



PROPERTY INSPECTION REPORT

217 11th Ave N
Texas City TX 77590



Inspector

John Rugg

TREC #24408, TBPE FIRM #20170, MOLD FIRM #ACO1162, LEAD FIRM #2110697, ASBESTOS
AGENCY #100576, TPCL FIRM #0761253

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Robert Orfino
(Name of Clients)

Concerning: 217 11th Ave N, Texas City TX 77590
John Rugg - TREC #24488, TPCL FIRM #2017015000 (Inspector)
FIRM #ACO1162, LEAD FIRM #2110697, ASBESTOS
By: AGENCY #100576, TPCL FIRM #0761253 08/07/2021 9:30 am
(Name and License Number of Inspector) (Date)

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.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

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Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. GreenWorks recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects by the client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed in need of repair. Additional information may be obtained at our website: www.GreenWorksInspections.com

NOTE: Pictures are a representative sample, and do not display every defect.

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

I NI NP D

TITLE PAGES

- Additional Info Provided By Inspector**
Inspection Scope: Full (All Utilities Were Turned On)
Occupancy: Occupied (Viewing Restricted)
Structure Type: House
Parties Present: Buyers Agent
Additional Documents Provided: N/A
Weather Conditions: Sunny
Additional Written Information Provided: Yes
Remodeled?: Yes
New Const?: No
Additions?: No
Property Faces: South
Arrival Temperature (Approximate): 80's
Departure Temperature (Approximate): 90's

I. STRUCTURAL SYSTEMS

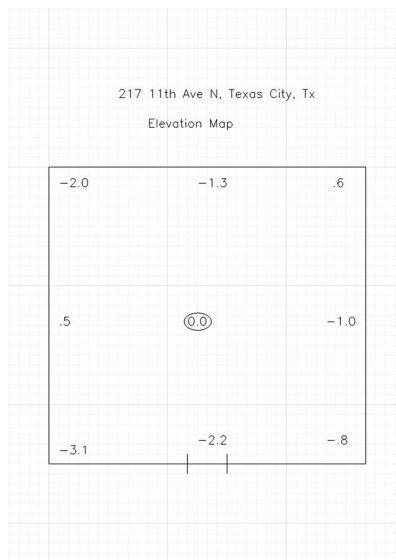
- A. Foundation**
Comments:
Foundation Type: Pier & Beam - Crawlspace
Foundation Visibility: Partly Visible
Foundation Performance Opinion:
Not Performing As Intended - Prior to closing, the foundation should be inspected by a qualified professional engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

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Elevation Map:

Disclaimer: The attached elevations are used for information purposes only and should not be used for serious negotiations. GreenWorks inspectors are not qualified professional engineers and are not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.



Additional Comments:

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems.

Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes.

Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation.

Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months.

Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation.

Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement.

The inspector is not a professional engineer and is giving an opinion as mandatory. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

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I NI NP D

Heavy Foliage:

The heavy foliage around the structure should be trimmed and lowered to allow observation for insect activity. This condition is also conducive to moisture issues.

Crawlspace:

View of Sub Flooring and Crawl Space is Limited. Crawlspace is Viewed from Accessible Areas Only.

Crawlspace - Low clearance:

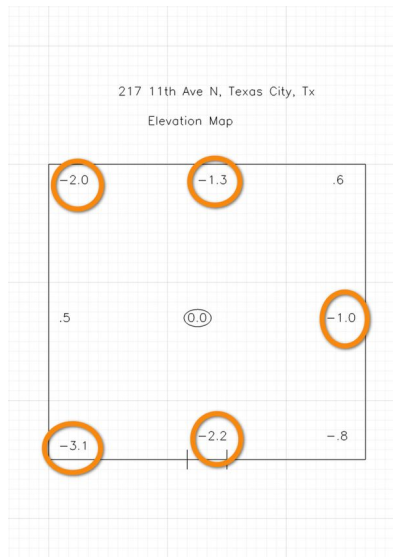
The crawl space was not fully accessible for inspection due to low clearance, ducting, and plumbing. Not able to fully crawl or inspect. Not able to comment on any aspect of the inspection, other than the comments previously stated in the report. Recommend that access be gained and a complete inspection be made by whatever means necessary.

1: Foundation Levels - Out of Tolerances

🚫 Recommendation

Based on an elevation survey taken at time of inspection, the foundation appears to have moved beyond industry accepted tolerances and should be further evaluated by a professional engineer to determine if permanent repairs are needed.

Recommendation: Contact a qualified professional engineer



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2: Foundation Wall Cracking

🔴 Recommendation

Cracks were observed in the foundation wall.

Recommendation: Recommend monitoring.



B. Grading/Drainage

Comments:

Gutters Present: No

Positive Slope on All Sides of Home: No - Flat on all sides

Evidence of Water Penetration: No

Area Drains Present: No

Additional Information:

The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4" from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided. Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.

It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

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1: Holes

➔ Recommendation

There are holes in the grade around the structure.

Recommendation: Contact a qualified professional.

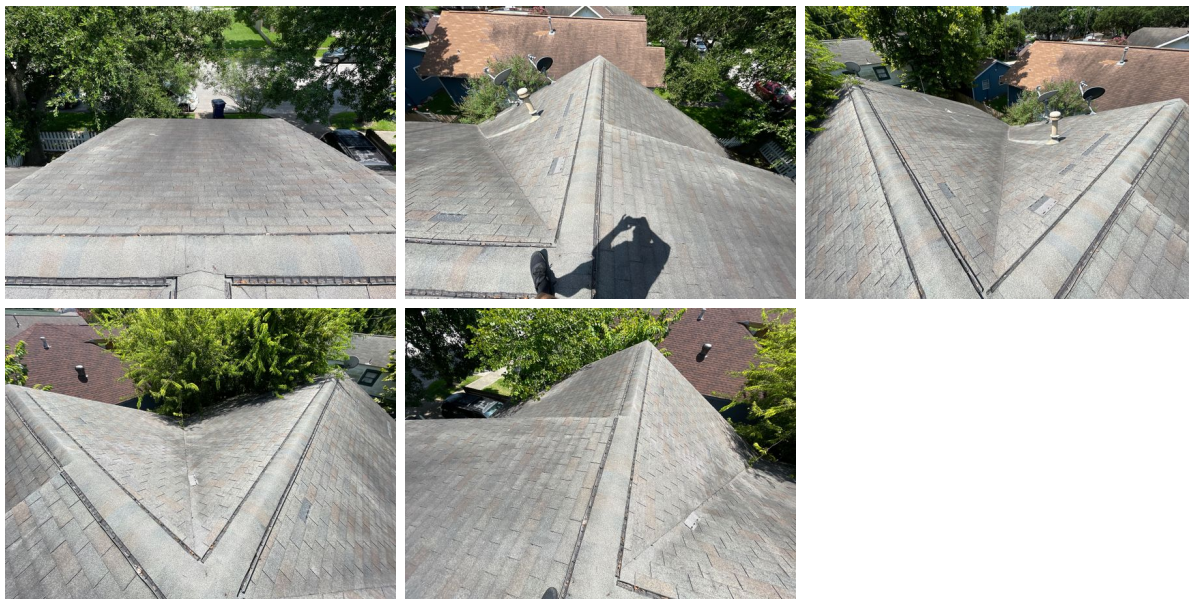


C. Roof Covering

Comments:

