



Inspection Report

Brittany Podraza

Property Address:
12639 Pine Bush Dr
Houston TX 77070



Texas Real Estate Inspection Services, Inc

8307 Lime Springs Dr
Houston TX 77095
281-300-9276

General Summary



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Customer
Brittany Podraza

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12639 Pine Bush Dr
Houston TX 77070

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficiency

**NO WALL CRACKS, THERE ARE CRACKED TILES, HOWEVER, THOSE TILES WERE INSTALLED IN 1999 - DOORS SHUT & OPEN & WILL REMAIN IN PLACE WHERE PUT -*

(1) Foundation Level Readings were taken with the use of a Zip Level Pro 2000. Readings indicate that the foundation is deflected or has a elevation variance which is greater than 1" in 30'. Current deflection readings with respect to a central reference point are offered here as a courtesy for the client to establish a benchmark as to the current level of the foundation at various points. Based on readings, misaligned doors, and wall/floor cracking, there is active movement. Recommend further evaluation of foundation as desired by a qualified contractor.

(2) Post tension cable ends are exposed to the elements at the left side and rear of home. Recommend filling the exposed areas with a mastic compound to prevent the further deterioration of the cable. Exposed cables can rust, thus expand, damaging the surrounding foundation. *-TOLD WHEN HOME BUILT "NOT" TO FILL*

(3) Corner shears and hairline cracking is occurring in the concrete slab at the front, rear and sides of home. Many homes have hairline or settlement cracks which have no effect on the function of the slab. This area should be properly prepped and sealed with a concrete patching material and it is recommended that you monitor periodically. *-HAVE BEEN THERE SINCE HOME BUILT - TOLD NO "ISSUE"*

B. Grading & Drainage

Inspected, Deficiency

(1) The gutter is loose at the right side of home (facing front). This gutter is also damaged at the corner seam. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should repair as needed. *-BEING CORRECTED*

(2) The downspout is missing elbow at the right side of home (and is dented). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed. This is a small repair. *BEING CORRECTED*

(3) The landscape at the rear and sides of home may require a trench or drain if water stands or puddles after heavy

** WATER DOESN'T STAND ON SIDES OF HOUSE TO MY KNOWLEDGE*

rain. It does not appear that the grade slopes away from the structure the required minimum of 6" in the first 10'. Grade should be adjusted or drain lines should be installed to prevent standing water and to provide adequate drainage.

R401.3 Drainage. *WINEY HAS NEVER FLOODED FROM EXTERIOR RAIN, ETC.*

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

C. Roof Covering Materials

Inspected, Deficiency

ROOF IS 3 MONTHS OLD BY REMODELAND

- (1) The roof covering has exposed nail heads at the chimney and front ridge. This area will need periodical maintenance. A qualified person should repair or replace as needed. *BEING CORRECTED*
- (2) Kickout flashings are missing at front of home. Kickout flashing is required where roof surface ends parallel with wall surface. This flashing prevents water leaks, damage, and discoloration of the walls. Recommend repair by a qualified contractor. *BEING CORRECTED BY REMODELAND*

D. Roof Structures and Attics

Inspected, Deficiency

- (1) Insulation is missing in the attic, at the left side, front to back. This appears to have been removed to repair previous water damage. Failure to replace will affect the interior environment and reduce the energy efficiency of the structure. Repair as required with a minimum of an R38 level of insulation. *- BEING CORRECTED*
- (2) Strongbacks are damaged in the middle portion of the attic. This area is located directly behind the furnace vent plenum. A qualified contractor should repair as needed.

E. Walls (Interior & Exterior)

Inspected, Deficiency

- WILL HAVE THIS CHECKED -

- (1) Recommend sealing all openings and gaps through exterior wall envelope to prevent moisture or pest entry. This includes around all protrusions and fixtures. This is a small repair that can be completed by a qualified person.
- (2) There are multiple areas where cracks in brick siding/mortar have been sealed. While sealing cracks is ideal, we do recommend that you monitor these areas for further cracking. *PAINT BY PROFESSIONAL PAINTER -*
- (3) Wall openings at the front, rear and sides of home are not properly flashed. A wall opening, clad in siding material shall be flashed using Z flashing or appropriate counter flashing methods, no matter the location.

FLASHING BEING CHECKED BY REMODELAND

R703.8 Flashing.

Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.

- 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- 6. At wall and roof intersections.
- 7. At built-in gutters.

☑ (4) It is recommended that weepholes be placed above any opening which is square in form and has a metal lintel (metal plate) above for support of a brick or rock veneer. Weepholes allow for proper drainage of a wall of this type and will prevent premature deterioration of the lintel. Weepholes can be created with the use of a minimum 3/16" masonry drill bit placing a hole just above the lintel, through the mortar front, rear and sides of the home. This is a small repair and can be completed by a skilled individual or a contractor.

R703.7.6 Weepholes.

Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

F. Ceilings & Floors

Inspected, Deficiency

- ☑ (1) Tile flooring has been installed poorly, most notably in front bedrooms, and there are repairs attempts throughout interior for cracks in tile, likely due to foundation settlement. Recommend repair of cosmetic issues as desired, and continue to monitor for further movement.
- ☑ (2) The ceiling is bulged at the living room. This damage appears to be related to previous water damage. Correct as needed.

G. Doors (Interior & Exterior)

Inspected, Deficiency

- ☑ (1) All exterior doors reveal daylight when latched and do not fit opening properly (out of square). This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should repair as needed. *- WILL HAVE INSULATED AND/OR ADJUSTED - BOTH DOORS ARE NEW INSTALLS*
- ☑ (2) Several interior doors either need hardware adjustment to latch correctly, rub/hit door frame when closing, or drift open/closed by themselves. This are all minor issues. Recommend repair as desired. ** NONE DRIFT*
- ☑ (3) The garage door (s) at the front of home appears to have weak springs. The door tends to drop slightly from the "open" position. A repair or replacement is needed. A qualified contractor should repair as needed.

H. Windows

Inspected, Deficiency

- ☑ Window covering bracket is blocking windows in master bedroom and living room from opening. Recommend adjusting blinds to restore operation of windows. *WILL CORRECT*

L. Other

Inspected, Deficiency

- ☑ The concrete drive at the front of home has settlement cracks. This is for your information. I recommend repair as desired.

THESE WERE INSTALLED 3-4 YRS AGO - WILL CHECK ADJUSTMENT - CONVERTED TO NEW SYSTEM -

2. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

- ☑ (1) The main panel box is located at the left side (facing front). The panel is a 100 amp service, manufactured by Square D. The following deficiencies were noted:

1. All breakers are not properly labeled, or are difficult to read. Each electric panel breaker should be adequately labeled as to what appliance or circuit it serves. WILL CORRECT

2. The meter base, service panel, and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion. *will correct*

3. Where service connections in electrical systems tie into the service panels, anti-corrosion lube should be applied to prevent corrosion and the degrading of the electrical connection. The panel service connections at this home do not meet this requirement. This is for your information. A qualified licensed electrical contractor should correct as needed.

4. Improper color coding witnessed in the electrical panel. There is currently at least one white wire being used as a "hot" wire. White wire should only be used as the "neutral", unless properly marked or taped.

5. Protective conduit for service entrance conductors is damaged at meter base.

6. The HVAC manufacturer calls for a 30 amp maximum breaker to provide proper arresting of the current in the event of an overcurrent or problem with the units electrical system. The breaker provided for this unit is a 50 amp breaker and is therefore oversized and will not trip properly in the event of a spike in the electrical carrying capacity of the unit. This is a safety issue and should be addressed by a licensed electrical contractor. *will correct*

These and any other deficiencies noted by a licensed electrical contractor should be corrected.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

- (1) Exterior outlet at back porch has hot and ground reversed. Recommend repair by a licensed electrician. *- will correct*
- (2) Ceiling fan in living room is loud, sounds like early bearing failure, and it wobbles on high speed. Recommend repair or replacement by a qualified contractor. *-*
- (3) Kitchen outlets near oven are not GFCI (ground fault circuit interrupter) protected as required. Under current electrical standards, this is a location that should have all outlets GFCI protected. Recommend repair by a licensed electrician. *- will correct*
- (4) There are multiple outlets loose in the walls at interior and exterior. Recommend a licensed electrician properly secure these outlets and any other ones found. This is a small repair. *will correct*

3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficiency

- (1) Exhaust vent pipe for furnace is separated in attic. Recommend repair by a qualified contractor. *- FIXED FURNANCE INSTALLED 2 MONTHS AGO*

B. Cooling Equipment

Inspected, Deficiency

- (1) AC on during the inspection, but temperature in house still warm. Multiple short cycles witnessed during inspection of other items. When it was time to inspect AC temperatures, compressor had shut down and would not restart. Unit manufactured in 2014. Recommend servicing or replacing by a qualified HVAC technician.
- (3) There is no pan present under unit. In the event of an overflow and kill switch malfunction, this can lead to water entry into house. Recommend addition of overflow pan as desired. *- AC IS FIXED - THIS IS A CLOSET UP-FLOW UNIT & NO UNDER-PAN REQUIRED PER AC COMPANY -*

C. Duct System, Chases, and Vents

Inspected, Deficiency

- Ductwork is not properly supported and is crimped in the attic space. This will cause sags and restrictions in the system that can cause moisture collection in these areas. A qualified HVAC contractor should correct as needed. *THIS IS AS INSTALLED WHEN BUILT NO A/C REPAIR SUGGESTED BY CURRENT CONTRACTOR*

M1601.3.2 Support.

Metal ducts shall be supported by 1/2-inch (13 mm) wide 18-gage metal straps or 12-gage galvanized wire at intervals not exceeding 10 feet (3048 mm) or other approved means. Nonmetallic ducts shall be supported in

accordance with the manufacturer's installation instructions.

4. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

- ☐ Control valve for both tubs is loose and not properly configured. Recommend repair by a qualified plumber. - *THESE ARE NEW - WILL HAVE CORRECTED*

B. Drains, Waste, and Vents

Inspected, Deficiency

- ☐ (1) Accordion style drain pipe is used for guest bathroom sink. This is a temporary solution that is prone to clogs and leaks. Recommend a more professional installation by a qualified plumber. - *THIS IS NEW - WILL CORRECT -*
- ☐ (2) Drain stopper is not functional in both bathroom bath sinks. Recommend repair as desired. This is a small repair. - *WILL CORRECT*
- ☐ (3) Water heater vent pipe is in contact with roof shingles. This is a combustible substance and all fuel gas exhaust vents should maintain a 1" minimum clearance. Recommend a qualified contractor repair as needed. - *WILL HAVE CHECKED BY G.C.*

C. Water Heating Equipment

Inspected, Deficiency

- ☐ (1) The water heater is old and has exceeded its typical lifespan. Future life expectancy cannot be determined (**manufactured in 1994**). The average lifespan of a water heater is 7-12 years depending on usage and other factors. Based on age, we recommend replacement before further failure occurs. - *STILL FULLY FUNCTIONAL -*
- ☐ (2) TPR (temperature pressure relief) valve is seized at the water heater. TPR valves are the safety device in the event of a failure with excess temperature or pressure in the tank. Recommend replacement by a qualified plumber.

5. APPLIANCES

A. Dishwashers

Inspected, Deficiency

- ☐ The dishwasher did not complete normal cycle. I recommend repair as necessary. -

B. Food Waste Disposers

Inspected, Deficiency

- ☐ (1) The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.

