



281 347-3040

**This Professional Inspection Report Has Been Prepared
Exclusively For**

Michael Kasmiersky

Inspector: B. Fred Brock TREC# 246

PROPERTY INSPECTION REPORT

Prepared For: Michael Kasmiersky
(Name of Client)

Concerning: 19822 Shallow Shaft, Richmond, TX
(Address or Other Identification of Inspected Property)

By: B. Fred Brock, Lic #246 04/21/2018
(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

SCOPE OF INSPECTION

The TREC "Texas Real Estate Commission" 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 limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools 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 parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to **and will not inspect**: items other than those listed herein; elevators; detached structures, decks, docks, fences, or waterfront structures or equipment; anything buried, hidden, latent, or concealed; or 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, or solar panels; **Report**: past repairs that appear to be effective and workmanlike; cosmetic or aesthetic conditions; or wear and tear from ordinary use; **Determine**: insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards; the presence or absence of pests, termites, or other wood-destroying insects or organisms; the presence, absence, or risk of asbestos, Chinese Corrosive Drywall, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison; or types of wood or preservative treatment and fastener compatibility; **Anticipate** future events or conditions, including but not limited to: decay, deterioration, or damage that may occur after the inspection; deficiencies from abuse, misuse or lack of use, changes in performance of any part, component, or system due to changes in use or occupancy; the consequences of the inspection or its effects on current or future buyers and sellers; common household accidents, personal injury, or death; the presence of water penetration(s); or future performance of any item; **Operate** shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices; **Designate** conditions as safe; recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services; **Review** historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; **Verify** sizing, efficiency, or adequacy of the ground surface drainage system; **Operate** recirculation or sump pumps; **Remedy** conditions preventing inspection of any item; **Apply** open flame to operate any appliance; **Turn On** decommissioned equipment, systems, or utility services; or **Provide** repair cost estimates, recommendations, or re-inspection services

WOOD DESTROYING INSECTS / DAMAGE

This inspection and report does not address wood destroying insects. It is recommended that a licensed structural pest control company performs & makes recommendations as to the activity or evidence of wood destroying insects. Extent of damages if any to the structure is not determined and specifically excluded subject to the scope and limitations of this inspection.

Exposing building materials to full view in areas of known or suspected infestations is typically necessary to determine such damage and this procedure is beyond the scope and limitations of this inspection. All such investigations should be completed to the client's satisfaction prior to purchase of this property

MOLD

This inspection and report does not address testing for mold and /or indoor air quality (IAQ). The client should be aware that various fungi, molds and mildew thrive in such an environment provided by water intrusion events, excessively humid, moist and / or water damaged conditions. A growing concern to date includes the adverse effect these conditions may have on indoor air quality and the potential for inherent health hazards. Therefore, the client is advised to have mold testing of this property by a qualified IAQ professional prior to purchase of this property and any reference in this report to evidence of excessive condensation conditions, water intrusion events, damage either past or present, unknown type moisture evidence, moisture staining, residue etc. is recommended for further evaluation by a qualified IAQ professional prior to purchase of this property. For Further information regarding mold / mildew / IAQ issues see the EPA website: www.epa.gov/iaq/molds/index.html

Deficiencies: When the **D=Deficient** box is checked the bulleted conditions listed in that section are considered to be "Deficient" as deemed by the TREC "Texas Real Estate Commission" minimum standards of practice for TREC-licensed inspectors and / or are in the judgment of the inspector conditions which may require either repair, replacement, attention and/or further evaluation to the client's satisfaction prior to the expiration of any time limitations such as option periods.

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 warrantability 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.***

Digital pictures if provided as a courtesy within this report are a sample of the deficient conditions in place and should not be considered to show all of the deficiencies found. There will be deficiencies not represented with digital imaging.