The roof on both structures are nearing the end of their lifespan and should be replaced soon.

General Roof Photos:



Roof Viewed From: Roof, Ladder, Ground

Weather Conditions: Sunny

Roof Covering Materials: Asphalt composition

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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) 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;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems.

Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

General Roof:

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

1: Tree Overhang

🔴 Recommendation

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation: Contact a qualified tree service company.



I	NI	NP	D
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2: Aggregate Loss

🚫 Recommendation

Aggregate loss was observed at the roofing material.

Recommendation: Contact a qualified roofing professional.

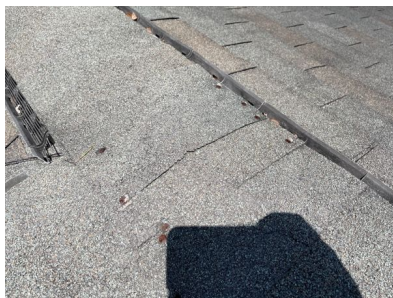


3: Fasteners - Exposed

🚫 Recommendation

Exposed fasteners. Fasteners should be sealed to prevent water penetration.

Recommendation: Contact a qualified roofing professional.



4: Discoloration

🚫 Recommendation

Roof material were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation: Contact a qualified roofing professional.



I	NI	NP	D
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5: Torn/Damaged Ridge Shingles

🚫 Recommendation

There are torn and damaged ridge shingles.

Recommendation: Contact a qualified roofing professional.

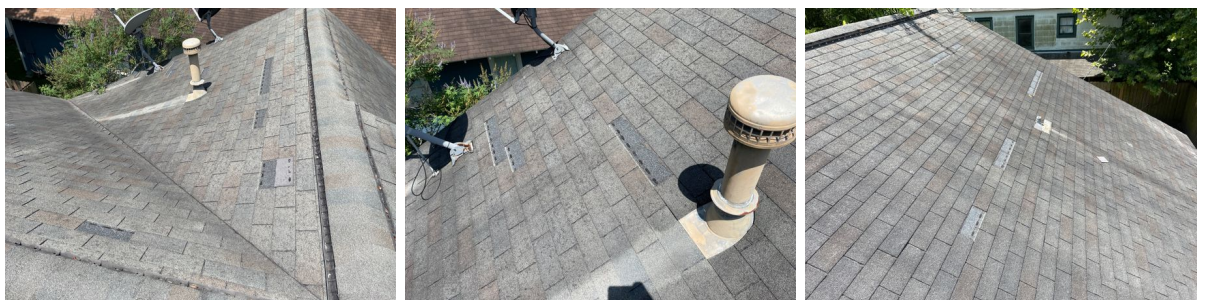


6: Missing Shingles

🚫 Recommendation

There were missing shingles on the roof. Replacement is recommended.

Recommendation: Contact a qualified roofing professional.



7: Furnace Rain Collar

🚫 Recommendation

The rain collar to the furnace chimney(s) should be pushed down to the roof flashing and sealed at the upper end with silicone caulk.

Recommendation: Contact a qualified roofing professional.



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8: Vent Stack Lower Than Six

🚫 **Recommendation**

Not all of the vent stacks are high enough; they should terminate a minimum of 6" above the roof.

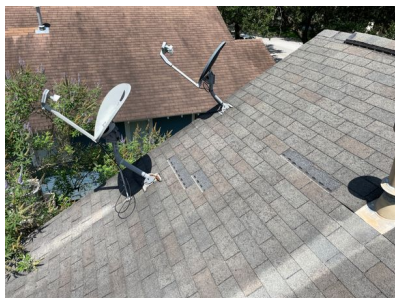
Recommendation: Contact a qualified professional.