C. Range Hood and Exhaust Systems

Inspected, Deficiency

- ☐ (1) The range hood fan is not properly vented to the exterior. This unit is intended to vent a gas operated range. Under ASHRAE standards, all gas appliances should have exhaust vented to the exterior. I recommend repair or replace as needed.

M1503.1 General.

Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer™s installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

M1503.2 Duct material.

Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

Exception: Ducts for domestic kitchen cooking appliances equipped with down-draft exhaust systems shall be permitted to be constructed of schedule 40 PVC pipe provided that the installation complies with all of the following:

1. The duct shall be installed under a concrete slab poured on grade; and
2. The underfloor trench in which the duct is installed shall be completely backfilled with sand or gravel; and
3. The PVC duct shall extend not more than 1 inch (25 mm) above the indoor concrete floor surface; and
4. The PVC duct shall extend not more than 1 inch (25 mm) above grade outside of the building; and
5. The PVC ducts shall be solvent cemented.

M1503.3 Kitchen exhaust rates.

Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the fans shall be sized in accordance with Section M1507.3.

6. OPTIONAL SYSTEMS

E. Gas Supply System

Inspected, Deficiency

- ☐ (1) A sediment trap is missing at the furnace and water heater. Sediment traps are required on all gas lines just forward of the appliance served. *- IS ORIGINAL WATER HEATER & AS "SPEC"*
G2419.4 (408.4) Sediment trap. *Ⓢ TIME OF HOME BUILD -*

Where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap **shall be** installed downstream of the equipment shutoff valve as close to the inlet of the equipment as practical. The sediment trap shall be either a tee fitting with a capped nipple in the bottom opening of the run of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.

- ☐ (4) Flex tubing is used to supply gas to the furnaces. This tubing is threaded through the cabinet of the HVAC cabinet. This is a prohibited configuration and needs to be corrected. Only rigid metal piping should be used where cabinet pass through is necessary. A qualified plumber should repair as needed.

G2414.5.3 (403.5.4) Corrugated stainless steel tubing. *↳ WILL HAVE PLUMBER CHECK THIS -*

Corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1/CSA 6.26.

SECTION 4.4 " PROTECTION" (TracPipe Installation Guide)

The flexible gas piping must be adequately protected from puncture, shear, crush or other physical damage threats. The tubing shall be protected at points of support and when passing through structural members such as studs, joists and plates in accordance with this section. **PROTECTION IS REQUIRED WHENEVER THE TUBING IS CONCEALED, RESTRAINED, AND WITHIN 3 INCHES OF A POTENTIAL THREAT.**

H. Smoke Detectors

Inspected, Deficiency

- ☐ (1) Smoke detectors are not present in all required locations and are not interconnected. They are currently only located in each common hallway to bedrooms. Recommend repair by a qualified contractor.

R313.1 Smoke detection and notification.

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this

code and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

R313.2 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room. ✓
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. *PONE ✓*
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R313.2.1 Alterations, repairs and additions.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Inter connection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

R313.3 Power source.

In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or

perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jonathan E Lang

Jonathan E Lang - TREC 9213/MAC 1161/TPCL0616556

Taylor Stryk-TREC 23820

281-300-9276

PROPERTY INSPECTION REPORT

Prepared For: Brittany Podraza
(Name of Client)

Concerning: 12639 Pine Bush Dr, Houston, TX 77070
(Address or Other Identification of Inspected Property)

By: Jonathan E Lang-TREC9213/Taylor J Stryk-TREC23820
Texas Real Estate Inspection Services, Inc 8/10/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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

Report Identification: 12639 Pine Bush Dr

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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 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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Client and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Wood Destroying Insect Inspection:

Yes

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Date: 8/10/2021	Time: 01:30 PM	Report ID: 081020210130PT
Property: 12639 Pine Bush Dr Houston TX 77070	Customer: Brittany Podraza	Real Estate Professional: Kevan Pewitt Houston Prime Realty

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

We recommend that all repairs be completed prior to closing as hidden damages are often revealed during the repair process. Unless otherwise noted, no environmental tests were performed as a part of this inspection. (Including but not limited to, Air Quality, Lead Paint, Mold or Mold Spores, Defective Drywall, etc.)

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is deficient by today's standards (otherwise functioning but lacking is certain aspects that are deemed necessary by today's residential code standards) or is not functioning as intended and needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
TREC Texas Real Estate Commission

In Attendance:
Client and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 10 Years

Temperature:
Over 65

Weather:
Cloudy, Light Rain

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Wood Destroying Insect Inspection:
Yes

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

I NI NP D

1. STRUCTURAL SYSTEMS

The structure of this home was inspected by visual means, unless otherwise noted. The following structural components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the structures current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this structure was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Foundations

Type of Foundation: Poured concrete

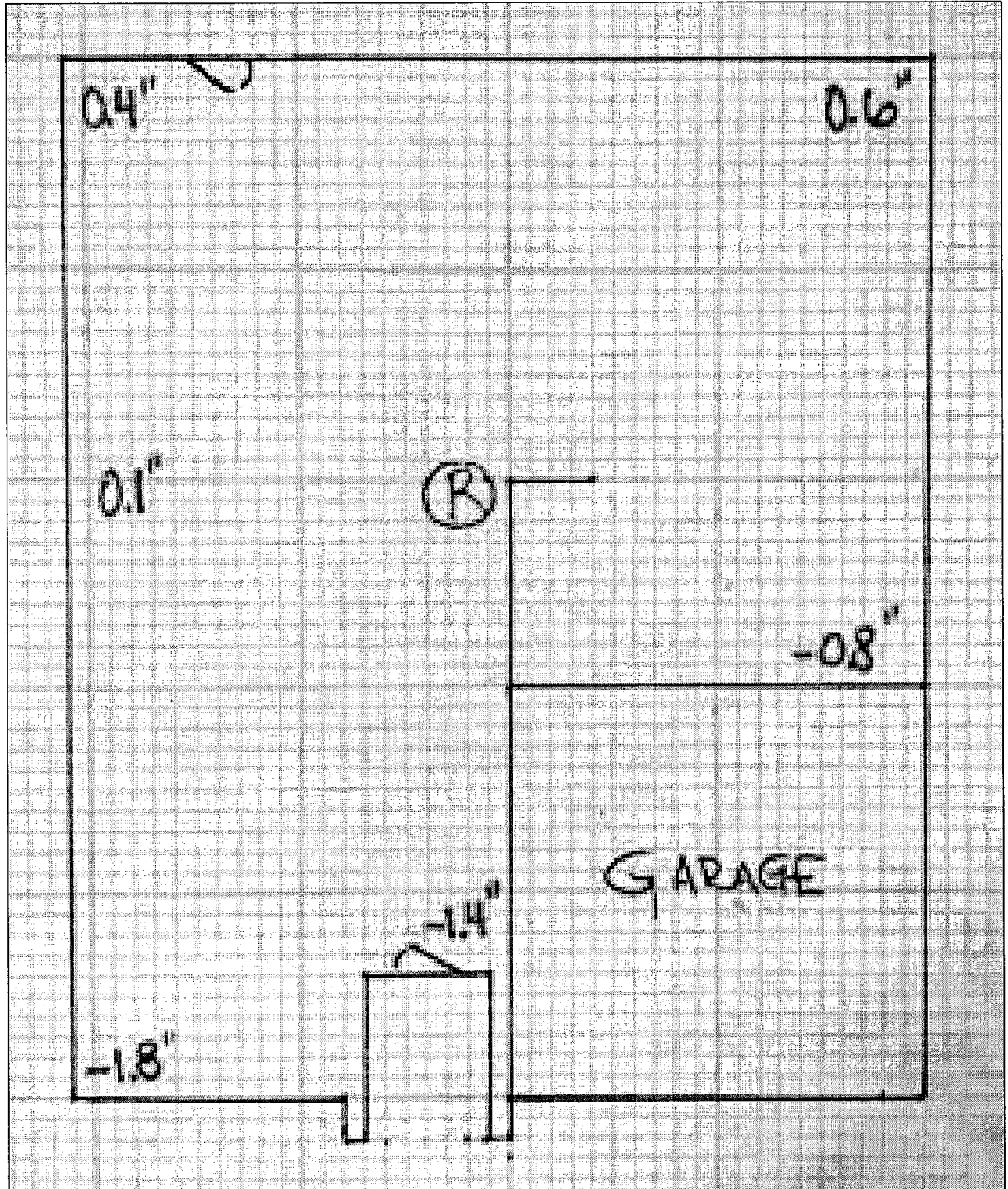
Method used to observe Crawlspace: No crawlspace

Comments:

(1) Foundation Level Readings were taken with the use of a Zip Level Pro 2000. Readings indicate that the foundation is deflected or has a elevation variance which is greater than 1" in 30'. Current deflection readings with respect to a central reference point are offered here as a courtesy for the client to establish a benchmark as to the current level of the foundation at various points. Based on readings, misaligned doors, and wall/floor cracking, there is active movement. Recommend further evaluation of foundation as desired by a qualified contractor.

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

I NI NP D



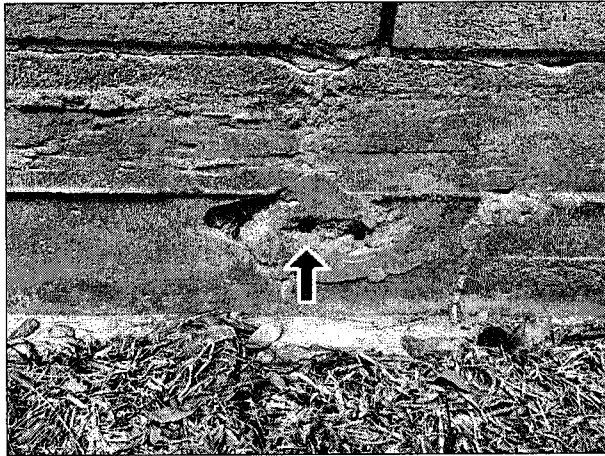
A. Item 1(Picture)

■ (2) Post tension cable ends are exposed to the elements at the left side and rear of home. Recommend filling the exposed areas with a mastic compound to prevent the further deterioration of the cable. Exposed cables can rust, thus expand, damaging the surrounding foundation.

