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PROPERTY INSPECTION REPORT

243 Capriccio Lane
Montgomery, TX 77316

Inspection Performed For:
Jennifer Yazbak

Report Number: 042519-Yazbak

PROPERTY INSPECTION REPORT

Prepared For: Jennifer Yazbak
(Name of Client)

Concerning: 243 Capriccio Lane, Montgomery, TX 77316
(Address or Other Identification of Inspected Property)

By: John Nobles, Lic #6907 04/25/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The House in Perspective:

For the purpose of this report, it is assumed that the house faces North.

Brief Description of House:

One story single family residence, attached garage, Brick/Stone/Cement Type/Wood type exterior siding, Asphalt Shingle Composition type roof covering.

Weather Conditions During Inspection:

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 62 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Persons present at time of inspection:

Client / Clients Agent / Seller / Listing Agent / None / Other

Client's Agent Name:

Purpose of Inspection:

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

Inspection Agreement:

Signed at time of inspection / Received by email or mail / Not received, not on file.

Note(s):

Comments within the report that have bullets next to them are deficiencies noted to that item or component.

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

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Method of Inspection: Visual inspection of the exterior and interior.

Comments:

- Exposed post tension cable ends were noted along the perimeter beam of the foundation. The cable ends should be properly cleaned and sealed to reduce the risk of corrosion.

(See Exhibit Below)



- Surface deterioration (known as spalling) was observed along the perimeter beam of the foundation. This condition is common and does not usually represent a structural concern. The spalling areas should be considered for repairs to prevent the exposed aggregate from becoming loose and falling out.

(See Exhibit Below)



If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

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Performance Opinion

At the time of inspection, the performance of the foundation appeared to be providing adequate support for the structure based on limited visual observations. The visible interior and exterior stress indicators showed no evidence that would indicate the presence of significant deflection and/or movement in the foundation.

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

Additional Comments:

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

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

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

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

B. Grading and Drainage

Comments:

Grading / Drainage

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

(See Exhibits Below)

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- Given the slope design of the finished grading, the protection from soil erosion appeared to be marginal at the time of inspection (Back Yard). The builder should be consulted to further evaluate this condition and remedies available for correction if needed.

(See Exhibits Below)



Gutters

- Some of the gutters require cleaning. This should be part of a regular maintenance program.

(See Exhibit Below)

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Additional Comments:

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

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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle Composition

Viewed From: Ladder at Eave Edge of Roof/Ground Level with Binnoculars/Aerial Camera

Comments:

Roof Covering

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

Flashing

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

Additional Comments:

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

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

(See Exhibit Below)

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

D. Roof Structures and Attics

Viewed From: Entered the Attic Space/Some areas obstructed from view

Type(s) of Roof Structure: Conventional Joist/Rafter/Purlin System

Type(s) of Attic Ventilation: Soffit, Ridge

Approximate Average Depth of Insulation: 12"-14"

Approximate Average Thickness of Vertical Insulation: 6"-8"

Type(s) of Insulation: Blown & Batt

Comments:

Roof Structure / Framing

- Some of the thermo-ply type sheathing along the some of the walls appeared to be loose and/or damaged (Attic Area). These conditions should be further investigated and repairs undertaken as necessary.

(See Exhibit Below)

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The visible exterior and attic area framing components of the roof structure appeared to be stable and performing as intended at the time of this inspection.

Insulation / Ventilation

The visible insulation and constructed components of the installed ventilation system(s) from the readily accessible parts of the attic areas appeared to be generally adequate and performing as intended at the time of inspection.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

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

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

E. Walls (Interior and Exterior)

Comments:

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Interior

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

(See Exhibit Below)



Exterior

- Vegetation contact was observed along some of the exterior walls. Vegetation growth should be properly maintained to provide adequate clearance from the exterior walls of the house. This will allow adequate visibility for preventive maintenance inspections and reduce the risk damage along the exterior sidings.
- The caulking was noted missing or not installed along some or all the vertical inside brick corner junctions (Front Side of House). As preventative measures, these vertical junctions/joints should be properly sealed to reduce the risk of moisture penetration and insect activity. Under current building standards/ practices, exterior walls shall provide the building with a weather-resistant exterior wall envelope (**IRC 703**). The builder should be consulted to confirm that this was not overlooked on the building plans.