9: Satellite Dish

🚫 **Recommendation**

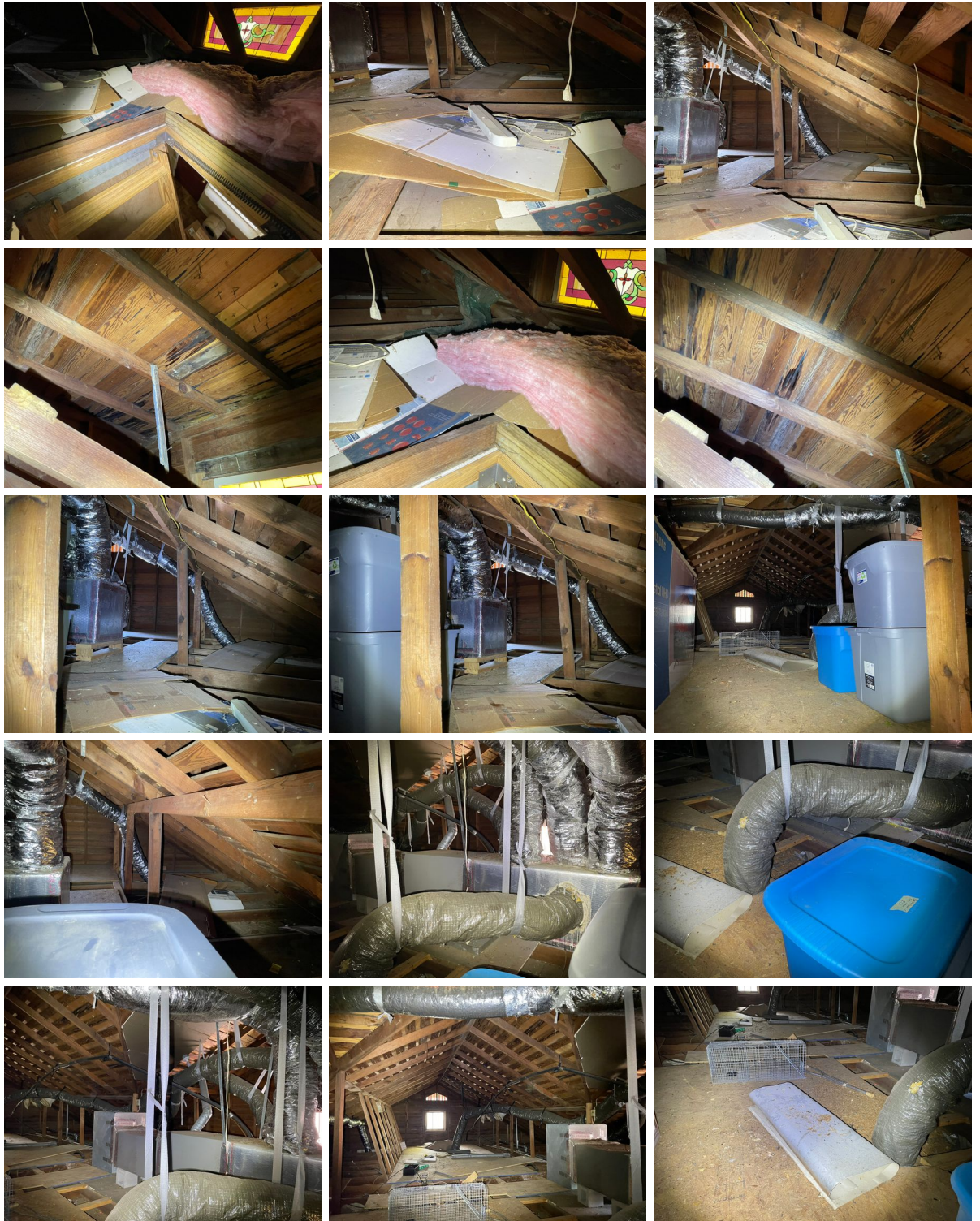
There was a satellite dish installed on the roof. Due to the penetrations in the roof this area is prone to future leaking.



D. Roof Structure and Attic
Comments:

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General Attic Photos:



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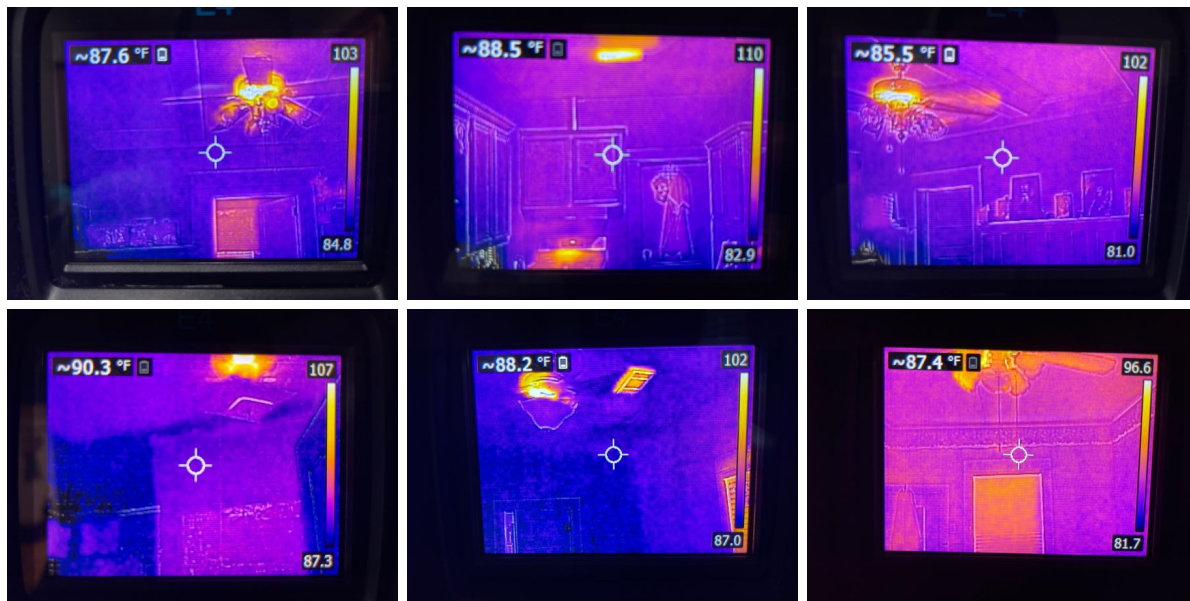
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General Infrared Photos:



Roof Decking Type: Wood Plank

Framing Type: Conventional

Ventilation Type: Gable, Ridge Vents

Attic Entry Point: Interior

Attic Inspected: Yes - Walked decked Safe Areas Only

Insulation Type: Not Observed

Insulation Amount: Not Observed

Attic Temperature (Approximate °F): 81-90

Attic Humidity (Approximate %): 51-60

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
- (B) operate powered ventilators; or
- (C) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Attic:

Attic Space is Limited. Viewed from Accessible Areas Only. Insulation is not lifted, moved, or disturbed to observe for hidden defects or concerns.

Stored Items:

There were various stored items present within the attic area. This prevented inspection of portions of the attic area.

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Attic - Safe Walkboards Only:

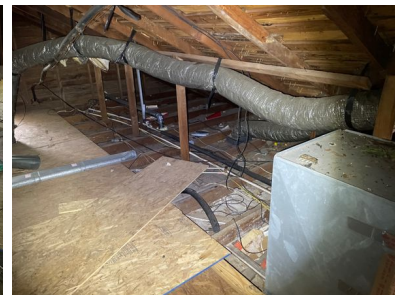
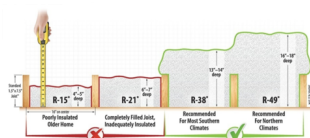
Attic observed from safe walk boards only. Entered attic and performed an incomplete limited visual inspection due to obstructions and inaccessible areas.

1: Insulation - Missing in Attic

🚫 **Recommendation**

There were areas of missing insulation in the attic area. The Department of Energy currently recommends an insulation value of R-30 to R-49 for the attic area.

Recommendation: Contact a qualified insulation contractor.



2: Missing Purlin Supports

🚫 **Recommendation**

There were missing purlin supports.

Recommendation: Contact a qualified professional.