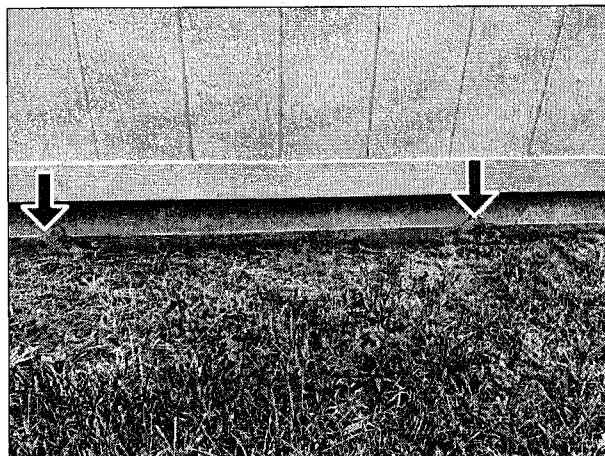
HOW WILL DETERIORATE WITH RAIN?
Page 8 of 61

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture)

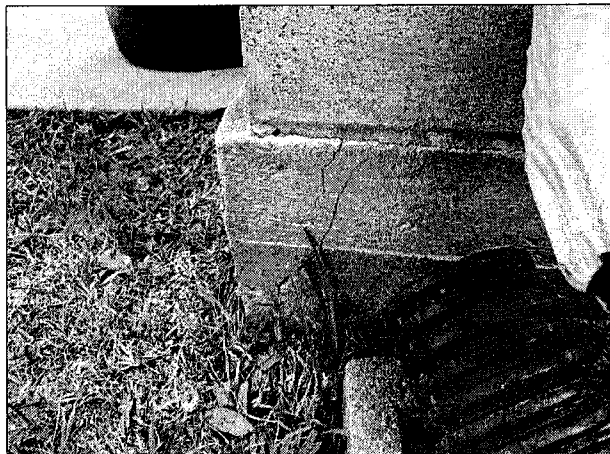
☒ (3) Corner shears and hairline cracking is occurring in the concrete slab at the front, rear and sides of home. Many homes have hairline or settlement cracks which have no effect on the function of the slab. This area should be properly prepped and sealed with a concrete patching material and it is recommended that you monitor periodically.

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

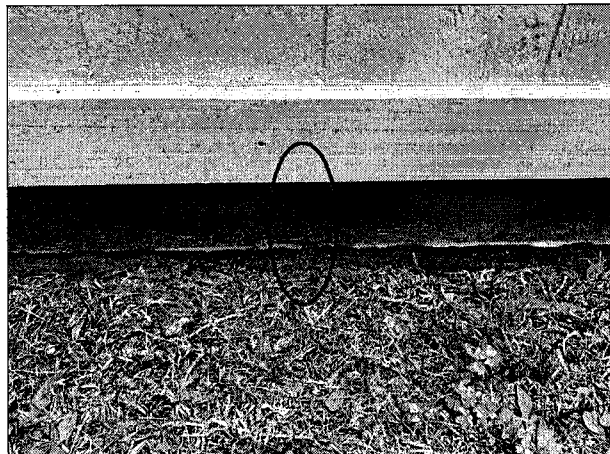
I NI NP D



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

(4) There is a large tree at the front of home near structure. Tree roots from large trees can cause damage and abnormal settling of foundation. This is for your information. Recommend further action as desired.

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

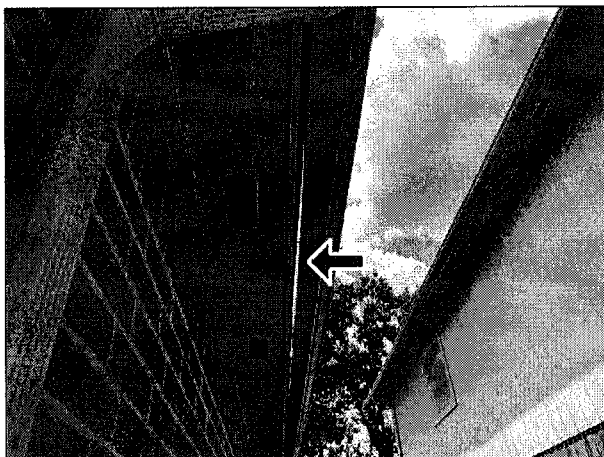
B. Grading & Drainage

Comments:

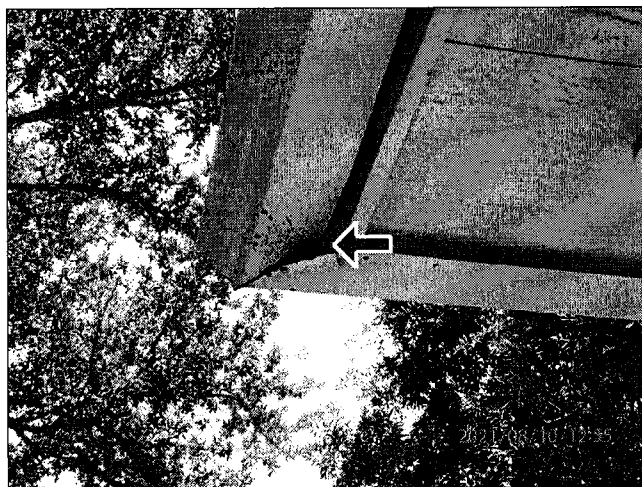
(1) The gutter is loose at the right side of home (facing front). This gutter is also damaged at the corner seam. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should repair as needed.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

☐ (2) The downspout is missing elbow at the right side of home (and is dented). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed. This is a small repair.



B. Item 3(Picture)

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

I NI NP D

☐ (3) The landscape at the rear and sides of home may require a trench or drain if water stands or puddles after heavy rain. It does not appear that the grade slopes away from the structure the required minimum of 6" in the first 10'. Grade should be adjusted or drain lines should be installed to prevent standing water and to provide adequate drainage.

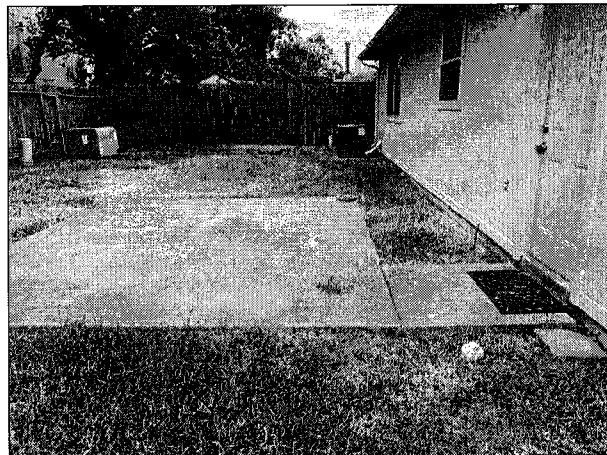
R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.



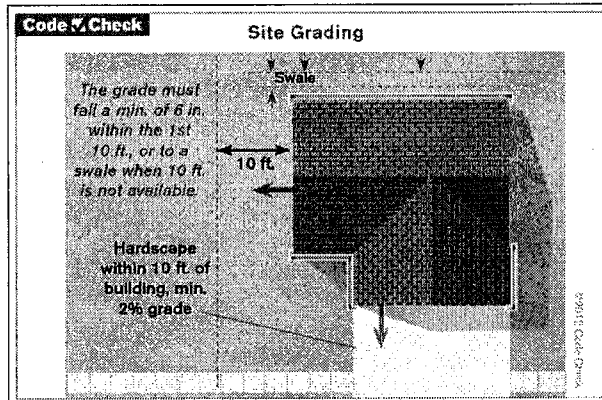
B. Item 4(Picture)



B. Item 5(Picture)

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

I NI NP D



B. Item 6(Picture)

C. Roof Covering Materials

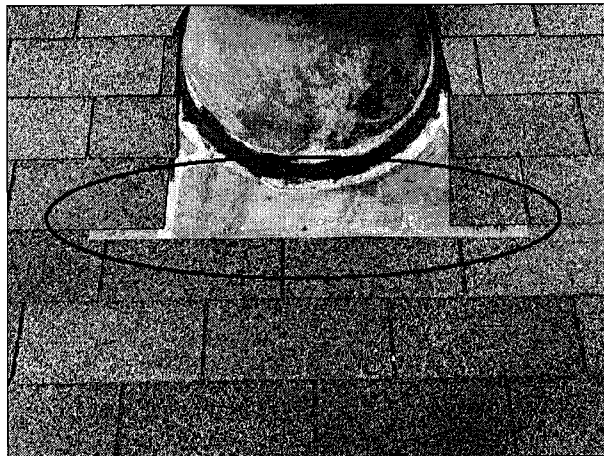
Type (s) of Roof Covering: Composite Shingle, 3-Tab fiberglass

Viewed roof covering from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

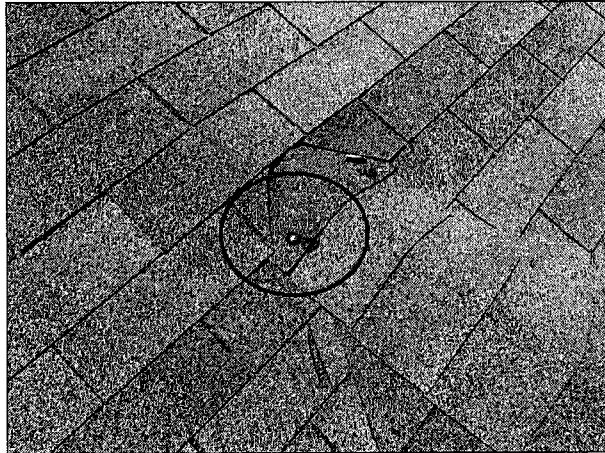
(1) The roof covering has exposed nail heads at the chimney and front ridge. This area will need periodical maintenance. A qualified person should repair or replace as needed.




C. Item 1(Picture)

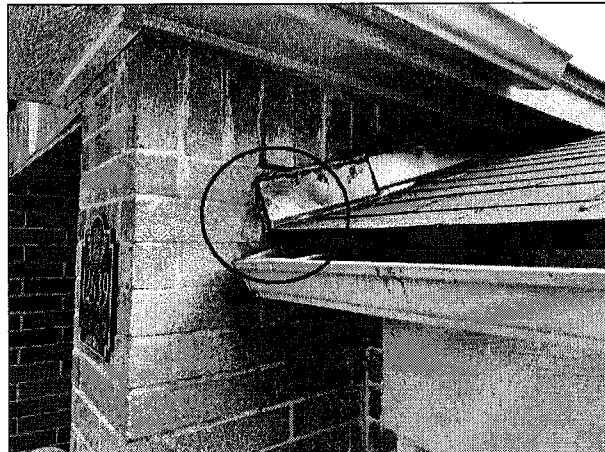
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

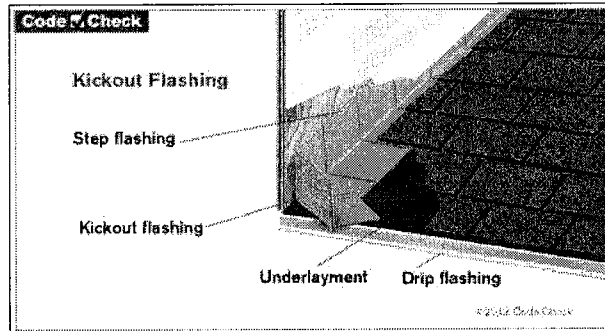


C. Item 2(Picture)

 (2) Kickout flashings are missing at front of home. Kickout flashing is required where roof surface ends parallel with wall surface. This flashing prevents water leaks, damage, and discoloration of the walls. Recommend repair by a qualified contractor.