(See Exhibits Below)



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If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

The house was occupied at the time of inspection and some of the interior wall surfaces of the house were not visible due to storage, hanging clothing garments, decorative window and wall treatments, hanging pictures and furniture placement.

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

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

F. Ceilings and Floors

Comments:

Ceilings

The visible and accessible ceiling surfaces appeared to be adequate and performing as intended at the time of inspection.

Floors

The visible and accessible floor surfaces appeared to be adequate and performing as intended at the time of inspection.

Additional Comments:

The house was occupied at the time of inspection and some of the floor surfaces of the house were not visible at the time of inspection due to storage and furniture placement.

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

G. Doors (Interior and Exterior)

Comment:

Interior

Interior doors appear to be adequate and performing as intended at the time of inspection.

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Exterior

- As preventative measures, the threshold and step junctions along all exterior entry doors should be properly sealed to reduce the risk of water penetration and insect activity (Front Entry, Rear Entry).
(See Exhibit Below)



If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

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

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

H. Windows

Comments:

The operation and condition of the accessible windows appeared to be adequate and performing as intended at the time of the inspection.

Additional Comments:

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

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

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

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The ceramic/decorative gas log fireplace was operated with the remote and the unit and appeared to perform as intended at the time of this inspection.

The metal exhaust hood appears to be adequate at the time of this inspection (Rear Side of House).

Additional Comments:

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

K. Porches, Balconies, Decks, and Carports

Comments:

Porches

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

Additional Comments:

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance

Location of Meter: Back Yard

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

Panel Box (Main Shutoff)

Location of Panel Box: Back Yard

Type of Service Feeder Wire: Copper

Main Disconnect Size: 200 AMP

Comments:

Panel box appears to be adequate and performing as intended at the time of inspection.

Panel Box (Main Panel)

Location of Panel Box: Garage

Type of Service Feeder Wire: Copper

Main Disconnect Size: 200 AMP

Comments:

- The copper bond brackets inside the panel box were not attached or secured to the bus-bar at the time of inspection.

(See Exhibit Below)



- The metal bushing where the service conductors enter through the box is not bonded. Current building standards require bonding metal bushings where the service conductors enter through concentric knockouts.

See Exhibits Below)

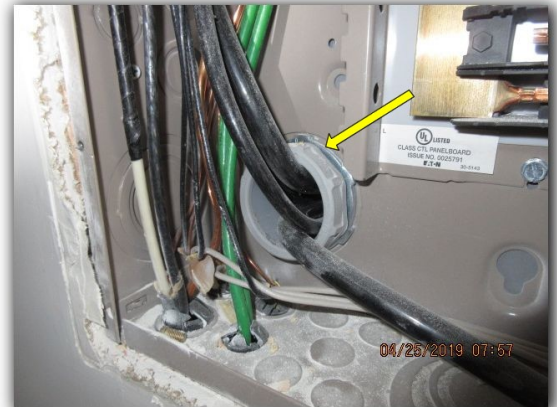
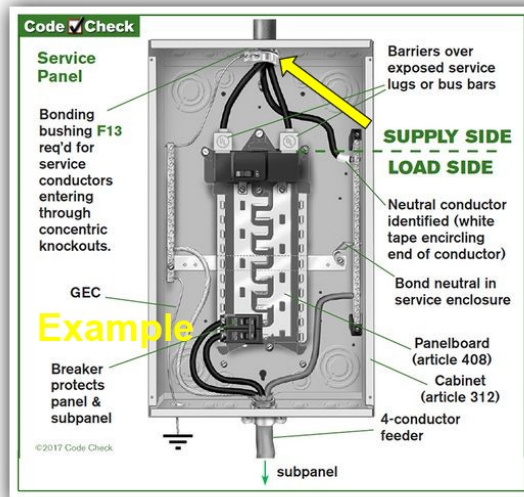
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Additional Comments:

The home was occupied at the time of inspection and the AFCI (Arc Fault Circuit Interrupter) devices were not operated or tested. Operating these devices causes a sudden loss of power which can detrimentally affect electronic and computing equipment that has not been properly powered down. It is recommended that these devices be tested in accordance with the manufacturer's instructions once the home is vacant or all electronic equipment has been powered down.