3: Missing Continuous Purlin

🚫 **Recommendation**

Under current building standards, continuous purlins of equal size to the adjoining rafters should be present below the rafters to help reduce their span. This was not observed in all areas.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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4: Water staining

⊖ Recommendation

Areas of water damage and staining were noted on the roof decking and structural members in the attic.

Recommendation: Contact a qualified professional.



5: Water Stained Walkboards

⊖ Recommendation

There were areas of previous water staining noted on the attic walkboards.

Recommendation: Contact a qualified professional.



6: Older Style Construction Methods

⊖ Recommendation

Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. Consider having a professional contractor or engineer evaluate for additional support and/or bracing recommendations.

Recommendation: Contact a qualified professional.

E. Walls (Interior and Exterior)

Comments:

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

I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
- (B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or
- (D) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

Exterior

Front Exterior Photos:



Rear Exterior Photos:



Left Exterior Photos:



I	NI	NP	D
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Right Exterior Photos:



Exterior Wall Cladding Type: Vinyl

Recently Painted - Exterior:

Some of the exterior walls and trim appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

Vines/Grass/Bushes - Blocking visibility:

There were bushes, vines, and shrubs blocking visibility of the exterior wall in areas. Vines and overgrown bushes/shrubbery can cause damage to brick, as well as deteriorate the wood trim, and wall pieces, due to the amount of water they hold. It is recommended that the vines and foliage be removed or trimmed back to ensure proper dryness of the wall, as well as to deter pests and insects from entering the home.

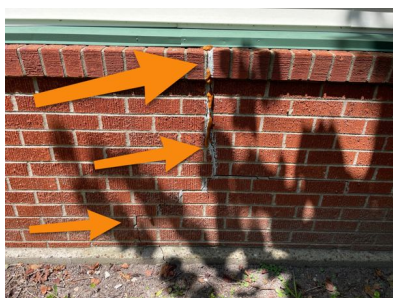
1: Brick Cracks

🚫 Recommendation

left side

There were brick cracks noted at the time of inspection.

Recommendation: Contact a qualified professional.



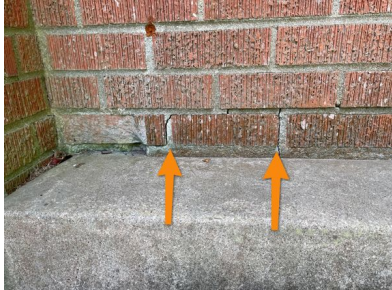
I	NI	NP	D
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2: Brick/Mortar Separation

🚫 Recommendation

Brick and mortar separation was observed at the exterior walls.

Recommendation: Contact a qualified masonry professional.

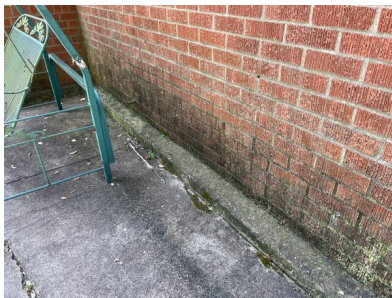


3: Mildew/Algae

🚫 Recommendation

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation: Contact a qualified professional.



4: Damaged Siding/Trim

🚫 Recommendation

There were areas of damaged siding and trim materials.

Recommendation: Contact a qualified professional.



I	NI	NP	D
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5: Soffit - Gaps and Holes

🔴 Recommendation

There were gaps and holes present at the exterior soffit boards.



6: Previous Repair

🔵 Maintenance Item

There were incorrectly repaired bricks at the exterior of the home.



7: Missing Brick

🔴 Recommendation

One or more bricks were missing at the exterior walls. Repair by a qualified professional is recommended.

Recommendation: Contact a qualified professional.



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Interior

Interior Photos:

Interior Wall Finishes: Sheet Rock

Interior Walls Painted:

Some of the walls appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

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

I	NI	NP	D
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Previous Repairs Noted:

Previous repairs were noted at the interior of the structure. Reasons for repairs were not able to be confirmed. Repairs cannot be verified for proper installation and any hidden areas were not visible and may contain further damage.

F. Ceilings and Floors

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities.

No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Ceilings

Ceilings - Painted:

Some of the ceilings appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

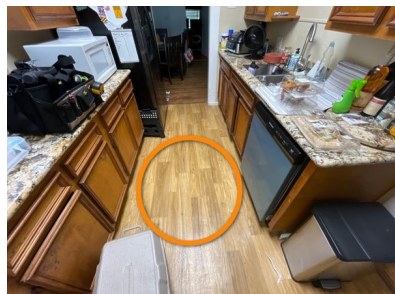
Floors

1: Hump in the Flooring

🚫 **Recommendation**

Hump was noted in the flooring. Repair is recommended.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

Entry Door Type: Metal

Overhead Garage Door Type: Metal

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;

(B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate a lock if the key is not available,

(D) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

We do NOT inspect for Safety Glass or Storm Doors.

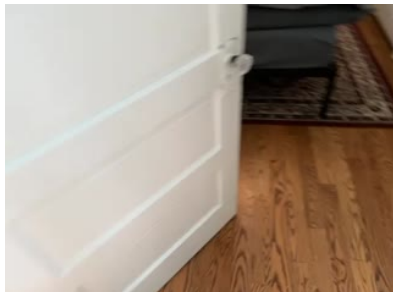
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1: Opening/Closing

➔ Recommendation

There were doors within the home that open/close when left in a fixed position.

Recommendation: Contact a qualified door repair/installation contractor.



H. Windows

Comments:

The windows look to be original to the home. The wooden frames Iranian places and have been painted numerous times. Multiple windows are painted shut. Recommend replacement of all windows.

Window Type: Wood - Single pane

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

Thermal Pane Windows:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

Window Access:

Not all windows were accessible for inspection. Some of the windows could not be properly inspected, due to the presence of furniture, stored goods and/or delicate items, which are not moved during an inspection. When these items are removed, there is a possibility that problems will be discovered that were not visible at the time of the inspection.

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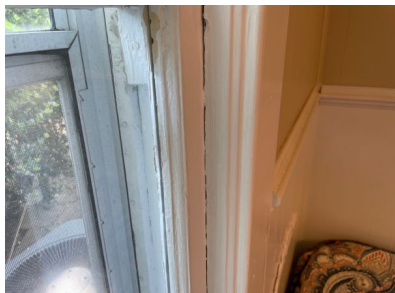
I NI NP D

1: Painted Shut

🚫 Recommendation

Windows have been painted shut and could not be operated or tested. These limit the ability to inspect the window opening function and inhibit egress in case of emergency.