C. Item 3(Picture)



C. Item 4(Picture)

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked

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

I NI NP D

Viewed roof structure from: Attic

Roof Structure: 2 X 6 Rafters

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: Insulation was not Visible from the Attic Space

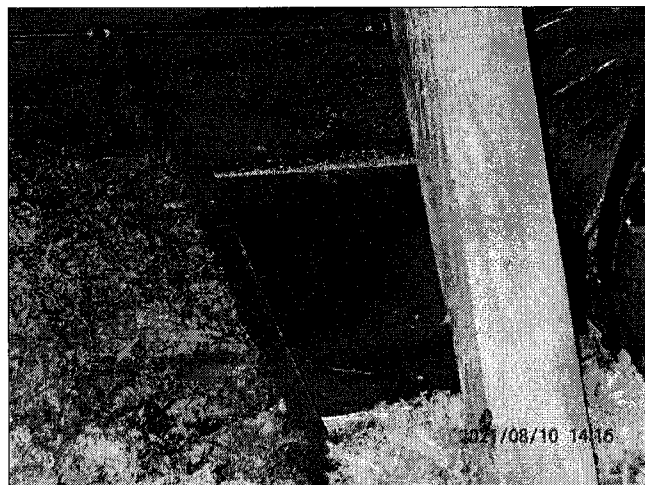
Attic info: Scuttle hole, Light in attic

Comments:

☐ (1) Insulation is missing in the attic, at the left side, front to back. This appears to have been removed to repair previous water damage. Failure to replace will affect the interior environment and reduce the energy efficiency of the structure. Repair as required with a minimum of an R38 level of insulation.



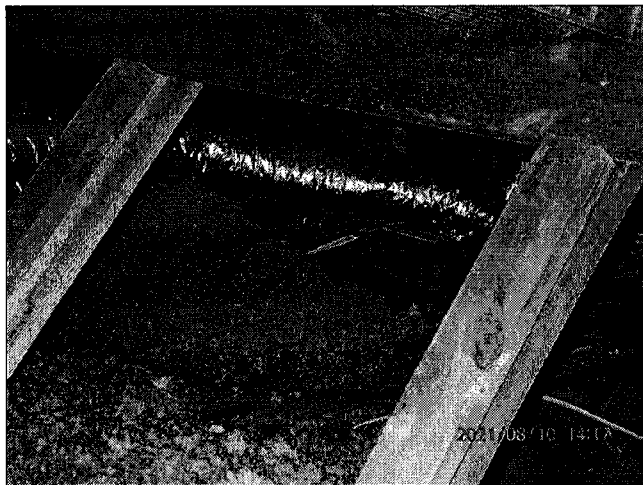
D. Item 1(Picture)



D. Item 2(Picture)

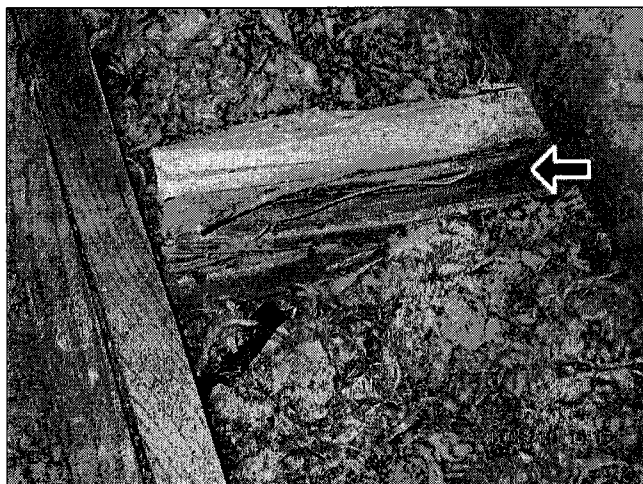
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D



D. Item 3(Picture)

(2) Strongbacks are damaged in the middle portion of the attic. This area is located directly behind the furnace vent plenum. A qualified contractor should repair as needed.



D. Item 4(Picture)

(3) **Safety Notice**--Attic spaces are not designed to be used for personal storage. Use of this space as such can result in injury to your person or permanent damage to your homes structure. Without proper engineering, this practice is not recommended.

E. Walls (Interior & Exterior)

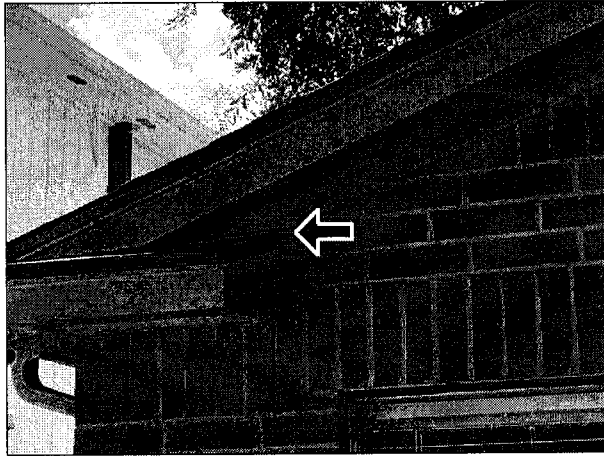
Wall Structure: 2 X 4 Wood, 2 X 6 Wood

Comments:

(1) Recommend sealing all openings and gaps through exterior wall envelope to prevent moisture or pest entry. This includes around all protrusions and fixtures. This is a small repair that can be completed by a qualified person.

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

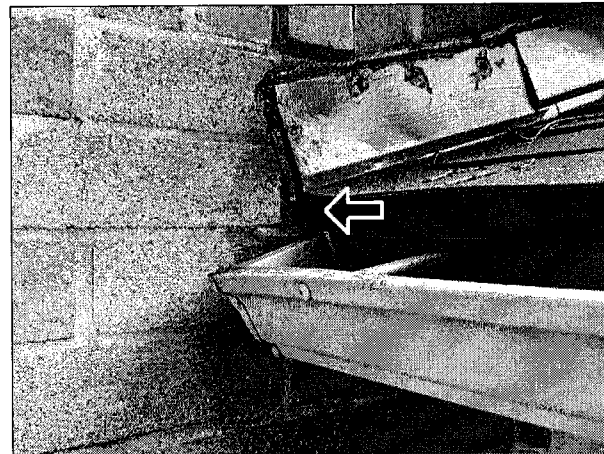
I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

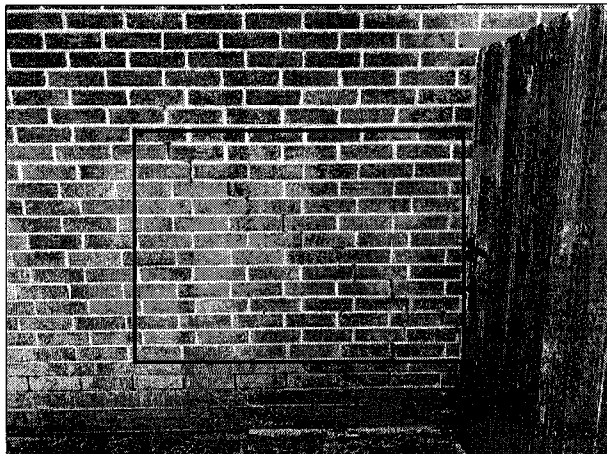
☐ (2) There are multiple areas where cracks in brick siding/mortar have been sealed. While sealing cracks is ideal, we do recommend that you monitor these areas for further cracking.

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

I NI NP D



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

☒ (3) Wall openings at the front, rear and sides of home are not properly flashed. A wall opening, clad in siding material shall be flashed using Z flashing or appropriate counter flashing methods, no matter the location.

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

I NI NP D

R703.8 Flashing.

Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings ***shall be*** installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.



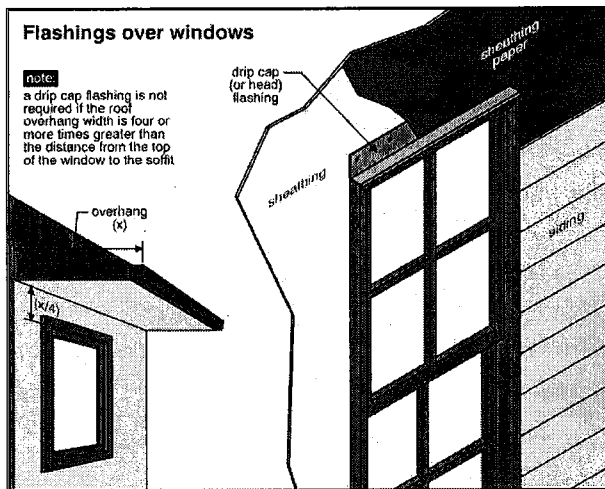
E. Item 7(Picture)

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

I NI NP D



E. Item 8(Picture)



E. Item 9(Picture)

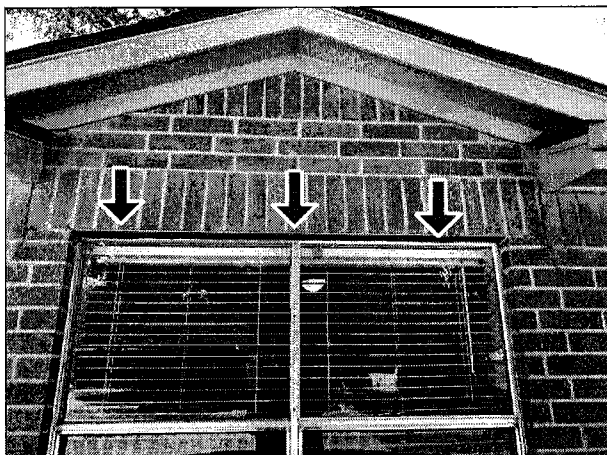
☐ (4) It is recommended that weepholes be placed above any opening which is square in form and has a metal lintel (metal plate) above for support of a brick or rock veneer. Weepholes allow for proper drainage of a wall of this type and will prevent premature deterioration of the lintel. Weepholes can be created with the use of a minimum 3/16" masonry drill bit placing a hole just above the lintel, through the mortar front, rear and sides of the home. This is a small repair and can be completed by a skilled individual or a contractor.

R703.7.6 Weepholes.

Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

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

I NI NP D



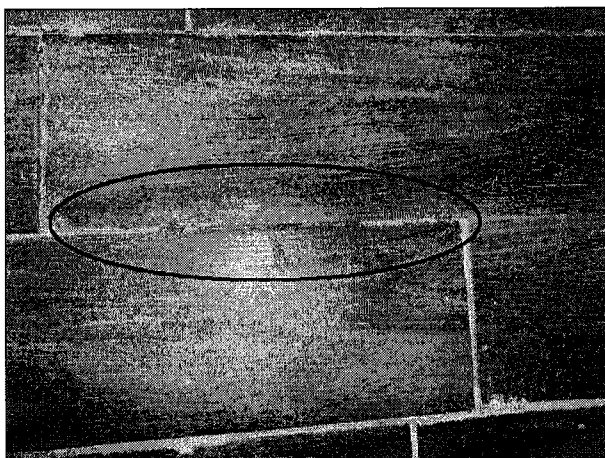
E. Item 10(Picture)

F. Ceilings & Floors

Ceiling Structure: 6" or better

Comments:

(1) Tile flooring has been installed poorly, most notably in front bedrooms, and there are repairs attempts throughout interior for cracks in tile, likely due to foundation settlement. Recommend repair of cosmetic issues as desired, and continue to monitor for further movement.