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Distribution Wires

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

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Fixtures

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

Doorbells and Chimes

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

Smokes

The smoke detectors appear to be in place at the proper locations and performing when tested at the time of inspection.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

The house was occupied at the time of inspection and some of the outlets along the interior of the house could not be tested due to the installed child proof devices or furniture placement.

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Brand: Carrier 2017

Model Number: 58PHB110-10120

Serial Number: 0217A20261

Type of Systems: Central Forced Heating System

Energy Sources: Natural Gas

Furnace Location: Attic

Comments:

The gas furnace was operated in normal heat mode. The unit appears to be functioning as intended at the time of inspection.

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Additional Comments:

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

B. Cooling Equipment

Type of Systems: Central Forced Air Conditioning System

Condenser/Compressor Brand: Carrier 2017

Model Number: CA16NA048-A

Serial Number: 1217E08342

Condenser/Compressor Location: Right Side of House

Condenser/Compressor Size: 4 Ton

Evaporator Brand: Carrier 2016

Model Number: CNPHP4821ALAAAAA

Serial Number: 4416X21497

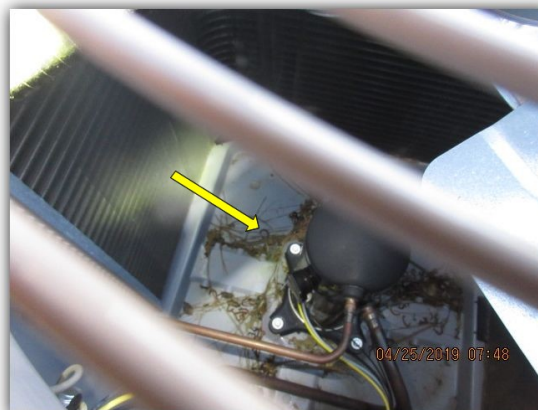
Evaporator Location: Attic

Temperature Readings: Return 66 Supply 47 Differential 19

Comments:

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

(See Exhibit Below)



- Debris was noted in the safety pan installed below the evaporator cabinet. The pan should be emptied and cleaned to provide adequate drainage in the event of water accumulation.

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- Rust/damage was noted along the safety catch pan below the evaporator cabinet in the attic area. This condition requires further investigation and repairs undertaken as necessary to reduce the risk of water damage to the structure.
- Evidence of previous water accumulation and corrosion was noted in the auxiliary/safety catch pan under the evaporator unit. This condition is indicative of a clogged primary drain line or improper gravity flow from the primary drain line. This condition requires further investigation and repairs undertaken as necessary.

(See Exhibit Below)



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

(See Exhibit Below)



The cooling system provided an adequate temperature drop across the evaporator at the time of inspection.

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

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I	NI	NP	D
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Additional Comments:

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

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C. Duct Systems, Chases, and Vents

Comments:

The accessible and visible supply/return ducts, chases and vents appeared to be generally adequate and performing as intended at the time of inspection. The filters appeared to be installed and adequate.

Additional Comments:

The HEPA filtration/Electronic Air Cleaner/Fresh Air Intake/Dehumidifier systems are not a part of this inspection as stated in the Inspection Agreement. It is recommended that a qualified licensed HVAC company be consulted to ensure that these systems are functioning properly.