Recommendation: Contact a qualified window repair/installation contractor.



2: Locks Not Operating

🚫 Recommendation

Various window locks within the home did not lock when operated.

Recommendation: Contact a qualified window repair/installation contractor.

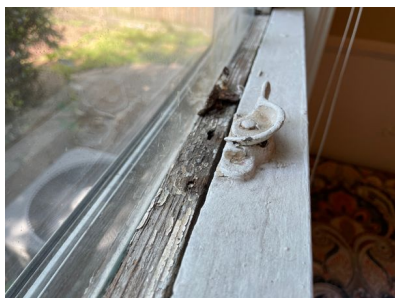


3: Wood Rot

🚫 Recommendation

Wood rot observed at the windows. Replacement is recommended.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

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

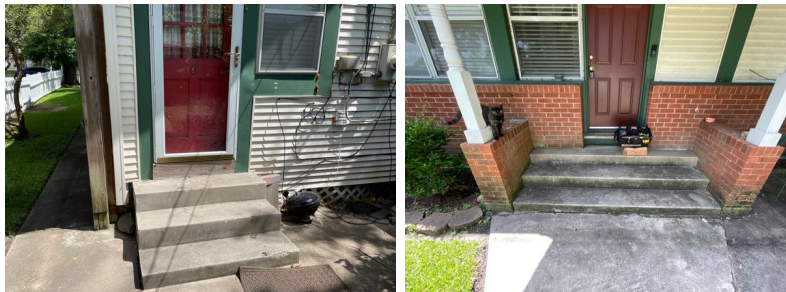
I	NI	NP	D
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1: Need Railing

🚫 Recommendation

Railing is needed for the stairway.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

Fireplace Fuel Source: N/A

Cclamp?: N/A

Damper: N/A

Chim Flue: N/A

Firestop?: N/A

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

K. Porches, Balconies, Decks, and Carports

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) 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

Comments:

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

I	NI	NP	D
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General Electrical Photos:



Electrical Service Entrance: Overhead

Panel Location : Laundry Room

Panel Brand: General Electric

Main Conductor Wiring Type: Copper

Panel Labeled?: Partially

Panel Amps: 125 Amps



Over-Current Protection: Breakers

Sub-panel Location : N/A

Grounding Types: Grounding Rod, Unknown

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

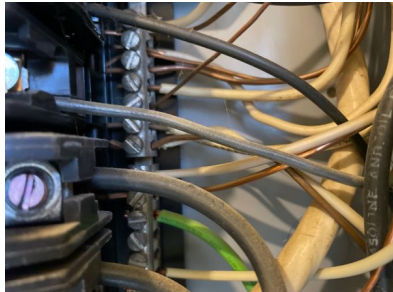
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1: Double Lugging - Neutral

🚫 Recommendation

Double lugging was present at the neutral bar at the time of inspection.

Recommendation: Contact a qualified electrical contractor.

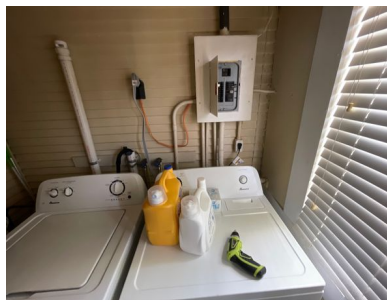
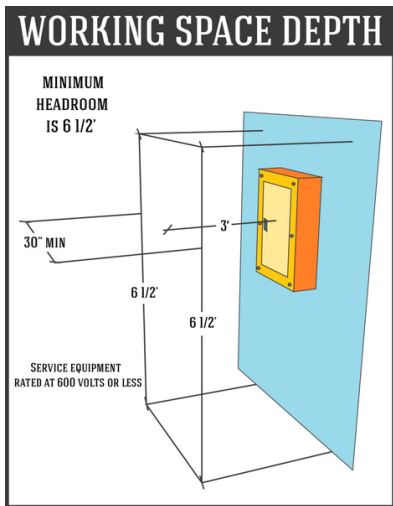


2: Working Clearance

🚫 Recommendation

There was insufficient working clearance in front of the panel.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D
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3: Missing AFCI Breakers

🚫 Recommendation

There are no Arc Fault Circuit Interrupt (AFCI) breakers present as called for by recent TREC reporting standards. AFCI breakers are used to protect living area branch circuits that are not GFCI (Ground Fault Circuit Interrupt) protected. These were not part of the building standards at the time of construction.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Wiring Type: Copper

Smoke Detectors Present: Not Observed At All Required Locations

Smoke Detectors Hard Wired: No

Carbon Monoxide Detectors: Not Observed, it is suggested that a carbon monoxide detector be installed.)

GFCI - Bathrooms: Not Present

GFCI - Kitchen: Not Present

GFCI - Exterior: Not Present

GFCI - Garage: Not Present

GFCI - Laundry: N/A

GFCI - Detached Structure: N/A

GFCI - Bar Area: N/A

Dryer Outlet Tested: No (Dryer plugged into outlet)

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) inspect low voltage wiring;

(B) disassemble mechanical appliances;

(C) verify the effectiveness of smoke alarms;

(D) verify interconnectivity of smoke alarms;

(E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;

(F) verify that smoke alarms are suitable for the hearing-impaired;

(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards

The inspector will report as in need of repair the lack of ground fault circuit protection where required.

**Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

Not Able To Inspect - Home Occupied: The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.

Not Able To Inspect - Garage Outlets Blocked: Garage outlets were obstructed and could not be accessed for testing.

I	NI	NP	D
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Light Bulbs Out: Some light bulbs appear to be out and in need of replacement. Due to this, inspector cannot confirm if all fixtures are operating properly.

2-Prong Outlets:

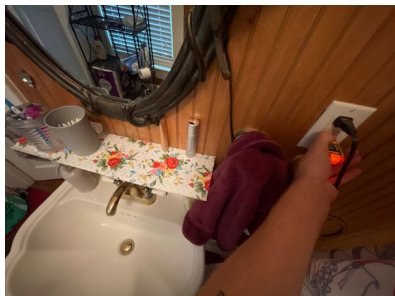
2 prong outlets were not able to be tested for function.

1: GFCI Not Tripping

🚫 **Recommendation**

The GFCI outlet does not trip when tested with a handheld tester. Replacement is recommended.