Property was: Occupied and Furnished Staged Vacant Tenant Occupied Other

Approximate Structure Age: 2008 Year Built CRS " Court Retrieval Systems" Data New Construction

Weather Conditions during Inspection: Dry Rain Wet Conditions

Parties present at inspection: Client Client Agent Listing Agent Seller WDI Inspector

Pool Inspector Client Representative

Documents provided to inspector: None Seller Disclosure Previous Report(s) Engineers Report Other

Orientation: For Purpose of This Report terms such as Front, Rear, Right, Left may be used. These directions are given as facing the structure or from a front view perspective. References to specific items are given as standing in front of that item (window, door frame, etc)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Performance Opinion:

The limited visual inspection of the interior and exterior of the structure revealed no visible evidence of adverse foundation performance. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. The general condition of the residence would suggest that the structural system is rendering reasonable service on the date of the inspection. These conclusions are based upon the personal experience and knowledge of the inspector and are highly subjective. No determination regarding the future integrity or performance of the foundation is made or inferred. This performance opinion would not apply to a change in conditions

- Foundation corner fracture(s) existed which are generally the result of movement between the masonry walls (expanding) and the concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. A Structural Pest Control licensee can be retained for more specific information. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.



Note: The grade beam surface has had an application of dry patch sometimes called slab dressing applied typically to mask deficiencies in the finish. The application effectively conceals the beam surface from view and may conceal cracks, defects etc in the foundation as well as insect entry



- Corner spall detached at left rear location in need of repair in my opinion

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- Tree(s) are located in close proximity to the garage foundation. A programmable watering program, root barrier or etc. should be implemented as a recommended aid in prevention. Trees planted close to a foundation, either left in place, or removed, could be an issue in the future by causing foundation movement. Trees should not be planted closer than half the canopy diameter of the mature tree, typically 20 feet from the slab. Consideration should be given to cutting any roots away from the slab if necessary and or installing a root barrier. [consult a qualified tree expert and or a A Professional Engineer licensed by the State of Texas prior to cutting roots, removing trees etc]

Client must understand that inherent risk for seasonal movement must be considered. This movement is typically the result of the variances in the moisture content in the soil around the exterior of the house. The variations in the soil moisture content will cause the soil to expand and contract resulting in a slow settlement of the foundation during dry periods and possibility that the soil may not fully recover as the moisture increases

Foundations placed on expansive soils are susceptible to differential movement caused by a number of adverse conditions, including but not limited to; failure to maintain soil moisture content, improper site grading, roof run-off water which may result in erosion of load bearing soil at the base of the foundation, non-continuous lawn irrigation systems, please note the lawn sprinkler system at this property is non-continuous, trees and shrubs near the foundation, design and workmanship, etc. **The client must be willing to provide necessary ongoing maintenance to minimize foundation movement** For information regarding Houston soil conditions and maintenance guidelines for foundation stability, see article "Recommended Homeowner Foundation Maintenance Program for Residential Projects in the Houston Area", at the following website: www.geotecheng.com (click on "Guidelines" under "Publications" at sidebar)

Notice: The inspector as required under the TREC standards of practice will render a written opinion as to the performance of the foundation. This is a limited visual survey of the accessible general conditions and circumstances present at the time of this inspection items causing obstruction were not moved. An elevation survey has not been conducted as a part 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. This inspection excludes any type of soil sampling and or geological investigations to determine the existence of any relative faults or subsidence conditions. The inspector is not a Professional Engineer licensed by the State of Texas and this inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. A Professional Engineer licensed by the State of Texas should be consulted prior to closing if any concerns exist regarding current performance or condition of the foundation and the potential for future movement. The client is recommended to visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab on ground foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

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B. Grading and Drainage

Comments:

- There was evidence of impaired site drainage located in the right side yard below the side yard gate area. Corrective measures should be taken to ensure water will properly drain off the lot



Under accepted industry standards water should not stand for more than 24 hrs within 10 ft of the structure and for more than 48 hrs in drainage swales.