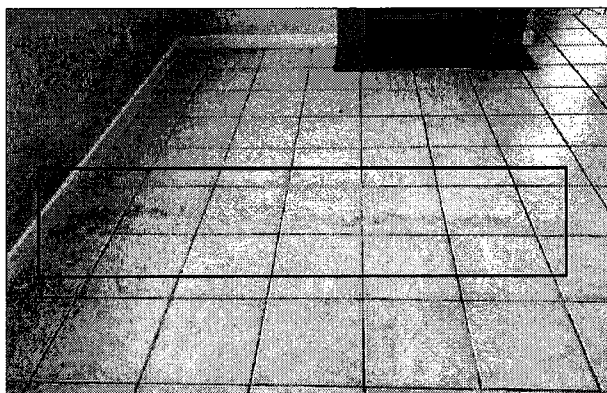
F. Item 1(Picture)

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

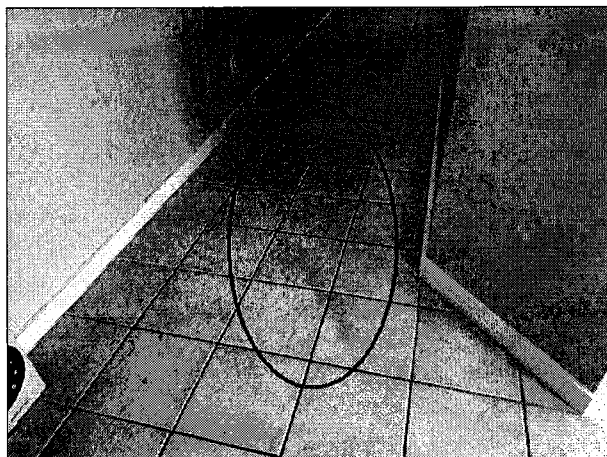
I NI NP D



F. Item 2(Picture)



F. Item 3(Picture)

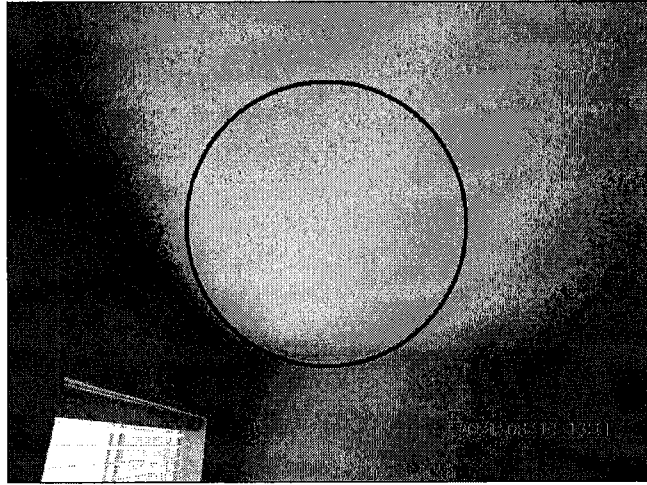


F. Item 4(Picture)

(2) The ceiling is bulged at the living room. This damage appears to be related to previous water damage. Correct as needed.

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

I NI NP D

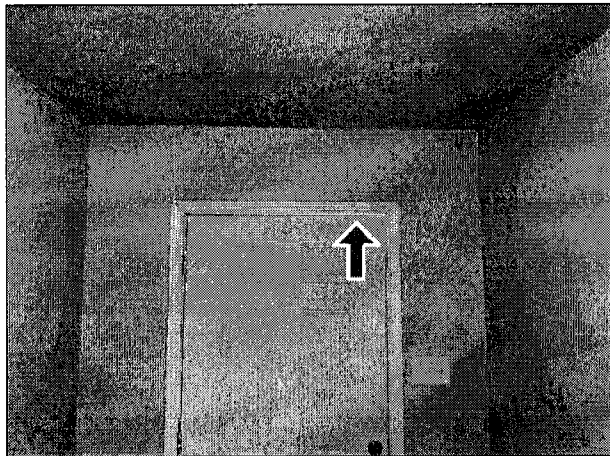


F. Item 5(Picture)

G. Doors (Interior & Exterior)

Comments:

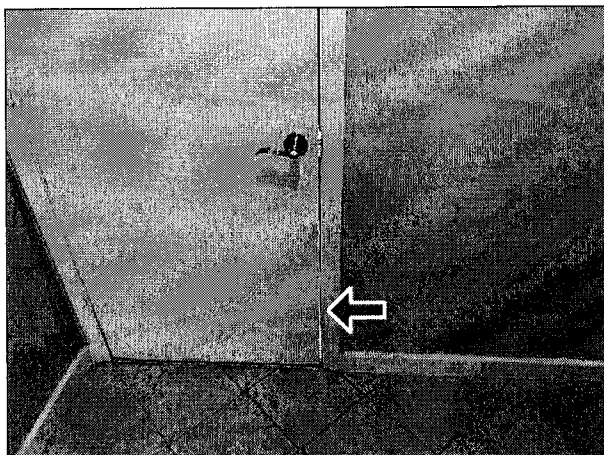
(1) All exterior doors reveal daylight when latched and do not fit opening properly (out of square). This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should repair as needed.



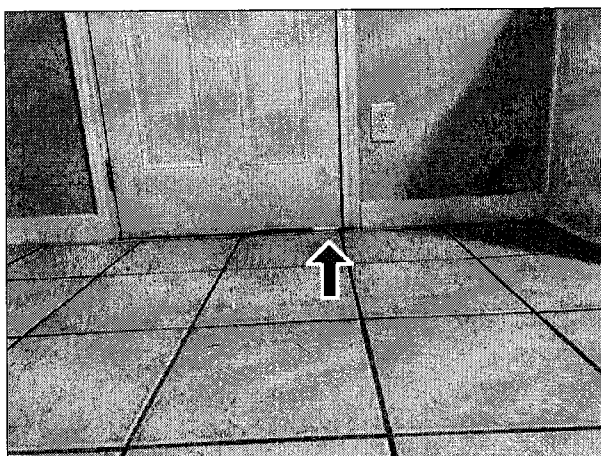
G. Item 1(Picture)

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

I NI NP D



G. Item 2(Picture)

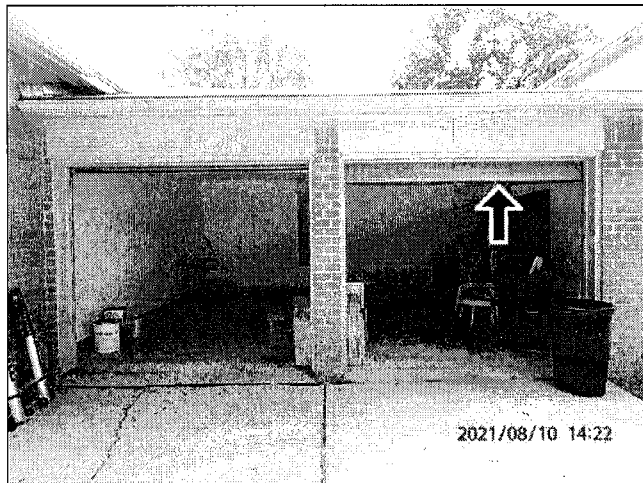


G. Item 3(Picture)

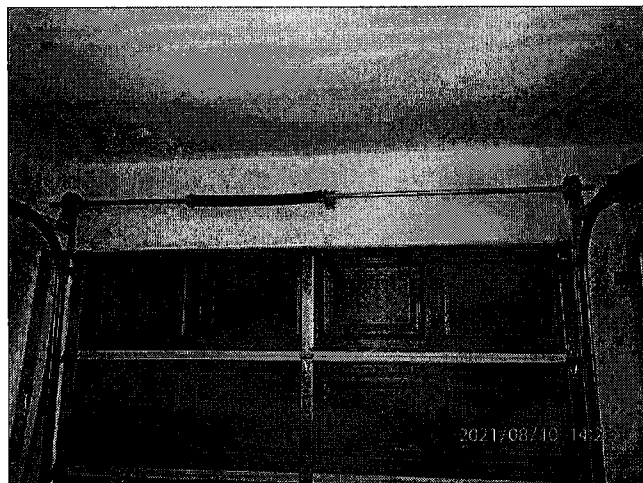
- ☑ (2) Several interior doors either need hardware adjustment to latch correctly, rub/hit door frame when closing, or drift open/closed by themselves. This are all minor issues. Recommend repair as desired.
- ☑ (3) The garage door (s) at the front of home appears to have weak springs. The door tends to drop slightly from the "open" position. A repair or replacement is needed. A qualified contractor should repair as needed.

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

I NI NP D



G. Item 4(Picture)



G. Item 5(Picture)

H. Windows

Comments:

Window covering bracket is blocking windows in master bedroom and living room from opening. Recommend adjusting blinds to restore operation of windows.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Comments:

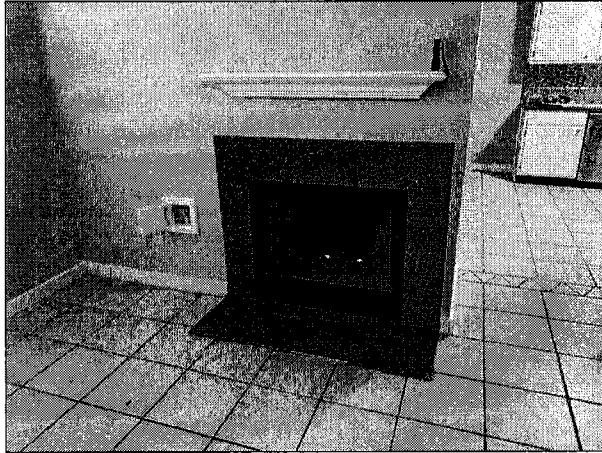
Fireplace and chimney were inspected and were found to be functional and within requirements.

Note: While it is not a requirement, this fireplaces damper is not equipped with a "C" clamp type stop device.

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

I NI NP D

Failure to open the damper during operation will result in CO being released into the living area.




J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

 The concrete drive at the front of home has settlement cracks. This is for your information. I recommend repair as desired.



L. Item 1(Picture)

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

I NI NP D



L. Item 2(Picture)

The structure of the home was inspected and reported on with the above information. Our inspectors make every attempt to find any and all issues associated with the subject structure. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

2. ELECTRICAL SYSTEMS

The electrical system of this home was inspected by visual means, unless otherwise noted. The following electrical components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current electrical codes. Any references to electrical codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable electrical codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum, 220 volts

Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

Comments:

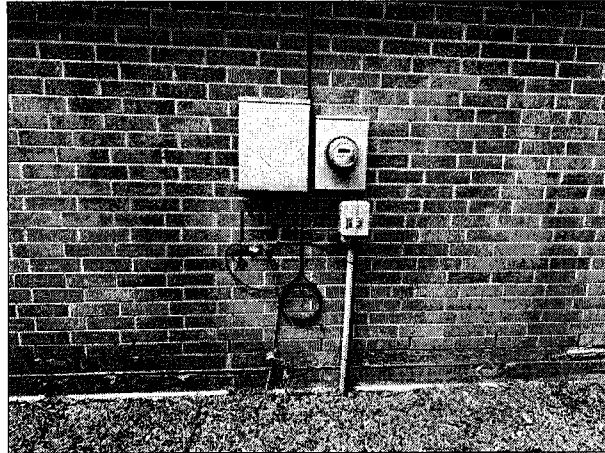
(1) The main panel box is located at the left side (facing front). The panel is a 100 amp service, manufactured by Square D. The following deficiencies were noted:

- 1. All breakers are not properly labeled, or are difficult to read. Each electric panel breaker should be adequately labeled as to what appliance or circuit it serves.**
- 2. The meter base, service panel, and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion.**
- 3. Where service connections in electrical systems tie into the service panels, anti-corrosion lube should be applied to prevent corrosion and the degrading of the electrical connection. The panel service connections at this home do not meet this requirement. This is for your information. A qualified licensed electrical contractor should correct as needed.**
- 4. Improper color coding witnessed in the electrical panel. There is currently at least one white wire being used as a "hot" wire. White wire should only be used as the "neutral", unless properly marked or taped.**
- 5. Protective conduit for service entrance conductors is damaged at meter base.**
- 6. The HVAC manufacturer calls for a 30 amp maximum breaker to provide proper arresting of the current in the event of an overcurrent or problem with the units electrical system. The breaker provided for this unit is a 50 amp breaker and is therefore oversized and will not trip properly in the event of a spike in the electrical carrying capacity of the unit. This is a safety issue and should be addressed by a licensed electrical contractor.**

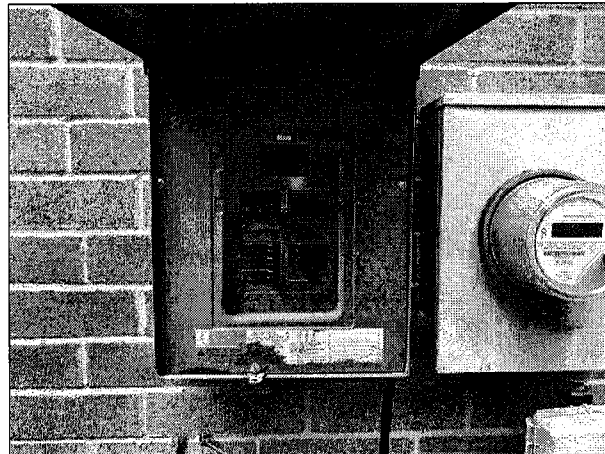
These and any other deficiencies noted by a licensed electrical contractor should be corrected.