Recommendation: Contact a qualified electrical contractor.



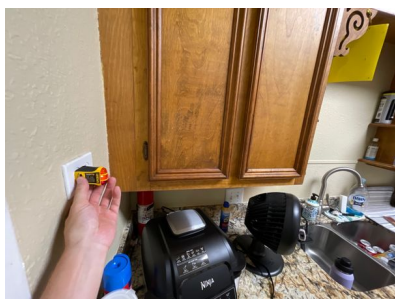
2: Not All TREC Required Areas Are GFCI Protected

🚫 **Recommendation**

Kitchen, Bathroom, Exterior

Not all TREC required areas were GFCI protected. Required areas include but not limited to the Kitchen, all Bathroom/Restrooms, Garage, Exterior, Crawlspace, Unfinished Basements, Laundry Rooms, and Bar areas.

Recommendation: Contact a qualified electrical contractor.



I	NI	NP	D
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3: Wire Splices

🚫 Recommendation

Observed wire splices that were not protected in junction boxes.

Recommendation: Contact a qualified electrical contractor.



4: Junction Box Covers Missing

🚫 Recommendation

Visible electrical junction box observed that does not have a cover.

Recommendation: Contact a qualified electrical contractor.



I NI NP D

5: Exposed Interior Wiring

🔴Recommendation

The exposed interior wiring should be relocated behind gypsum board or should be in protective electrical conduit.

Recommendation: Contact a qualified electrical contractor.



6: Missing Smoke Alarms

🔴Recommendation

Insufficient number of smoke alarms. Current TREC standards require smoke alarms to be present in all bedrooms, all hallways adjacent to the bedrooms, and living rooms. Some city jurisdictions require smoke alarms to be present in the bedroom and hallways adjacent to. It is recommended the local building codes be checked for proper installation.

7: Knob & Tube Wiring - Live

⚠️Safety Hazard

There was knob and tube wiring observed within the attic and it was determined to be live. Evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



8: Knob & Tube Wiring - Insurance Information

🔴Recommendation

It appears that there may be a mixture of NM (nonmetallic) cable and antiquated Knob & Tube wiring within the house. This should be verified by a qualified licensed electrician. All possible wire splices of the NM (nonmetallic) cable to the Knob & Tube wiring should be further inspected for proper connections. It is recommended that a qualified licensed electrician further evaluate this wiring prior to close of escrow. If any of the Knob & Tube wiring is still in use, it would be advisable to verify with your homeowners' insurance on insurability prior to close of escrow. Some insurance companies do not insure a structure with Knob & Tube wiring or may charge a higher rate due to the fact that it is considered antiquated by today's standards.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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9: Cloth Wiring

🚫 Recommendation

There was cloth wrapped wiring observed within the property. Cloth wiring is an antiquated type of wire that can become unraveled and damaged over time. Parts or all of the wiring may need replacement as it continues to age.

Recommendation: Contact a qualified electrical contractor.



10: Need Carbon Monoxide Alarms

🚫 Recommendation

Suggest installing a carbon monoxide detector in the house due to gas appliances and/or attached garage.

Recommendation: Contact a qualified electrical contractor.

11: Two Prong Outlets Present

🚫 Recommendation

Two prong outlets were present within the home. These older antiquated outlets do not have a grounding wire present. Without a ground wire, there is no protection from short circuits and high voltage. Modern codes and electronics require grounded three wire outlets for best protection against shock and damage.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

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

I	NI	NP	D
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Unit Information:

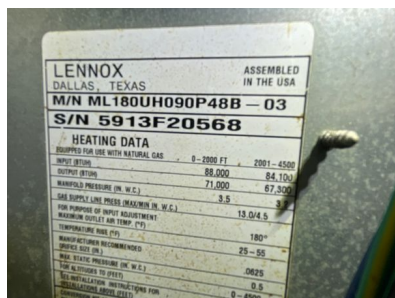
The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.

2013 mfg date



General Mechanical Photos:



Furnace Energy Source: Gas

Furnace Type: Forced Air - Gas Fired

Furnace Location: Attic

I NI NP D

Heating Temperatures:

Location	
Kitchen	115
Living Room	115
Dining Room	125
Master Bedroom	118
Bedroom 2	122
Bedroom 3	115
Bedroom 4	
Family Room	
Playroom	
Media Room	
Office	



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

I NI NP D

Specific Limitations:

Note: Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown.

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will describe the type of heating system and its energy sources and inspect each unit.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Heat Exchanger:

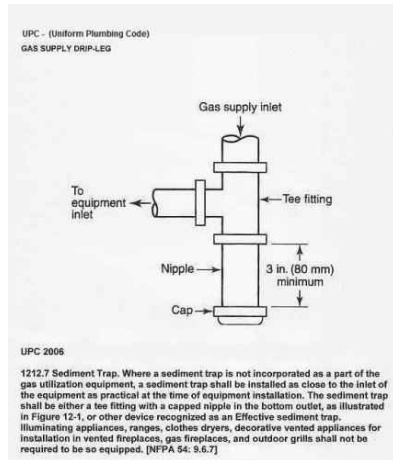
Determining the full integrity of the heat exchanger requires requires the dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices. Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.

1: No drip leg/Sediment Trap

🚫 Recommendation

A drip leg or sediment trap was not observed on the gas line at the unit.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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2: Gas Flue - Improper Clearance

▲Safety Hazard

The flue pipe serving the gas furnace does not have sufficient clearance from combustible materials. Normally, a clearance of at least 1" is required. This situation may result in pyrolysis, which can possibly lower the auto-ignition temperature of the surrounding materials. This condition should be improved for safety reasons.

Recommendation: Contact a qualified HVAC professional.



3: Furnace Cabinet Rust

🔴Recommendation

There were areas of rust present at the interior cabinet.



B. Cooling Equipment

Comments:

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

I	NI	NP	D
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Condensing Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.

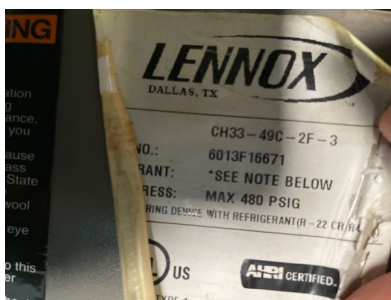
2013 MFG Date



Evaporative Coil Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.

2013 mfg date



I	NI	NP	D
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General Mechanical Photos:



Outdoor Temp: 90s
Coolant Type: 410A

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

I	NI	NP	D
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Cooling Temperatures:

A differential of 15 degrees Fahrenheit or higher is desired for optional efficiency.