(See Exhibit Below)



TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned equipment; or duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat

I=Inspected

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D=Deficient

I NI NP D

pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; verify: compatibility of components; tonnage match of indoor coils and outside coils or condensing units; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Side of House Adjacent to Street

Location of Main Water Supply Valve: Left Side of House

Static Water Pressure Reading: 76 psi

Types of Supply Pipe Material: PEX (Cross-Linked Polyethylene)

Location of Gas Meter and Supply Valve: Right Side of House

Comments:

Plumbing Supply System

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

(See Exhibit Below)



- The faucet spout is loose and not properly installed/secured at some of the sinks (Hallway Bathroom). This condition should be repaired.

Gas Distribution System

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

(See Exhibits Below)

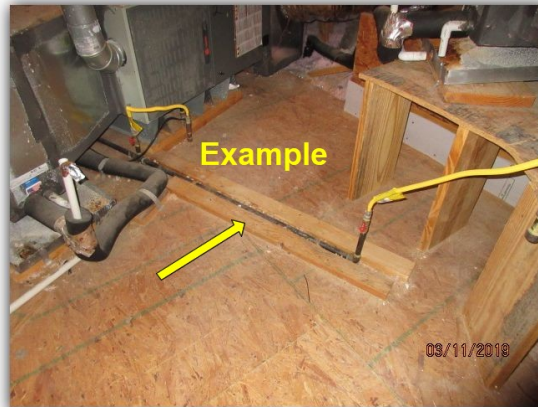
I=Inspected

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If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

Installed hot water mixing valves are not a part of this inspection as stated in the Inspection Agreement.
(See Exhibit Below)

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

B. Drains, Wastes, and Vents

Types of Pipe Material: PVC-(Polyvinyl Chloride)

Location of Main Sewer Clean-out: Right Front Corner of House

Comments:

- Some of the PVC clean-outs are not painted. As preventative measures, all exterior PVC pipes should be properly painted to reduce the risk of degradation from the sun's ultra violet rays.

(See Exhibits Below)



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The accessible and visible plumbing drains, waste systems and plumbing vents appear to be generally adequate and performing as intended at the time of inspection.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

Plumbing access panels at the tub/shower enclosures were not present at the time of inspection (Master Bathroom, Hallway Bathroom). The plumbing connections in these areas could not be viewed.

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

C. Water Heating Equipment

Brand: Rheem 2017

Model Number: PROG40S-38N RH62

Serial Number: Q081726031

Energy Sources: Natural Gas

Capacity: 40 Gal.

Water Heater Location: Attic

Comments:

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

(See Exhibit Below)



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Water heater appears functional with no leaks noted at the time of inspection.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Unit was operated in the normal wash mode and no operational problems noted and a air gap was installed along the drain line at the time of inspection.

Additional Comments:

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

B. Food Waste Disposers

Comments:

The food disposer performed as intended when the power switch was actuated and no operational problems were noted at the time of inspection.

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Additional Comments:

Existing cracks that develop along the motor housing can be undetected during the process of inspecting the unit, even while flowing water through it and no apparent water leaks are visible. Cracks along the motor housing may not leak at all under normal operating conditions and if they are not visible the inspector will deem the unit as functioning as intended at the time of inspection. If the client has any cause of concern about the condition of performance of the food waste disposer unit, the client is encouraged to retain the services of a qualified contractor to perform a more in depth evaluation of the unit prior to closing. Please refer to the inspection agreement for an explanation of the full scope of the inspection.

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

C. Range Hood and Exhaust Systems

Type of Exhaust System: Vented Exhaust System

Comments:

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

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

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

D. Ranges, Cooktops, and Ovens

Built-in Oven

Energy Sources: Natural Gas

Oven Temp. Reading: 350 degrees

Comments:

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

(See Exhibit Below)

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Cook Top

Energy Sources: Natural Gas

Comments:

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

Additional Comments:

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

E. Microwave Ovens

Comments:

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

Additional Comments:

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathroom Mechanical Exhaust Fans

The bathroom exhaust fans appear to be performing as intended at the time of inspection.