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

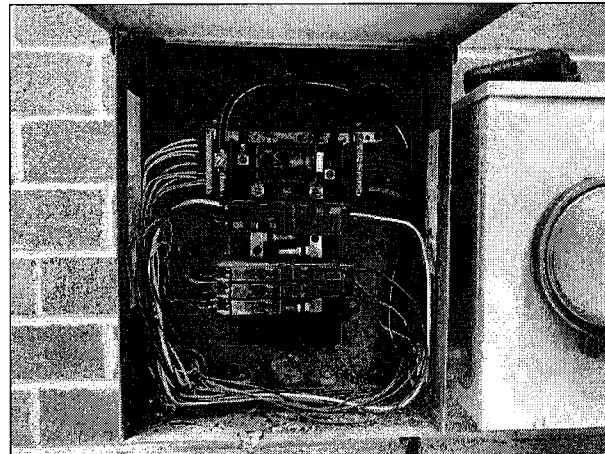
I NI NP D



A. Item 1(Picture)



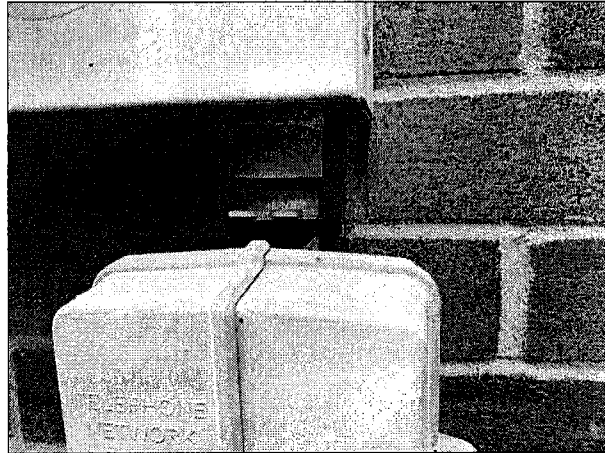
A. Item 2(Picture)



A. Item 3(Picture)

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

I NI NP D



A. Item 4(Picture)

(2) This structures Service Entrances and Panels are not in compliance with current NEC requirements. This is not an indication that they are not functional, but are do not meet current requirements. This is for your information. Correct as desired.

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

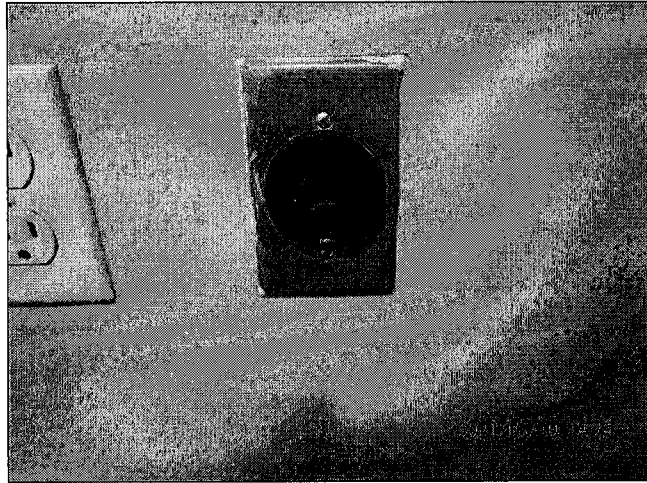
Type of Wiring: Type NM

Comments:

- (1) Exterior outlet at back porch has hot and ground reversed. Recommend repair by a licensed electrician.
- (2) Ceiling fan in living room is loud, sounds like early bearing failure, and it wobbles on high speed. Recommend repair or replacement by a qualified contractor.
- (3) Kitchen outlets near oven are not GFCI (ground fault circuit interrupter) protected as required. Under current electrical standards, this is a location that should have all outlets GFCI protected. Recommend repair by a licensed electrician.
- (4) There are multiple outlets loose in the walls at interior and exterior. Recommend a licensed electrician properly secure these outlets and any other ones found. This is a small repair.
- (5) It should be noted that the 220 receptacle for the dryer in the utility room is of the three prong variety. All late model clothes dryers are now using four prong plugs. This device may require replacement.

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

I NI NP D



B. Item 1(Picture)

(6) This structures Branch Circuits, Connected Devices and Fixtures are not in compliance with current NEC requirements. This is not an indication that they are not functional, but are do not meet current requirements. This is for your information. Correct as desired.

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Bonding Disclaimer - Bonding conductors were observed on this structure. However, it is not possible to trace the conductor from origin to termination. Therefore, complete and proper bonding of metal plumbing to the structures electrical system and grounding points cannot be confirmed.

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

I NI NP D

3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The HVAC system of this home was inspected by visual means, unless otherwise noted. The following HVAC components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Heating Equipment

Energy Source: Gas

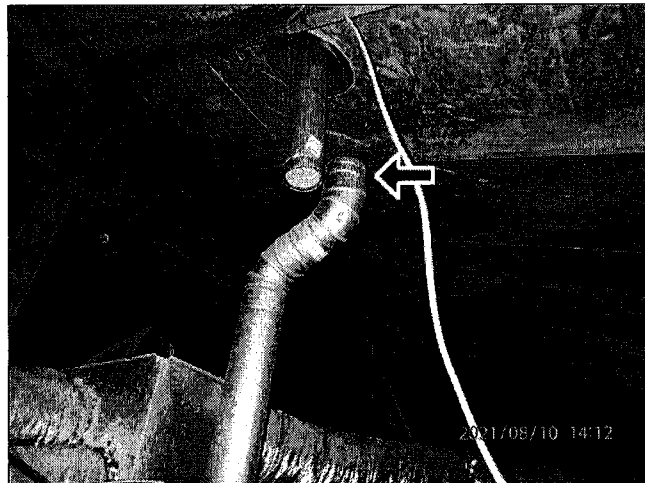
Type of System (Heating): Forced Air

Heat System Brand: GOODMAN

Number of Heat Systems (excluding wood): One

Comments:

- (1) Exhaust vent pipe for furnace is separated in attic. Recommend repair by a qualified contractor.



A. Item 1(Picture)

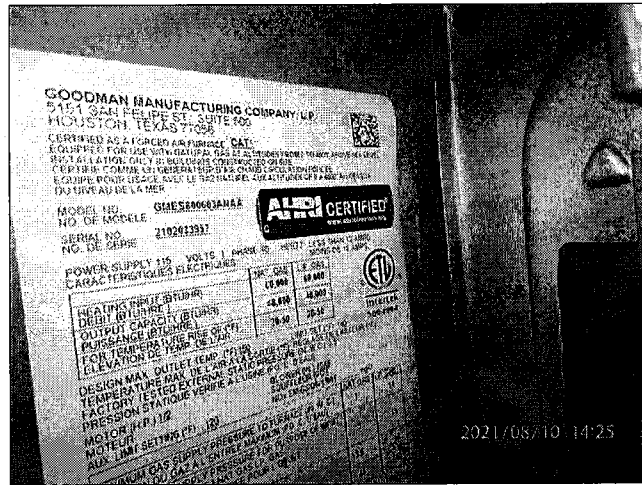
- (2) Turned up thermostat and the unit fired as expected. Unit manufactured in 2021.

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture)

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit

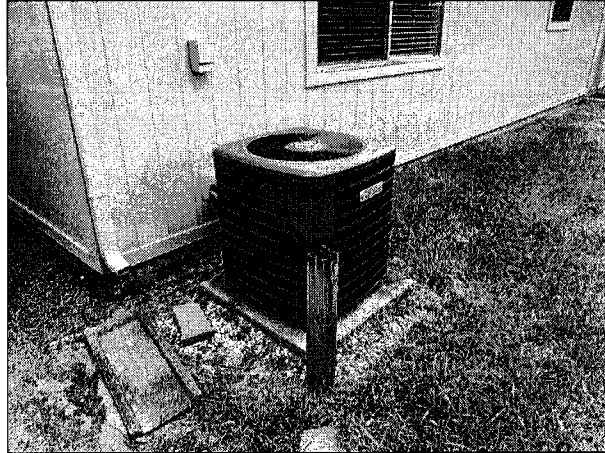
Central Air Manufacturer: GOODMAN

Comments:

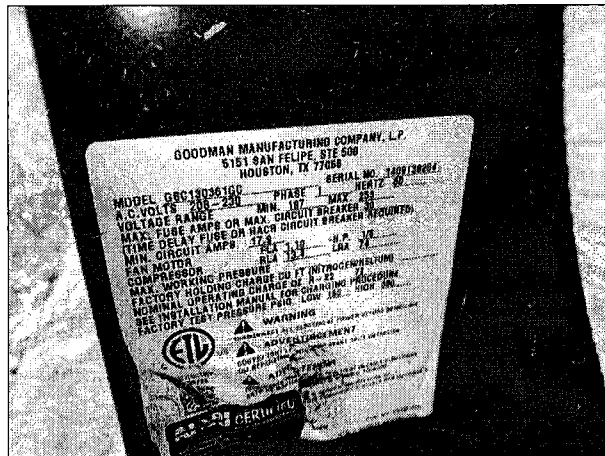
(1) AC on during the inspection, but temperature in house still warm. Multiple short cycles witnessed during inspection of other items. When it was time to inspect AC temperatures, compressor had shut down and would not restart. Unit manufactured in 2014. Recommend servicing or replacing by a qualified HVAC technician.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(2) Please note, this unit is using R22 refrigerant which is phased out. This means repairs and maintenance going forward will be more costly or possibly not an option. A general replacement will be likely when issues arise. This is for your information.

(3) There is no pan present under unit. In the event of an overflow and kill switch malfunction, this can lead to water entry into house. Recommend addition of overflow pan as desired.