Location	Return	Supply	Differential
Kitchen	85	77	8
Living Room	85	76	9
Dining Room	85	75	10
Master Bedroom	85	76	9
Bedroom 2	85	77	8
Bedroom 3	85	77	8
Bedroom 4			
Playroom			
Office			
Family Room			
Media Room			



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

I NI NP D

Specific Limitations:

Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination.

Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit.

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory.

The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

Evaporative Coil (s):

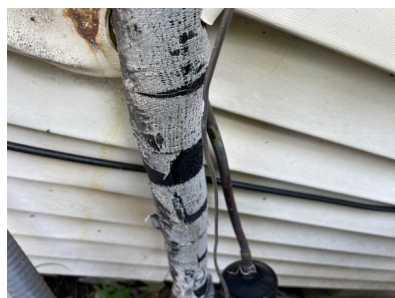
The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The "indoor" coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

1: Condensation Line Insulation - Exterior Damage

➔ Recommendation

Insulation is damaged and separating on the large Freon suction line at the air conditioning compressor.

Recommendation: Contact a qualified heating and cooling contractor



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

I	NI	NP	D
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2: Condensing Unit - Breaker Size

🚫 Recommendation

The condensing unit breaker size does not match the recommended size per manufacturer's label.

Recommendation: Contact a qualified electrical contractor.



3: Insufficient Differential

🚫 Recommendation

The temperature differentials indicate a problem with the cooling system or system ducting. A differential of 15°F or higher indicates proper cooling. This system should be inspected and repaired by a licensed H.V.A.C. professional.

Recommendation: Contact a qualified HVAC professional.

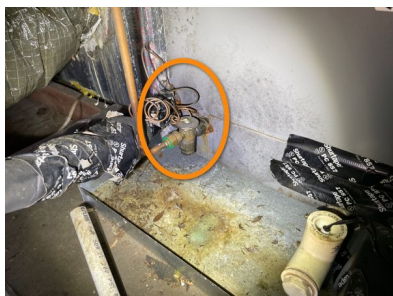


4: Evaporator Unit - Air Leak

🚫 Recommendation

The evaporator unit in the attic had an air leak from the plenum at the time of inspection. This has caused condensation to build up on the unit.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

Comments:

I	NI	NP	D
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General Ductwork Photos:



Filter Type: Disposable
Filter Location: Downstairs Wall
Filter Size: Undetermined
Duct Location: Attic
Duct Type: Flexible

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

I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

Duct Interior:

The interior of the ducting system is not accessible for observation and inspection. Ducts are tested by air temperature and inspected visually.

Not Inspected - Limited Attic Access:

Attic access was limited and ducts were not fully visible for inspection.

1: Ducts - Damaged - Dust Cover - Deteriorated

➔ Recommendation

The dust cover has deteriorated on some of the ducts in the attic. The dust cover prevents moisture from saturating the insulation and keeps the insulation from opening up and exposing the conditioned air to attic temperatures.

Recommendation: Contact a qualified heating and cooling contractor

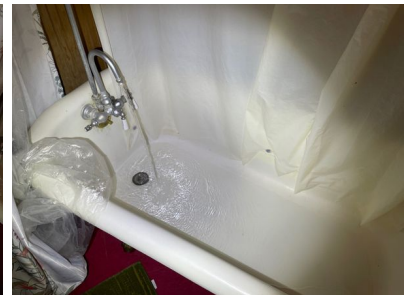


IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

General Plumbing Photos:



Water Meter Location: Curb

Main Water Shut off Location: Undetermined

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

I NI NP D

Waste Piping: PVC was observed



Drain Piping at Sinks: PVC

Gas Supply Systems Present: Yes - Black Iron

Areas of Rusting/Damage - Gas: No

Water Pressure (PSI): 45

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose bibs; or
 - (iii) floor drains;
- (D) inspect:
 - (i) any system that has been winterized, shut down or otherwise secured;
 - (ii) 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;
 - (iii) inaccessible gas supply system components for leaks;
 - (iv) for sewer clean-outs; or
 - (v) for the presence or performance of private sewage disposal systems; or
- (5) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices.

Plumbing:

Plumbing Areas - Only Visible Plumbing Inspected

Overflows:

Tub and sink overflows, and extermination points were not inspected.

Washing Machine Connected to Valves: The occupant's washing machine was installed at time of inspection. This prevented an evaluation of the hose bibbs for possible leakage, proper function of the drain line, possible damage to the wall behind the washing machine or possible damage to the floor.

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

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Gas Line Pressure Testing:

Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber. All gas lines within the structure and/or buried under ground were not inspected for condition and/or possible leakage. Only readily accessible gas line connections at the individual mechanical equipment are inspected for possible gas leakage. A Combustible Gas Leak Detector was used to check possible gas leaks at connections to any gas ranges, gas water heaters and gas central furnaces that might be present at the time of the inspection. If any concerns exist about possible gas line failure and/or deficiencies, it is recommended that the complete gas system be evaluated by the local controlling gas supplier and/or a licensed plumber. The gas utility company routinely performs gas leak tests as a part of establishing service.

Gas Lines Obstructed/Not Visible:

Gas lines in the home are viewed from visible areas only. Gas lines/connections within the confined areas of the home cannot be seen for inspection.

1: Galvanized Piping

🔴 **Recommendation**

Home has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime. Supply problems may not be detectable until they actually fail. Consider updating these supply lines. Consult with licensed plumber for options and pricing.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, and Vents

Comments:
See Plumbing Comments

Specific Limitations:

Note: Specific Limitations. The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, Visible areas ONLY.

C. Water Heating Equipment

Comments:

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Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

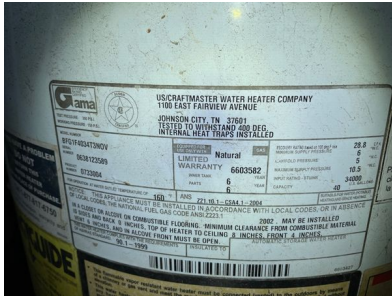
That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

That study noted that the expected life span (on average of gas-fired tankless water heaters (on average) is about 20-25 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.

2006 mfg date



General Mechanical Photos:



Energy Source: Gas

WH Size: 40

WH Location: Exterior Closet

TP Material: Galvanized Steel, Rubber hose

WH Pan: No

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I NI NP D

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;

(B) 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

(C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Temperature and Pressure Valve:

Valve is not operated due to possibility of causing leaks.