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Additional Comments:

Bathroom heaters are not a part of this inspection as stated in the inspection agreement.

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

G. Garage Door Operators

Comments:

Garage door opener appears to be performing as intended at the time of inspection.

Additional Comments:

Remotes were not available for testing at the time of inspection.

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

H. Dryer Exhaust Systems

Comments:

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

(See Exhibit Below)



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If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Location of Supply Valve and Backflow Device: Left Side of House

Location of Controller: Garage

Number of Zones: 5

Comments:

- Un-level sprinkler heads were noted (Various zones). These conditions require further investigation and repairs undertaken as necessary to ensure adequate spray coverage for the entire sprinkler system.
- Piping assembly for the shut off valve and vacuum breaker device is not properly supported along the exterior wall. This condition requires further investigation and repairs undertaken as to reduce the risk of damage to the shut off assembly.

(See Exhibit Below)



- The water spray from some of the sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage (Zones 1, 3, 4).

(See Exhibit Below)

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- Some of the pop-up sprinkler heads are stuck and not retracting properly (Various zones).
- Partially obstructed sprinkler heads were noted (Zones 4). These conditions should be remedied to provide adequate zone coverage.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

Additional Comments:

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

There is a rain sensor installed for the irrigation system at the time of inspection. The testing of rain sensors is beyond the scope of this inspection as stated in the Inspection Agreement. Installed rain sensors on automatic controlled irrigation systems help conserve cost and unnecessary water usage.

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

ADDENDUM: REPORT SUMMARY

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

FOUNDATIONS

- Exposed post tension cable ends were noted along the perimeter beam of the foundation. The cable ends should be properly cleaned and sealed to reduce the risk of corrosion.
- Surface deterioration (known as spalling) was observed along the perimeter beam of the foundation. This condition is common and does not usually represent a structural concern. The spalling areas should be considered for repairs to prevent the exposed aggregate from becoming loose and falling out.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

GRADING AND DRAINAGE

Grading / Drainage

- Previous standing water was noted along the final grading/yard (Right Side of House, Left Side of House). This condition requires further investigation and repairs undertaken as necessary to ensure proper water drainage to the street and prevent water pooling.
- Given the slope design of the finished grading, the protection from soil erosion appeared to be marginal at the time of inspection (Back Yard). The builder should be consulted to further evaluate this condition and remedies available for correction if needed.

Gutters

- Some of the gutters require cleaning. This should be part of a regular maintenance program.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

ROOF STRUCTURES AND ATTICS

Roof Structure / Framing

- Some of the thermo-ply type sheathing along the some of the walls appeared to be loose and/or damaged (Attic Area). These conditions should be further investigated and repairs undertaken as necessary.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

WALLS (INTERIOR AND EXTERIOR)

Interior

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

Exterior

- Vegetation contact was observed along some of the exterior walls. Vegetation growth should be properly maintained to provide adequate clearance from the exterior walls of the house. This will allow adequate visibility for preventive maintenance inspections and reduce the risk damage along the exterior sidings.
- The caulking was noted missing or not installed along some or all the vertical inside brick corner junctions (Front Side of House). As preventative measures, these vertical junctions/joints should be properly sealed to reduce the risk of moisture penetration and insect activity. Under current building standards/ practices, exterior walls shall provide the building with a weather-resistant exterior wall envelope (**IRC 703**). The builder should be consulted to confirm that this was not overlooked on the building plans.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

DOORS (INTERIOR AND EXTERIOR)

Exterior

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

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

SERVICE ENTRANCE AND PANELS

Panel Box (Main Panel)

- The copper bond brackets inside the panel box were not attached or secured to the bus-bar at the time of inspection.
- The metal bushing where the service conductors enter through the box is not bonded. Current building standards require bonding metal bushings where the service conductors enter through concentric knockouts.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Fixtures