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

I NI NP D



B. Item 3(Picture)

C. Duct System, Chases, and Vents

Ductwork: Insulated, Flex Duct

Filter Type: Disposable, Cartridge

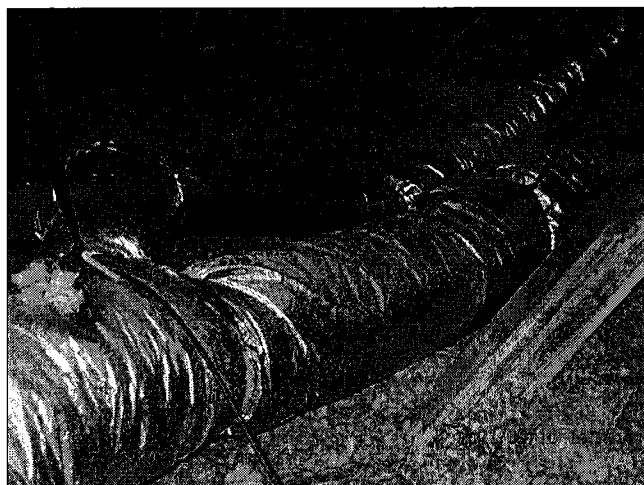
Filter Size: 16x25

Comments:

Ductwork is not properly supported and is crimped in the attic space. This will cause sags and restrictions in the system that can cause moisture collection in these areas. A qualified HVAC contractor should correct as needed.

M1601.3.2 Support.

Metal ducts shall be supported by 1/2-inch (13 mm) wide 18-gage metal straps or 12-gage galvanized wire at intervals not exceeding 10 feet (3048 mm) or other approved means. Nonmetallic ducts shall be supported in accordance with the manufacturer's installation instructions.



C. Item 1(Picture)

Report Identification: 12639 Pine Bush Dr

The heating and cooling system of this home was inspected and reported on with the above information. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

4. PLUMBING SYSTEM

The plumbing system of this home was inspected by visual means, unless otherwise noted. The following plumbing components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls, floors or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this structure was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street, Front

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

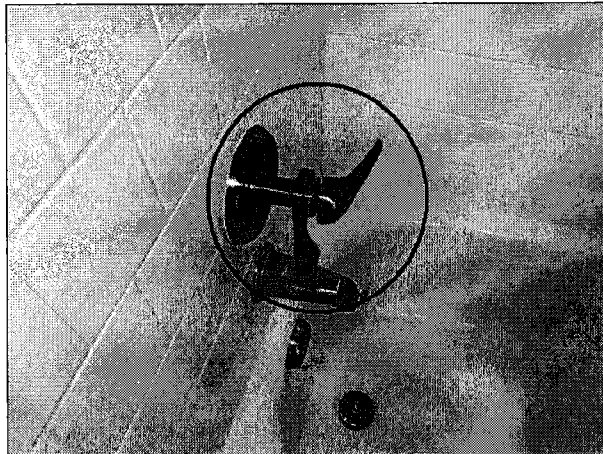
Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 50 pounds/square inch, 57 pounds/square inch

Water Filters: None, (We do not inspect filtration systems)

Comments:

Control valve for both tubs is loose and not properly configured. Recommend repair by a qualified plumber.



A. Item 1(Picture)

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

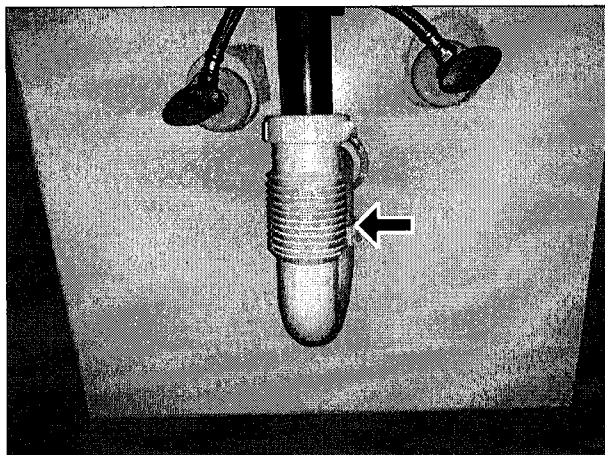
Plumbing Waste: PVC

Comments:

(1) Accordion style drain pipe is used for guest bathroom sink. This is a temporary solution that is prone to clogs and leaks. Recommend a more professional installation by a qualified plumber.

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

I NI NP D



B. Item 1(Picture)

- (2) Drain stopper is not functional in both bathroom bath sinks. Recommend repair as desired. This is a small repair.
- (3) Water heater vent pipe is in contact with roof shingles. This is a combustible substance and all fuel gas exhaust vents should maintain a 1" minimum clearance. Recommend a qualified contractor repair as needed.



B. Item 2(Picture)

C. Water Heating Equipment

Energy Source (Water Heater): Gas (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: BRADFORD-WHITE

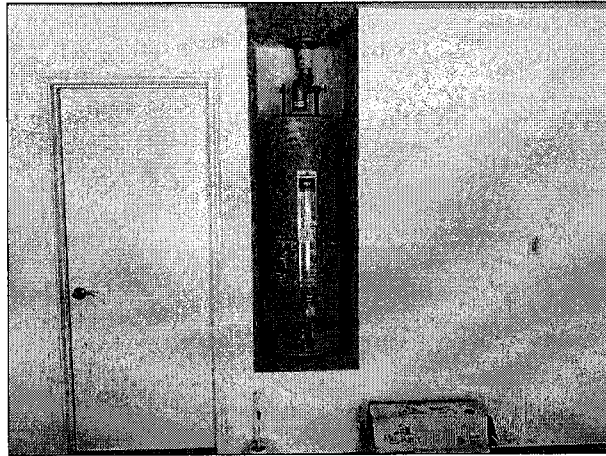
Water Heater Location: Garage

Comments:

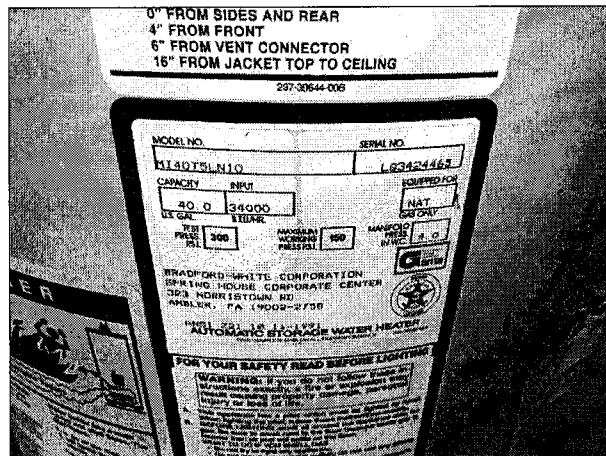
- (1) The water heater is old and has exceeded its typical lifespan. Future life expectancy cannot be determined (**manufactured in 1994**). The average lifespan of a water heater is 7-12 years depending on usage and other factors. Based on age, we recommend replacement before further failure occurs.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

(2) TPR (temperature pressure relief) valve is seized at the water heater. TPR valves are the safety device in the event of a failure with excess temperature or pressure in the tank. Recommend replacement by a qualified plumber.

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

I NI NP D



C. Item 3(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

5. APPLIANCES

The appliance system of this home was inspected by visual means, unless otherwise noted. The following appliance systems components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the appliances current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Dishwashers

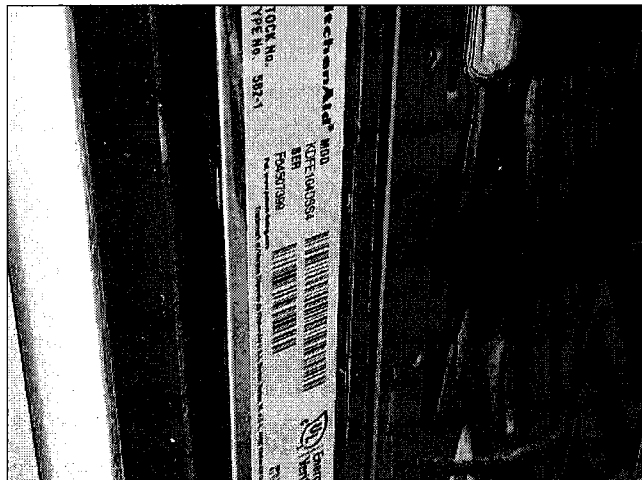
Dishwasher Brand: KITCHEN AIDE

Comments:

 The dishwasher did not complete normal cycle. I recommend repair as necessary.



A. Item 1(Picture)



A. Item 2(Picture)

B. Food Waste Disposers

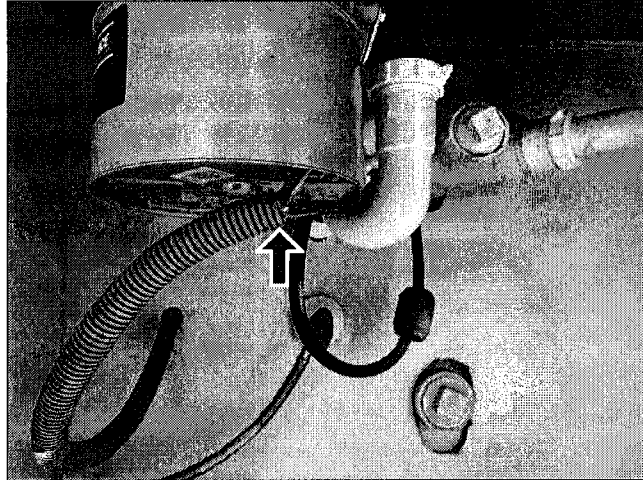
Disposer Brand: KENMORE

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

I NI NP D

Comments:

(1) The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.



B. Item 1(Picture)

(2) Appears to be functioning at the time of inspection. Splash guard present. No unusual vibrations or noise detected.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: MAGIC CHEF

Comments:

(1) The range hood fan is not properly vented to the exterior. This unit is intended to vent a gas operated range. Under ASHRAE standards, all gas appliances should have exhaust vented to the exterior. I recommend repair or replace as needed.

M1503.1 General.

Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer™s installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

M1503.2 Duct material.

Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

Exception: Ducts for domestic kitchen cooking appliances equipped with down-draft exhaust systems shall be permitted to be constructed of schedule 40 PVC pipe provided that the installation complies with all of the following:

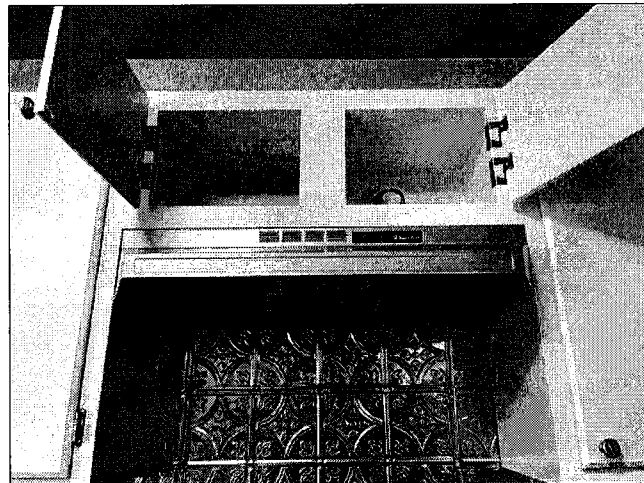
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

1. The duct shall be installed under a concrete slab poured on grade; and
2. The underfloor trench in which the duct is installed shall be completely backfilled with sand or gravel; and
3. The PVC duct shall extend not more than 1 inch (25 mm) above the indoor concrete floor surface; and
4. The PVC duct shall extend not more than 1 inch (25 mm) above grade outside of the building; and
5. The PVC ducts shall be solvent cemented.