1: Corrosion - Valves/Fittings

➔ Recommendation

There is corrosion on the valves and fittings at the water heater. Corrosion is prone to water leaking and corroded areas should be replaced as needed.

Recommendation: Contact a qualified plumbing contractor.



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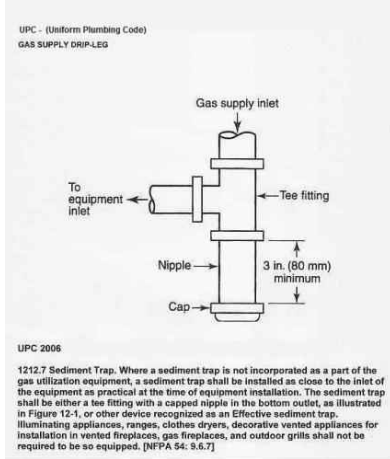
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2: No Drip Leg/Sediment Trap

🚫 **Recommendation**

Drip leg or sediment trap was not observed on the gas line at the unit.

Recommendation: Contact a qualified plumbing contractor.



3: Outer Blast Shield Missing

🚫 **Recommendation**

The outer blast shield is missing to the gas water heater.

Recommendation: Contact a qualified plumbing contractor.



4: TPR Made Of Water hose

🚫 **Recommendation**

The Temperature and Pressure Relief (TPR) Valve drain line is not made out of ideal materials. A TPR Valve is designed to open when the water in a tank reaches 150 PSI and/or 210 degrees F.

Recommendation: Contact a qualified plumbing contractor.



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5: Improper Flue Installation

Recommendation

The natural gas fueled water heater is improperly vented, lacking the recommended minimum 12" of vertical rise before the elbow and vented directly into a large masonry flue where it cannot develop adequate draft. This heater installation may be unsafe.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

GFCI Present: N/A

Pump Access: N/A

Specific Limitations:

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

V. APPLIANCES

A. Dishwashers

Comments:



Appliance Information:



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I	NI	NP	D
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DW Back Flow: Not visible
Evidence of Leaks: No

B. Food Waste Disposers

Comments:



Appliance Information:



1: Not Respond

🔴 Recommendation

Unit did not respond to testing at time of inspection.

Recommendation: Contact a qualified appliance repair professional.



C. Range Hood and Exhaust Systems

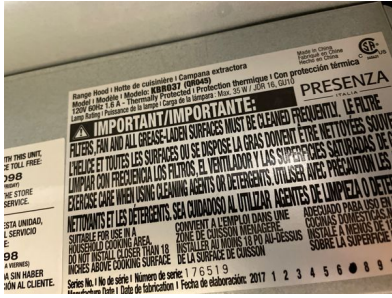
Comments:



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Appliance Information:

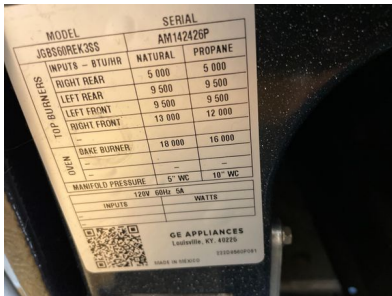


RH Vent: Vents to Exterior

D. Ranges, Cooktops, and Ovens
Comments:



Appliance Information:



Oven Type: Gas

Range Type: Gas

Gas Line Access: No

Oven Heating Within 25 Degrees of 350: Yes



E. Microwave Ovens

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Comments:



Micro Heat: Yes

Counter Top Unit:

Counter top microwave was not tested or inspected.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fans In Bathroom: No

Exhaust Fan In Laundry: No

Exhaust Fan Term Vent to Exterior: Not Applicable

1: Missing Exhaust Fans - Bathroom

🔴 Recommendation

An exhaust fan or operable window was not installed in the bathroom. Window has been painted shut.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Door Operated: N/A

Sensors 6 Inches Or Less From Garage Floor: N/A

Unit Operational: N/A

Electric Eye Reverse Test Acceptable: N/A

H. Dryer Exhaust Systems

Comments:

Termination Location: Outside the structure

VI. OPTIONAL SYSTEMS

MISC.

Misc

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I NI NP D

Pest Control:

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved during a routine inspection. Only a visual, non-invasive only inspection is performed at the time of inspection. In conjunction with the inspection findings within this report, it is recommended that pest control service be utilized at the property for ongoing and/or preventative measures.

Comments:

Home Visibility:

Some areas of the home were filled with stacked personal belongings. Not able to completely inspect these areas due to obstructions.

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I NI NP D

Items Beyond the Inspection Scope:

Refrigerators Are Not Inspected.
Expansion tanks and recirculating pumps are not inspected.
Water filtration or softening systems are not inspected.
Instant hot water dispensers are not inspected.
Icemakers are not inspected.
Solar panels and systems are not inspected.
Ponds, streams, or other water areas are not inspected.

Whole house fans are not inspected or tested.
Whole house vacuum systems are not tested or inspected.

Saunas or steam rooms are not inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, internet connections, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

PLEASE NOTE: GreenWorks does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD,

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MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

1: Assumed Mold Growth

🔴 Recommendation

There was assumed mold growth observed within the home. It is recommended that these areas be further sampled and analyzed and remediated as necessary.

Recommendation: Contact a qualified mold inspection professional.



2: Rodent Bait/Traps Present

🔵 Maintenance Item

Rodent bait/traps were observed at the home. This may indicate previous infestation, active infestation, or preventative measures. Continuing of the service by a pest control professional is highly recommended.

Recommendation: Contact a qualified pest control specialist.



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3: Sidewalk Cracks

🚫 **Recommendation**

Cracking, damage, or uplift was noted at the sidewalk. Recommend a qualified professional evaluate and repair.

Recommendation: Contact a qualified professional.



4: Varmint/Vermin Feces

🚫 **Recommendation**

There was fecal matter noted in the attic area that appeared to be from varmints/vermin.

Recommendation: Contact a qualified professional.



FINAL CHECKLIST

Oven/Range Turned Off: Yes

Lights Turned Off: Yes

Exterior Doors Locked: Yes

Thermostat Initial Setting: 78 Degrees Fahrenheit

Thermostat Leaving Setting: 78 Degrees Fahrenheit

Sprinkler System Initial Setting: N/A

Sprinkler System Departure Setting: N/A