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ **D - One or more light fixtures did not operate properly at time of the inspection.** If replacing the bulb does not fix the problem, recommend having a licensed and qualified electrician further evaluate and make necessary repairs.
- ◆ **D - One or more ceiling fans were observed to be noisy.**
- ◆ **D - One or more inoperative light switches were noted.** Switch may be on a circuit with a fixture that does not operate, has burned out bulbs, or is not installed (example: ceiling fan not installed, but wired).

DUCT SYSTEMS, CHASES, AND VENTS

- ◆ **D - The ductwork in the attic was not properly supported above the ceiling joists/attic floor.**
- ◆ Supports should be every 5 feet and the duct should have no more than a 25% drop.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ◆ **D - The hot and cold orientation on the faucet at the kitchen sink is reversed. This is common on this type of faucet. Switching the hot and cold supply lines under the sink from their current position will fix this.**
- ◆ **D - Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures and/or shower enclosures in all bathrooms.** Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.
- ◆ **D - One or more sink drain stops are inoperative or missing and should be repaired.**

WATER HEATING EQUIPMENT

- ◆ **D - For enhanced safety, it is recommended that the connections of the water heater venting system be improved.**

DISHWASHERS

- ◆ **D - Rust was noted on the dish basket of the dishwasher.** This condition can stain dishes that have a porous surface. There are products available for painting on a protective rubbery coating at most home improvement stores.

- ◆ **D - Rust was noted on the interior components of the dishwasher.** Rust can stain dishes. There are products available at most hardware stores to repair and cover the rust.
- ◆ **D - Unit door spring was not working properly at time of inspection.**

RANGE HOOD AND EXHAUST SYSTEMS

- ◆ **D - Filter was dirty.** The filter removes grease from the air and allows the fan to operate without build up of grease. Filters should be cleaned after about 6 hours of accumulative cooking.
- ◆ **D - Filter was ineffective.** The filter removes grease from the air and allows the fan to operate without build up of grease. This type of filter is ineffective for a recirculating vent a hood. The filter should be replaced with a charcoal filter.

GARAGE DOOR OPERATORS

- ◆ **D-When an automatic garage door opener is in use, the manual lock should be disabled or removed.**