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

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

COOLING EQUIPMENT

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

- Debris was noted in the safety pan installed below the evaporator cabinet. The pan should be emptied and cleaned to provide adequate drainage in the event of water accumulation.
- Rust/damage was noted along the safety catch pan below the evaporator cabinet in the attic area. This condition requires further investigation and repairs undertaken as necessary to reduce the risk of water damage to the structure.
- Evidence of previous water accumulation and corrosion was noted in the auxiliary/safety catch pan under the evaporator unit. This condition is indicative of a clogged primary drain line or improper gravity flow from the primary drain line. This condition requires further investigation and repairs undertaken as necessary.
- The openings in the evaporator coil cabinet where the refrigerant/drain lines enter/terminate should be sealed properly to reduce the risk of air leaks.

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

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Plumbing Supply System

- All exposed water supply pipes in the attic area should be properly insulated to provide adequate protection during freezing conditions. It is recommended that this condition be considered for correction.
- The faucet spout is loose and not properly installed/secured at some of the sinks (Hallway Bathroom). This condition should be repaired.

Gas Distribution System

- The gas supply pipe installed across the service walkway platform in the attic area needs protection from possible damage.
If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

DRAINS, WASTES, AND VENTS

- Some of the PVC clean-outs are not painted. As preventative measures, all exterior PVC pipes should be properly painted to reduce the risk of degradation from the sun's ultra violet rays.
If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

WATER HEATING EQUIPMENT

- The safety drain pan installed below the water heater contains debris. The pan should be emptied and cleaned as to provide adequate drainage in the event of a leak.
If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

RANGE HOOD AND EXHAUST SYSTEMS

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

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

DRYER EXHAUST SYSTEMS

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

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- Un-level sprinkler heads were noted (Various zones). These conditions require further investigation and repairs undertaken as necessary to ensure adequate spray coverage for the entire sprinkler system.
- Piping assembly for the shut off valve and vacuum breaker device is not properly supported along the exterior wall. This condition requires further investigation and repairs undertaken as to reduce the risk of damage to the shut off assembly.
- The water spray from some of the sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage (Zones 1, 3, 4).
- Some of the pop-up sprinkler heads are stuck and not retracting properly (Various zones).
- Partially obstructed sprinkler heads were noted (Zones 4). These conditions should be remedied to provide adequate zone coverage.

If the client has any cause of concern about the performance, condition or identified deficiencies pertaining to this section of the report, the client is encouraged to retain the services of a qualified contractor to perform a more in-depth evaluation of these conditions, and remedies available for correction, prior to closing.



INVOICE

12007 Rampy Green Dr.
Tomball, TX 77377

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

TREC 6907

SOLD TO:

Jennifer Yazbak
243 Capriccio Lane
Montgomery, TX 77316

INVOICE NUMBER 042519-Yazbak
INVOICE DATE 04/25/2019

DESCRIPTION	PRICE	AMOUNT
2,000 - 2,499 sq. ft.	\$420.00	\$420.00
4/25/2019 Auth. #08198C	(\$420.00)	(\$420.00)
	SUBTOTAL	\$420.00
	TAX	\$0.00
	TOTAL	\$420.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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