- The finished grade (soil or mulch levels) is too high relative to the exterior walls at the left of the front entry. This deficiency condition may allow water intrusion into the structure and is considered to be a condition conducive to wood destroying insects. Adjust the finish grade at the perimeter walls to achieve 4"- 6 " of concrete foundation grade beam and ensure positive drainage to direct water away from the building

Gutter & Downspout System

Note: The gutter systems are installed flush against the drip edge and fascia boards lacking drip edge over lap. Drip edge over lap is an industry best practice to prevent roof drainage from bypassing the gutters and draining between the gutter and fascia board

Note: The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the building at the points of discharge.

- There are gutter downspouts lacking splash blocks

You are advised to consider the installation of a rain gutter and downspout system around the perimeter of the roof structure to allow roof drainage to be collected and be conveyed flow away from the building

Notice: The inspection and this report do not determine flooding or flood plain conditions. The client is advised to obtain available disclosure / history of flooding of the property or water intrusion into the structure(s). Information as to whether this property lies in flood plain was not determined. The client is advised to maintain proper grade levels and positive grading away from the edge of the foundation, with the understanding that excessive soil levels, negative grading and ponding water conditions adjacent to the foundation are considered conditions conducive to water intrusion into the structure and could result in adverse foundation performance.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingle

Viewed From: Walked Roof Ground level due to roof height Ladder at eaves

Comments:

Roof Covering - Composition Shingle

The roof covering appeared with evidences of deterioration considered consistent with the reported age (9 years). Including but not limited to loss of aggregates and moisture staining

- The roof level plumbing vent stack flashings have rubber seals which over time have become deteriorated and may allow water intrusion. The seals should be checked and sealed or roof jacks replaced if necessary by a qualified roofing contractor



- The satellite dish has fasteners penetrating the roof surface . This installation is prone to failure creating leaks. The penetrations should be periodically checked and re-sealed as needed to prevent water intrusion at these penetrations in the roofing system

Notice: The inspector cannot render an opinion as to whether the nailing patterns for this roof comply with building standards and/or manufacturer recommendations specifications as this would require physically prying up the shingles to examine the nailing pattern which will effectively break the self-sealing bond of shingle. In addition this inspector does not verify compliance with windstorm standards subject to the scope and limitations of a visual inspection. Life expectancy and the insurability of the roofing material is not covered by this inspection report. An opinion regarding the performance of the roof covering is not a warranty against future leaks or problems. If any concerns exist about the conditions listed in this report, roof covering life expectancy or potential for future problems, a roofing specialist should be consulted Prior to Purchase Of This Property.

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D. Roof Structures and Attics

Viewed From: Safely Accessible Attic Areas
Approximate Average Depth of Insulation: + - 10 "
Comments:

Roof Structure

Type / Configuration: Rafter Assembly

No visible conditions in need of repair at this time

The roof structure appeared to be typical stick frame construction. The framing in general appeared cut and fitted together within a reasonable tolerance with some degree of of bracing provided.

Attic Ventilation

Type / Configuration: Soffit Vents Static Vents Ridge Vents Gable Vent

Attic Access / Equipment Access

- The attic ladder is not closing and sealing tight to the frame

Notice: The roof structure and attic space are observed for general condition and function at the time of the inspection. Framing members are not inspected to engineering, code or windstorm standards. The inspector will report deficiencies in framing members and decking, attic access ladders and openings and attic ventilators as viewed and visible from safely accessible attic spaces. The inspector observes for the presence and approximate depth of insulation. The inspector will report attic space ventilation that is not performing however attic space ventilation calculations are beyond the scope of this inspection process

E. Walls (Interior and Exterior)

Comments:

Interior

Please note freshly painted or repaired areas may conceal latent defects not reasonably observed by the inspector. Assessing the quality and condition of interior/exterior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist.