M1503.3 Kitchen exhaust rates.

Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the fans shall be sized in accordance with Section M1507.3.

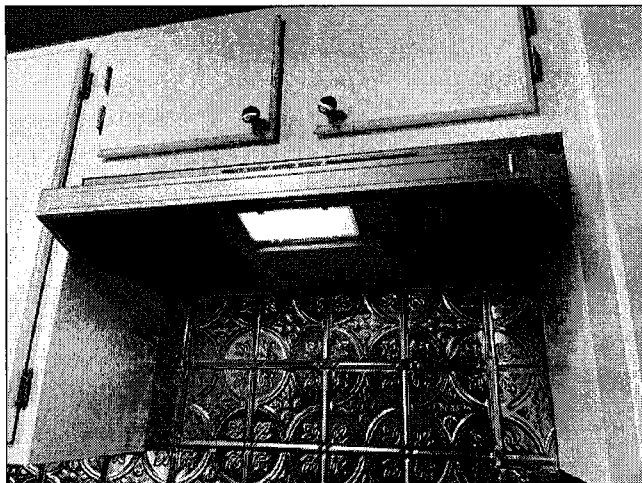


C. Item 1(Picture)

(2) Appears to be functioning at the time of inspection. Tested on all speeds.

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

I NI NP D



C. Item 2(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

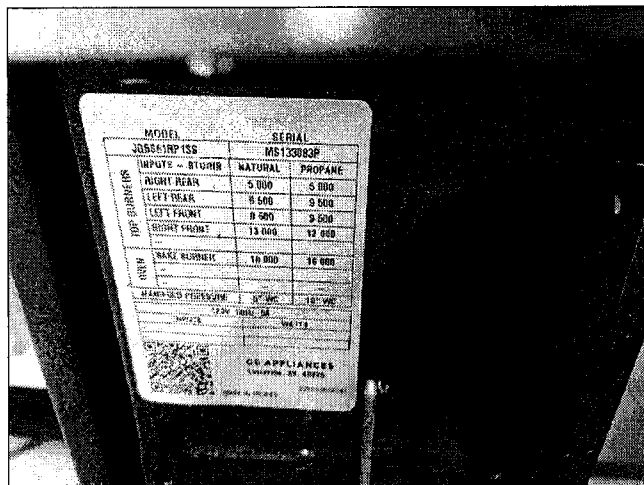
Ranges/Ovens/Cooktops appear to be functioning as intended at the time of inspection. All burners tested on low and high. Oven preheated to 350 degrees, within 20 min the final temperature was measured at 349 degrees. This is within the +/- 25 degrees required



D. Item 1(Picture)

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

I NI NP D



D. Item 2(Picture)

E. Microwave Ovens

Built in Microwave: NONE

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All exhaust fans appear to be functioning as intended at the time of inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Clear and functioning as intended. Terminates to the exterior.

Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or **vented vertically.**

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

6. OPTIONAL SYSTEMS

The following optional system of this home was inspected by visual means, unless otherwise noted. The following components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls, floors or ceilings or hidden below insulation, soil etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the optional systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Lawn and Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Comments:

E. Gas Supply System

Comments:

(1) A sediment trap is missing at the furnace and water heater. Sediment traps are required on all gas lines just forward of the appliance served.

G2419.4 (408.4) Sediment trap.

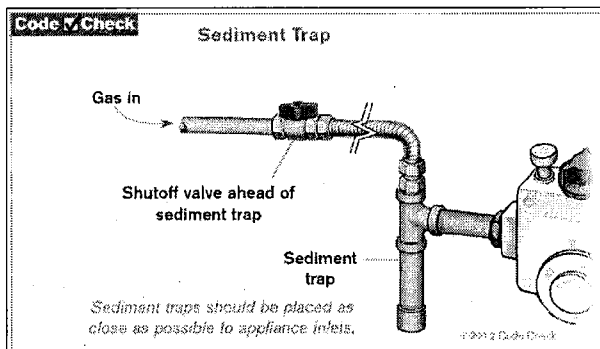
Where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap ***shall be*** installed downstream of the equipment shutoff valve as close to the inlet of the equipment as practical. The sediment trap shall be either a tee fitting with a capped nipple in the bottom opening of the run of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.



E. Item 1(Picture)

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

I NI NP D

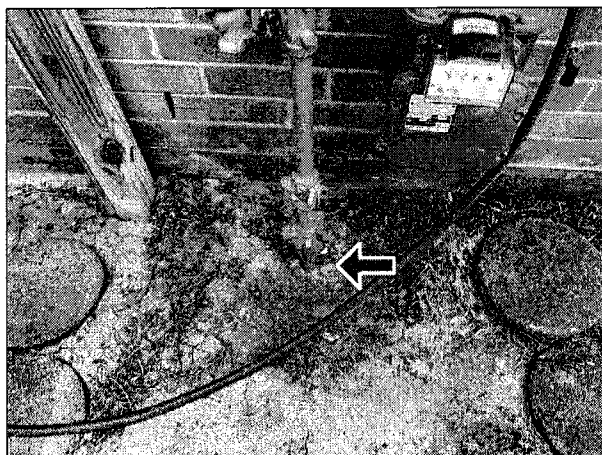


E. Item 2(Picture)

(2) No tracer wire is visible at the gas supply line. This wire is required and should be installed if not present.

G2415.14.3 (404.14.3) Tracer.

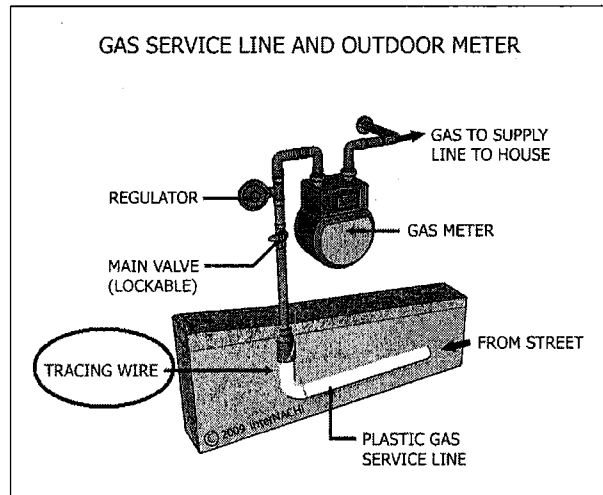
A yellow insulated copper tracer wire or other approved conductor shall be installed adjacent to underground nonmetallic piping. Access shall be provided to the tracer wire or the tracer wire shall terminate above ground at each end of the nonmetallic piping. The tracer wire size shall not be less than 18 AWG and the insulation type shall be suitable for direct burial.



E. Item 3(Picture)

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

I NI NP D



E. Item 4(Picture)

(3) The gas supply line entering the home does not appear to be properly sleeved as required. Recommend sealing the gap around the supply line to prevent moisture intrusion. Correct as needed.

G2414.8 (403.8) Protective coating.

Where in contact with material or atmosphere exerting a corrosive action, metallic piping and fittings coated with a corrosion-resistant material shall be used. External or internal coatings or linings used on piping or components shall not be considered as adding strength.



E. Item 5(Picture)

❏ (4) Flex tubing is used to supply gas to the furnaces. This tubing is threaded through the cabinet of the HVAC cabinet. This is a prohibited configuration and needs to be corrected. Only rigid metal piping should be used where cabinet pass through is necessary. A qualified plumber should repair as needed.

G2414.5.3 (403.5.4) Corrugated stainless steel tubing.

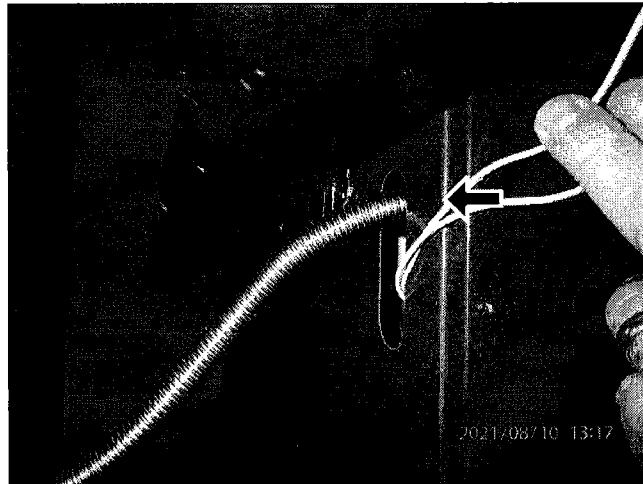
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

Corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1/CSA 6.26.

SECTION 4.4 " PROTECTION" (TracPipe Installation Guide)

The flexible gas piping must be adequately protected from puncture, shear, crush or other physical damage threats. The tubing shall be protected at points of support and when passing through structural members such as studs, joists and plates in accordance with this section. PROTECTION IS REQUIRED WHENEVER THE TUBING IS CONCEALED, RESTRAINED, AND WITHIN 3 INCHES OF A POTENTIAL THREAT.



E. Item 6(Picture)

F. Private Water Wells (A coliform analysis is recommended)

Comments:

G. Private Sewage Disposal (Septic) System

Comments:

H. Smoke Detectors

Comments:

(1) Smoke detectors are not present in all required locations and are not interconnected. They are currently only located in each common hallway to bedrooms. Recommend repair by a qualified contractor.

R313.1 Smoke detection and notification.

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

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

I NI NP D

R313.2 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R313.2.1 Alterations, repairs and additions.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

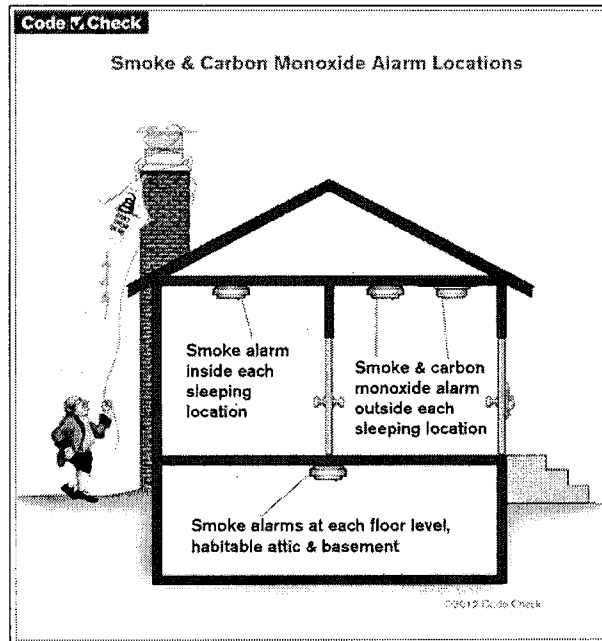
1. Inter connection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

R313.3 Power source.

In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.

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

I NI NP D



H. Item 1(Picture)

(2) There is no carbon monoxide detector found in home. It is recommended that a minimum of one unit be installed according to the manufacturer's instructions.

The optional systems of the home were inspected and reported on with the above information. Our inspectors make every attempt to find any and all issues associated with the subject structure. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.