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

1. The Client will pay the sum of \$420.00 for the inspection of the “Property”, being the residence, and garage or carport, if applicable, located at 243 Capriccio Lane, Montgomery, TX 77316.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. This inspection does not involve the moving and/or dismantling of building components, wall coverings or furniture. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the “Standards of Practice” set forth by the Texas Real Estate Commission (the “Standards”) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these Standards can be provided upon request or obtained from the Texas Real Estate Commission website www.trec.state.tx.us/.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for any repairs or replacement of any defects, deficiencies, reported or unreported, either current or arising in the future, or any property damage, consequential damages or bodily injury of any nature. If repairs or replacements are performed, client must give Inspector written notice of such repairs and, if so desired by Client, allow the Inspector reasonable opportunity to re-inspect such repaired item. Such re-inspection after repair shall not be part of the agreed price herein and Client understands that Client must pay an additional fee for the performance of each such re-inspection(s) after repairs. Client understands and agrees that Inspectors report will be inaccurate as to any such items which are repaired or replaced after the date of the inspection and that without re-inspection by Inspector shall bear no liability for the condition of such item(s).
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. The Inspector and this inspection report makes no warranty, express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system. No representation is made as to how long any equipment will continue to function. This inspection is only for the condition at the time of inspection.
6. This Agreement, including the Purpose, Limitations and Inspector/Client Responsibilities (page 2) and the Consumer Notice (page 3) of the report, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.
7. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: Unique systems or items which the INSPECTOR is unfamiliar, or any component that is specifically listed as not inspected on the inspection report; environmental hazards such as, molds, fungi, presence of defective drywall, radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, or other toxins; underground systems such as, storage tanks, fuel tanks, water wells and their equipment, septic systems and their equipment, drainage systems, sump pumps/ejectors; pest infestation such as, wood destroying insects, vermin infestation; household appliances such as, automatic oven cleaners, automatic timer controls, outdoor cooking equipment, refrigerators, ice makers, laundry equipment, elevators, central vacuum systems, trash compactors, dumbwaiters, free-standing appliances, whole house generators; recreational equipment or facilities such as, swimming pools, ponds, spas, hot tubs, saunas, steam baths, fountains, playground equipment; security, communication and fire protection systems such as, concealed monitored or private security and fire systems, fire sprinkler systems, telephone, intercom, cable/satellite TV systems, smart home systems, antennae, lightning arrestors; solar and geothermal systems such as, solar panel/electrical systems, solar heating and geothermal heating and cooling systems; HVAC systems, components and items such as, air cleaning/purification systems, energy efficiency measurements, humidity and dehumidifier equipment, A/C window units, ductless split A/C units, bathroom heaters; other components, items and systems such as, water softener/purification systems, cosmetic finishes, cabinets, landscaping and foliage, landscape lighting, gas operated light fixtures, fencing, driveways, sidewalks, storage sheds/buildings, water heater recirculating valves and expansion tanks, irrigation rain sensors; notification of product recalls, governing codes, ordinances, statutes, covenants and manufacturer specifications. Client understands that these systems, items and conditions, are beyond the scope of this inspection. Any general comments about these systems, items and conditions of the written report, are informal only and DO NOT represent that they are part of the inspection or are functioning as intended. Inspector encourages Client to retain the services of an Exterminator to check for insect infestations; a qualified Mold or Chinese Drywall Inspection Company to ascertain any mold or defective drywall conditions present; a qualified Structural Engineer company to perform a foundation analysis on known or suspected structural issues.

8. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, including but not limited to all expenses, costs and attorney fees arising from such a claim.

9. Client understands and agrees that Inspector is not a Surveyor or Appraiser and that the Inspection will not include an appraisal of the value or a survey of the property. Client further understands and agrees that the written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

10. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector within ten (10) days prior to repairing or replacing such system or component and agrees to allow Inspector reasonable access to view the alleged condition prior to client, or any agent of Client, performing any repairs or modifications. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards in the report. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

11. In order to provide a full inspection of the property, all utilities (electric, water, and gas if applicable) must be turned on prior to the time of inspection. It is the client's agent's responsibility to confirm with the listing agent that the utilities are on prior to the scheduled date of service. If any of the utilities are not on, please contact ALL-TEX Home Inspections immediately to reschedule the inspection. Upon confirmation that the utilities have been turned on, the inspection can be rescheduled. By signing this agreement, client agrees that if a full inspection cannot be performed on the original date of service, due to non-operational utilities, it will be necessary to reschedule the date of inspection, in which case a trip charge will be incurred and charged to the client (\$85 - \$100, depending on the location of the property).

DEFINITIONS

1. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

2. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

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


Client agrees to release reports to Client's Agent:

Yes / No / None

Client:

Jennifer Yazbak

Client Signature  Date: 04/25/2019

Inspector Signature  Date: 04/25/2019

T.R.E.C. License # 6907

Report Number: 042519-Yazbak