The visible walls appeared in acceptable service condition with no visible deficiencies related to structural support conditions observed at the time of this inspection

Exterior

- There are openings and details in at the exterior veneer which are in need of sealants including but not limited to the sides of the HVAC rain cover lineset cover



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- Sealant failure and gaps exist between the overhead garage door lintel and header trim board
- Minor cracking exists in the brick veneer mortar joints
- Trim board separations observed at ceiling and header above the rear patio

Notice: This inspection excludes determination of proper masonry veneer support which may be concealed and or enclosed at walls, proper water proofing / flashing details which may be concealed and or enclosed at walls, doors, windows, balconies or other openings, The discovery for any type of damage to the construction materials inside the wall, ceiling and / or floor cavities is beyond the scope of this inspection I was unable to confirm through wall flashing and weep details in the brick veneer sills below the windows. Through wall flashing is typically required in areas where the downward flow of water inside the wall would be obstructed or interrupted and to prevent water penetration into the wall cavity. The omission of these details is common practice with most builders. Lacking these details there is an elevated risk of water intrusion inside the wall cavities however at this time there is no visible evidence of water intrusion below the windows

F. Ceilings and Floors

Comments:

Notice: The floor coverings are not thoroughly evaluated for the overall integrity, durability and acceptance . Floor coverings are not removed or relocated for inspection. You may wish to consult with a reputable flooring contractor to determine any needed repairs. replacement or re-finish prior to purchase of this property

G. Doors (Interior and Exterior)

Comments:

- The rear patio door has deterioration at the lower edge hinge side of door



- The garage entry door has a damaged weather seal
- The front entry door is in need of weather seal improvements . light is visible between the door seal and frame when shut and latched
- The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

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H. Windows

Comments:

- Windows checked found with defective tension guides in the right front bed room . The tension rods allow the windows to stay in raised position. Repairs are needed at this time
- The insulated glass unit window located above the front entry door appears to have lost the seal, this has resulted in a film to develop between the panes of glass. The insulated glass windows no longer function as designed when they lose their seal and replacement may be necessary.



Notice: Windows are operated in a random elective manner. **Not all windows are operated.** Window treatments, furniture, security lock etc. potentially block access to or prevent the inspector from operating certain windows. Signs of lost seals in insulated glass unit windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. **When lost insulated glass unit window seals are noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.**

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Direct Vent Unit

The unit was operated manually and appeared to function as intended.

No remote was available for testing

- The combusted gas vent lacks Mfg required clearance to the attic insulation . This deficiency may cause overheating damage to the vent system

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- Secure loose strapping materials to vent as intended

K. Porches, Balconies, Decks, and Carports

L. Other
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance Wiring Type: Aluminum

Main Disconnect Size: 125 Amperes

The service entrance conductors are 2/0 Aluminum rated for 150 amperes. This means a 150 ampere main breaker can be used as over load protection

- One of the bedroom Arc fault breakers did not respond to manual trip test procedure

Arc-Fault Circuit-Interrupter Protection.

Note: This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an "as-built" condition

National Electrical Code 210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: Arc-Fault Circuit Interrupter (AFCI). A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected

Grounding / Bonding

Note: The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician.

Bonding is installed for safety reasons and ensures electrical continuity between conductive components and to prevent accidental shocks by anyone coming in contact with metal materials which have become charged or energized.

- The ground wire clamp connection is loose. This should be tightened to the ground rod to assure a proper ground to the main panel.
- Line side bonding missing at the conduit fitting between service meter and service enclosure. This bonding which is commonly omitted is required around knock outs. Bonding ensures electrical continuity between conductive components. On the line side (ahead of the main service disconnect), it provides a path back to the transformer for faults on service conductors and to limit voltage potential to other systems such as telephones or cable TV



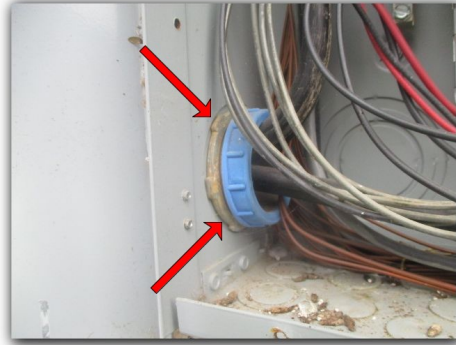
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- There are no bonding jumpers across the flex connectors at the gas fired appliances. Inspector recommends bonding across the flexible gas lines at the gas appliances to reduce likelihood of lightning induced damage to the flex lines as the bonding capacity of the flex lines is unknown. This bonding may not be required by the Authority having Jurisdiction at the time of construction

Notice: The visible and readily accessible portions of the service entrance and panel box were inspected. The adequacy of wiring / service capacity / circuits etc is specifically excluded. All electrical deficiencies should be considered hazard conditions and a qualified master electrician should be contacted to evaluate the entire electrical system and correct as deemed necessary all deficiencies and or concerns prior to purchase of this property

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacles Switches / Fixtures

- Not all of the garage location receptacles are connected to ground fault circuit interrupter (GFCI) protection.
- Several receptacles were found in need of tightening
- Recessed light fixtures in contact with attic insulation in need of industry standard 3 inch minimum clearance to prevent overheating
- The dining room light fixture bulbs flicker when the dimmer switch is set at less than 100 %. The bulbs may be LED or smart bulbs which are not meant for use with dimmer switches

Smoke Alarms

Inspector is not a licensed certified residential fire alarm technician and is not qualified to inspect, service certify monitor or maintain smoke fire alarms or detection systems. The TREC standards require reporting is in need of repair the absence of, or deficiencies in the installation and operation of smoke or fire alarms not connected to a central alarm system

Smoke alarms were not tested as I could not determine if alarms are being monitored at this time

Carbon Monoxide Alarms

Note: I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms. The installation of carbon monoxide alarms is recommended

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Notice: Smoke Alarms when tested are subjected to random testing by engaging test button only. **Inspection procedure does not confirm the devices will function as intended in the event of a fire and excludes confirming effectiveness, interconnectivity and suitability for the hearing impaired**
 Current industry standards require smoke detectors to be located in each sleeping room, also outside of each separate sleeping area and on each level of the living area. The alarm system should have two independent sources of power and be connected such that all detectors will sound if one is activated. Smoke detectors will require periodic functional testing and sensitivity adjustments. Testing and maintenance of smoke detector systems is the responsibility of the property owner. Typically due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms are inaccessible and could not be tested at the time of this inspection
 Ref: NFPA 72 - 11.8.1.4(5)(b) - Smoke alarms installed in one- and two family dwellings shall not remain in service longer than 10 years from the date of manufacture.]

Notice: The visible and readily accessible portions of the branch circuits, connected devices and fixtures were inspected. The adequacy of wiring / service capacity / circuits etc is specifically excluded. All electrical deficiencies should be considered hazard conditions and a qualified master electrician should be contacted to evaluate the entire electrical system and correct as deemed necessary all deficiencies and or concerns prior to purchase of this property

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air furnace

Energy Sources: Gas

Comments:

Approximate Equipment Age: Unknown data plate not accessible

The heating unit responded to on / off check. The intermittent ignition source and induced draft fan are operable. The visible vent systems appeared intact, with proper clearances and termination

B. Cooling Equipment

Type of Systems: Central

Comments:

Cooling System Energy Source: Electric

Today's Temperature Differential (Delta-T): 10°

Typical acceptable temperature differential : 15-20°

- Two of the visible return air filters were found dirty these conditions could affect the results of the system run test .

The cooling systems and equipment needs to be checked, serviced, repaired as deemed necessary by a Qualified and Licensed HVAC Company at this time. The observations made to support the rendering of this opinion are listed but may not be limited to the following: All Bullet Comments

- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cooling System Condenser:

Approximate Equipment Age: 2008

The condenser appeared adequately supported and operated with no excessive noise or vibration. The unit is provided with equipment disconnect

- Cooling fins have some dirt accumulations which can impair the heat exchange capacity of the condenser

Cooling Coil

Approximate Equipment Age: 2007

- The internal components of the evaporator coil are not readily accessible however there is evidence of excessive condensation staining and organic growth on the equipment housings. The cause and remedy should be determined by a qualified HVAC technician at this time



- Refrigerant line penetration has air leaks
- Air leaks are in need of repair on both supply and return side of the cooling coil

Drain Systems

Note: Drains are not tested.

- Drain lines should be fully insulated
- The drain pan located below the coil has significant rust accumulation obstructing the pan surface in my opinion the pan should be replaced



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I NI NP D

Notice: The inspector will operate the heating and cooling equipment using normal control devices (except the cooling equipment is not operated when the outdoor temperature is less than 60 degrees Fahrenheit). The inspector will measure the air temperature difference across the cooling coil(s) when possible, however this is not a conclusive method to determine proper function of the equipment. The inspector will not evaluate the integrity of a heat exchanger. This requires dismantling of the equipment and is therefore beyond the scope of a visual inspection. High limit switches are not tested. The inspector will not determine the efficiency or adequacy of equipment and or systems. No comment is made regarding remaining life expectancy of the equipment or systems [The client is advised to obtain recent service history and previous repair history of the H.V.A.C. equipment. If none is available and systems have not been recently serviced, the client is advised to have the systems serviced and checked by a qualified H.V.A.C. service technician prior to closing and or prior to engaging a third party home warranty](#)

C. Duct Systems, Chases, and Vents

Comments:

Air flow is confirmed at supply registers with a laser thermometer. No air balance check is performed. This procedure may be needed once the home is occupied to suit your needs

Note: The inside of the ducting systems is not inspected

- Two of the visible return filters are dirty which can restrict air flow

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Left Interior Wall of Garage

Static water pressure reading: 55 psi

Comments:

Visible Water Supply Piping Type: PEX

Notice: Cross-linked (PEX) flexible polyethylene water lines are installed in this residence. PEX water lines have not had long term use with chlorinated water in the U.S. and studies may be incomplete on the effects of chlorine on PEX materials. The PEX polyethylene water lines are a relatively new product developed towards the affordable housing end of the spectrum (as opposed to copper or PVC) and uses a metallic crimp fitting. There is no current data available as to the future performance of this product. The type of connectors and proper crimping cannot be determined except by a PEX trained qualified plumber using specialized tools and crimp check gages.

- There is PEX piping visible in the attic which lacks insulation.



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Kitchen

- Shelf covered with opaque plastic. lifting the plastic revealed some degree of water damage to the shelf.

Master Bathroom

Note: Shower enclosure show no visible evidence of leakage however a fixture run test is not a comprehensive enclosure / pan leak test

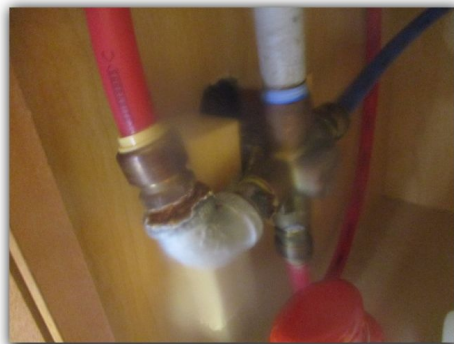
- Observed residual water standing at the rear of the shower enclosure after run test which did not drain off the floor in a timely manner. This may be caused by insufficient slope of the shower floor, Further evaluation by a qualified plumber is recommended



- The left sink drain stop is not linked to the control
- The right sink drain has a damaged threaded connector ring which may allow water to leak at this connection

#2 Bathroom

- Dissimilar metal piping connections lacking di-electric connections and corrosion at these connections existed at the water supply to personal hygiene sprayer. This device also lacks a back flow protection device to protect the potable water supply.



- The toilet fill valve runs on after the valve has re-set.

Gas Supply Systems

Notice: Gas Supply Systems are not pressure tested. This procedure is the only conclusive method to determine leakage in the gas supply system and is required to be done by a licensed plumber. The gas line system is defined as any gas line material installed including the underground gas line. A pressure test typically consists of turning off the gas, pressurizing the system for 12-24 hours and measuring any drop in pressure (due to a leak) by way of an attached specialty mercury pressure gauge and then reactivating the gas lines.

Note: There is no gas supply valve provided in the laundry room

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Notice: The visible piping, faucets, sinks, tubs and showers were viewed and operated when possible using normal controls. The functional water flow was observed where possible noting any visible leakage. The toilets were observed for evidence of damage and secure anchoring to the floor. A comprehensive shower pan leak test is not performed. Utility supply valves and drains are not tested. All plumbing deficiencies should be further evaluated and corrections made as deemed necessary by a licensed and qualified master plumber prior to purchase of this property.

B. Drains, Wastes, and Vents

Comments:

Notice: The bathtub drain trap and supply systems were not accessible and were not inspected due to lack of opening to wall cavity and or sealed access panels

Notice: Under visual inspections there is no special testing to determine if leaks or blockage exist in the plumbing system below this building's foundation. We attempt to evaluate visible drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a hydrostatic test and video-scan of the main line would confirm its actual condition. As a significant majority of a plumbing drain system is not visible to inspect, we recommend that you ask the sellers if they have ever experienced any drainage problems or issues or performed any repairs or cleaning

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Comments:

Approximate Equipment Age: 2007

The burners responded to thermostat. The visible vent systems appeared intact with proper clearances and termination

- The flue (vent pipe) has inadequate clearance from combustible materials(roofing) Double walled vent pipes should have at least 1-inch of clearance from combustible material.
- The drain pan located below the water heater some rust accumulation in my opinion the pan should be replaced



The TPR Valve should be tested or replaced as deemed necessary by a licensed and qualified plumber due to age

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I	NI	NP	D
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Notice:TPR Valve(s) are not operated - The temperature and pressure relief valve(s) to the water heater(s) was not tested and the inspector is departing from this required standard of practice due to one or more of the following conditions. 1. The condition or age of the valve, if older than 3 years the Mfg. recommends testing or replacement by a licensed plumber. 2. Concerns about integrity of piping connections within concealed areas, the termination point of the drain line or other safety concerns of the inspector. Operation of a water heater temperature and pressure safety relief valve may result in the valve not resetting and necessitate replacement due to leakage. Therefore, we do not operate the temperature and pressure which may in the inspectors reasonable judgment cause damages to persons or property.

D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers
Comments:
Note: Lower kick panel was not removed to check for leaks

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that the drain loop installed be elevated to the underside of the cabinet

The dishwasher responded and appeared with no visible conditions in need of repair

B. Food Waste Disposers
Comments:
 The garbage disposer responded and appeared with no visible conditions in need of repair

C. Range Hood and Exhaust Systems
Comments:
 The range exhaust responded and appeared with no visible conditions in need of repair.

D. Ranges, Cooktops, and Ovens
Comments:
Range / Oven
Energy Source: Electric
 The burners respond to high / low settings\

- The glass top is scratched

The oven thermostat was checked and appeared properly calibrated. The thermostat was set at 350 degrees and oven heated to 345 degrees within the allowable 25 degrees tolerance

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

The microwave heated a container of water

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust fans responded and appeared with no visible conditions in need of repair

- The fans should be cleaned of dust lint accumulations for safety reasons

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Comments:

- The operator safety reverse function is in need of adjustment the operator did not stop and reverse under slight pressure

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H. Dryer Exhaust Systems

Comments:

Notice: Dryer vents cannot be tested within the scope and limitations of a visual inspection. Client is advised to obtain recent service and or cleanout history or request cleanout of the vent system prior to use . The Consumer Product Safety Commission (CPSC) estimates that 15,000 clothes dryer fires occur annually. These fires account for an average of 10 deaths, 310 injuries, and more than \$84.4 million in property damage

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments: