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Carmel, IN 46032
317-867-7688
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PROPERTY INSPECTION REPORT

Prepared For: WHR Group, Inc
 (Name of Client)

Concerning: 1852 Bending Stream Drive League City TX 77573 03422
 (Address of Inspected Property) (City, State, Zip) (Invoice/Report Number)

By: Art Byrd Jr 1171 5/24/2021
 (Name and License Number of Inspector) (Date)

Art Byrd Jr 1171
 (Name, Signature and License Number of Sponsoring Inspector, if applicable)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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; and
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- **Cosmetic Items are SPECIFICALLY EXCLUDED** from this report.
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible and the inspector(s) noted at the time of the inspection.***

Transferee Name: Atul Khetry		Client File/Reference Number: CV210005	
Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Approximate Age of Home: 15 yrs.	
Time of Inspection: 1:00 PM		Temp: 81 °F	Weather: Rainy
Dwelling Type:	<input checked="" type="checkbox"/> Detached Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium		
	<input type="checkbox"/> Modular/Mobile <input type="checkbox"/> Other		
People Present: Homeowner			

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

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations <i>(An opinion on performance is mandatory)</i>
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Type of Foundation: Slab
Comments: See the note(s) under the Structural section of the Summary page(s).
 Visible evidence of ongoing water penetration? Yes No
 Vantage point used to inspect the crawlspace:
 Entered Viewed from opening No Access Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments: See the note(s) under the Structural section of the Summary page(s).
 Does sump pump appear to be functioning properly? Yes No Not Present
 Visible evidence of negative grade towards foundation of home? Yes No
 Do gutters/downspouts effectively direct water away from foundation? Yes No Not Present
NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS. WE MAKE NO STATEMENT CONCERNING SITE STABILITY.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type of Roof Covering (1): Asphalt/Fiberglass Shingle
Viewed From: Walked From eaves From ground with binoculars
Type of Roof Covering (2):
Viewed From: Walked From eaves From ground with binoculars
Type of Roof Covering (3):
Viewed From: Walked From eaves From ground with binoculars
Describe and explain any levels of roof not accessed: Due to slope.
Evidence of previous repairs to roofing material? Yes No
Evidence of water penetration? Yes No
Comments: See the note(s) under the Structural section of the Summary page(s).
 Approximate age of roof (1): 15 yrs. Location (1): Whole house
 Design Life (1): 15-20 yrs.
 Approximate age of roof (2): yrs. Location (2):
 Design Life (2): yrs.
 Approximate age of roof (3): yrs. Location (3):
 Design Life (3): yrs.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments: See the note(s) under the Structural section of the Summary page(s).

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Comments: See the note(s) under the Structural section of the Summary page(s).

Walks: Visible trip hazards or defects noted? Yes No Not Present
 Driveway: Visible trip hazards or defects noted? Yes No Not Present
 Retaining Walls: Visible defects noted? Yes No Not Present

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Comments: See the note(s) under the Electrical section of the Summary page(s).

Amps: 200 Volts: 120/240
 Is incoming electrical service adequate to meet the needs of the dwelling? Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of wiring: Copper
Comments: See the note(s) under the Electrical section of the Summary page(s).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of System (Unit 1): Forced Air
Energy Source (Unit 1): Electric Gas Oil Other
Type of System (Unit 2): Forced Air
Energy Source (Unit 2): Electric Gas Oil Other
Comments: See the note(s) under the Heating / AC section of the Summary page(s).

Number of heating units present: 2

Approximate Age (Unit 1): 15 yrs Design Life (Unit 1): 15-20 yrs
 Location (Unit 1): Attic

Approximate Age (Unit 2): 15 yrs Design Life (Unit 2): 15-20 yrs
 Location (Unit 2): Attic

Evidence of fuel storage tank? Yes No In use? Yes No
 Above Ground Below Ground Location:

NOTES: FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.

I = Inspected				NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment		
				<i>Type of System (Unit 1): Central</i> <i>Type of System (Unit 2): Central</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s).		
				Number of cooling units present: 2		
				Approximate Age (Unit 1): 15 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Attic/Exterior		
				Approximate Age (Unit 2): 15 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Exterior/Attic		
				NOTES: UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY. UNITS ARE NOT OPENED FOR INSPECTION. WINDOW A/C UNITS ARE NOT INSPECTED.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating AC section of the Summary page(s). NOTE: INSPECTION OF FLUES IS LIMITED.		
IV. PLUMBING SYSTEMS						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures		
				<i>Location of water meter: Street</i> <i>Location of main water supply valve: Left exterior wall</i> <i>Static water pressure reading: 60 psi</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Water Source: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Homeowner		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Sewage Service: <input type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Homeowner		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). <i>Energy Source (Unit 1): Gas</i> <i>Capacity (Unit 1): 40 gal</i> <i>Energy Source (Unit 2): Gas</i> <i>Capacity (Unit 2): 40 gal</i> Approximate Age (Unit 1): 15 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Attic Approximate Age (Unit 2): 15 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Attic		

Address of Inspected Property: N27 W23681 Paul Road

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

				VI. OPTIONAL SYSTEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the <i>Summary</i> page(s).</p> <p>Control Panel Location: _____ Number of Zones used: _____</p> <p>Valve Box Location: _____</p> <p>Coverage: <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other</p> <p>NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the <i>Summary</i> page(s).</p> <p><i>Type of Construction (pool):</i> Gunite</p> <p><i>Type of Construction (hot tub/spa):</i> Gunite</p> <p>Is pool winterized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Type of pool: <input checked="" type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other</p> <p>Type of pool filter: <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other</p> <p>Is hot tub/spa winterized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Type of hot tub/spa: <input checked="" type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other</p> <p>Type of hot tub/spa filter: <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other</p> <p>NOTE: NOT CHECKED FOR POOL SHELL LEAKAGE OR IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the <i>Summary</i> page(s).</p>

SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

A home inspector with only a general knowledge of potential costs provided the estimated costs of repair shown below. RAL recommends that at least one qualified repair contractor provide a more accurate and detailed bid for these repairs prior to closing.

This inspection report was solely intended for use by RAL's specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.

I. STRUCTURAL SYSTEMS

I.A. FOUNDATIONS

1. Qualified contractor to correct as determined necessary, the multiple corner pops at the exterior foundation walls.

I.B. GRADING & DRAINAGE

1. No visible defects noted at time of the inspection.

I.C. ROOF COVERING MATERIALS #1

1. Further evaluation of the roof system by a qualified roofing contractor is needed due to, but not limited to, the conditions below: TBD

- a. Raised shingles observed at the roof and flashing.
- b. Granular loss & stains observed at multiple areas of the roof.
- c. Roof over flow stain on the rear roof shingles.

I.D. ROOF STRUCTURES & ATTICS

1. No visible defects noted at time of the inspection.

NOTE: Inspection of attic was limited due to design, lack of walk boards, and insulation. FYI

I.E. WALLS (INTERIOR & EXTERIOR)

1. No visible defects noted at time of the inspection.

I.F. CEILINGS & FLOORS

1. No visible defects noted at time of the inspection.

I.G. DOORS (INTERIOR AND EXTERIOR)

1. No visible defects noted at time of the inspection.

SUMMARY

I.H. WINDOWS

1. Qualified window contractor to examine all windows and make all necessary repairs including, but not limited to, the items listed below:

- a. Loose tension springs at the front bedroom window.
- b. Failed thermal seal at the front second story window.

The determination of failed seals can be affected by such conditions as temperature, humidity, and cleanliness of window surface. Due to these conditions, all failed thermal seals may not have been visible or identified at the time of this assessment. Therefore, all windows should be inspected by the window contractor to determine the total number of failed thermal seals. Due to the nature of visible concerns, the scope and cost estimate of this project is to be determined by a qualified window contractor.

I.I. STAIRWAYS (INTERIOR AND EXTERIOR)

1. No visible defects noted at time of the inspection.

I.J. FIREPLACES AND CHIMNEYS

1. No visible defects noted at time of the inspection.

NOTE: The inspection of exterior chimney components and/or interior components of fireplaces, chimneys and flues can be limited by design or accessibility with areas that are beyond the scope of this visual inspection.

FYI

I.K. PORCHES, BALCONIES, DECKS AND CARPORTS

1. No visible defects noted at time of the inspection.

I.L. OTHER

1. No visible defects noted at time of the inspection.

II. ELECTRICAL SYSTEMS

II.A. SERVICE ENTRANCE AND PANELS

1. No visible defects noted at time of the inspection.

II.B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. No visible defects noted at time of the inspection.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

III.A. HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at time of the inspection.

III.B. COOLING EQUIPMENT (UNIT #1)

1. No visible defects noted at time of the inspection.

III.C. DUCT SYSTEMS, CHASES, AND VENTS

1. No visible defects noted at time of the inspection.

IV. PLUMBING SYSTEM

SUMMARY

IV.A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. Qualified contractor to correct as determined necessary the missing backflow prevention at the exterior faucets.

IV.B. DRAINS, WASTES, AND VENTS

1. No visible defects noted at time of the inspection.

IV.C. WATER HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at time of the inspection.

IV.D. HYDRO-MASSAGE THERAPY EQUIPMENT

1. Qualified contractor to correct as determined necessary the missing access panel for the hydro therapy tub.

V. APPLIANCES

V.A. DISHWASHERS

1. No visible defects noted at time of the inspection.

V.B. FOOD WASTE DISPOSERS

1. No visible defects noted at time of the inspection.

V.C. RANGE HOOD AND EXHAUST SYSTEMS

1. No visible defects noted at time of the inspection.

V.D. RANGES, COOKTOPS, AND OVENS

1. Qualified contractor to correct as determined necessary the left front burner that does not burn properly.

V.E. MICROWAVE OVENS

1. No visible defects noted at time of the inspection.

V.F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. No visible defects noted at time of the inspection.

V.G. GARAGE DOOR OPERATORS

1. No visible defects noted at time of the inspection.

NOTE: Inspection of garage is limited due to storage and vehicle.

FYI

V.H. DRYER EXHAUST SYSTEMS

1. No visible defects noted at time of the inspection.

VI. OPTIONAL SYSTEMS

VI.A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

1. Not Present.

SUMMARY

VI.B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

1. Qualified pool contractor to correct as determined necessary the pool light that is not functional and left side gate that is not self closing.

NOTE: One or more qualified pool contractors should be contacted to provide a firm bid for corrective action. FYI

VI.C. OUTBUILDINGS

1. Not Present.

VI.D. PRIVATE WATER WELLS

1. Not Present.

VI.E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS

NOTE: See separate septic report.

FYI

Line Item #: I

Description:
Address



Line Item #: I

Description:
Front view



Line Item #: I

Description:
Front view



Line Item #: I

Description:
Front view



Line Item #: **I**

Description:
Right side view



Line Item #: **I**

Description:
Rear of garage.



Line Item #: I

Description:
Rear view



Line Item #: I

Description:
Rear view



Line Item #: **I**

Description:
Rear view



Line Item #: **I**

Description:
Exterior view



Line Item #: **I**

Description:
Left side view



Line Item #: **I**

Description:
Left side view



Line Item #: I.A

Description:
Example of multiple corner pops at the exterior foundation walls.



Line Item #: I.A

Description:
Example of multiple corner pops at the exterior foundation walls.



Line Item #: I.A

Description:
Example of multiple corner pops at the exterior foundation walls.



Line Item #: I.A

Description:
Example of multiple corner pops at the exterior foundation walls.



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: I.C.

Description:
Raised shingles observed at the roof.
Granular loss & stains observed at
multiple areas of the roof.



Line Item #: I.C.

Description:
Raised shingles and flashing observed at
the roof.



Line Item #: I.C.

Description:
Granular loss observed at multiple areas of the roof.



Line Item #: I.C.

Description:
Granular loss observed at multiple areas of the roof.



Line Item #: I.C.

Description:

Roof over flow stain on the rear roof shingles.



Line Item #: I.D.

Description:

NOTE: Inspection of attic was limited due to design, lack of walk boards, and insulation.



Line Item #: I.D.

Description:

NOTE: Inspection of attic was limited due to design, lack of walk boards, and insulation.



Line Item #: I.D.

Description:

NOTE: Inspection of attic was limited due to design and insulation.



Line Item #: I.D.

Description:

NOTE: Inspection of attic was limited due to design.



Line Item #: I.D.

Description:

NOTE: Inspection of attic was limited due to design, lack of walk boards, and insulation.



Line Item #: I.H.

Description:
Loose tension springs at the front bedroom window.



Line Item #: I.H.

Description:
Failed thermal seal at the front second story window.



Line Item #: I.J.

Description:
Gas fireplace



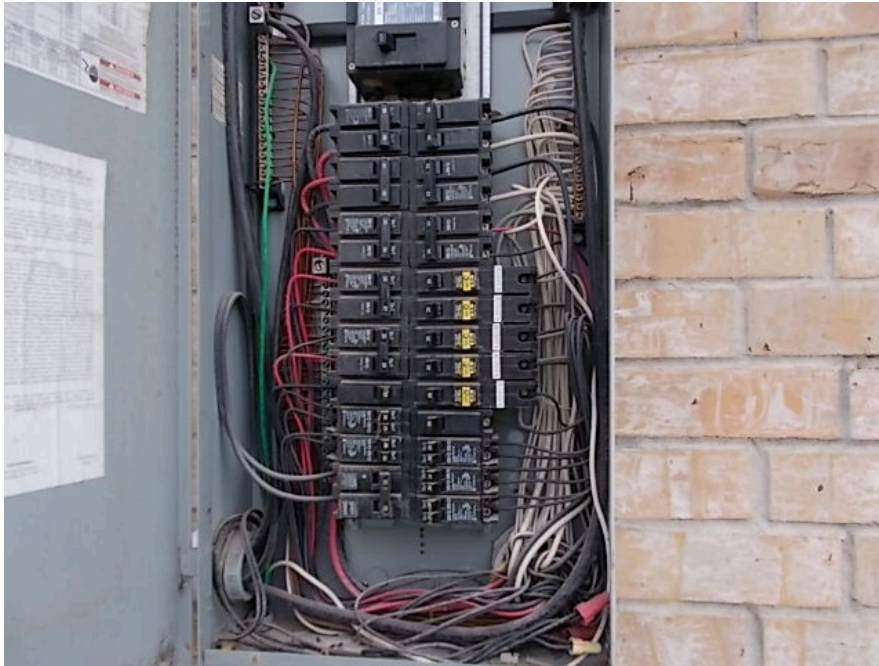
Line Item #: I.J.

Description:
Chimney view



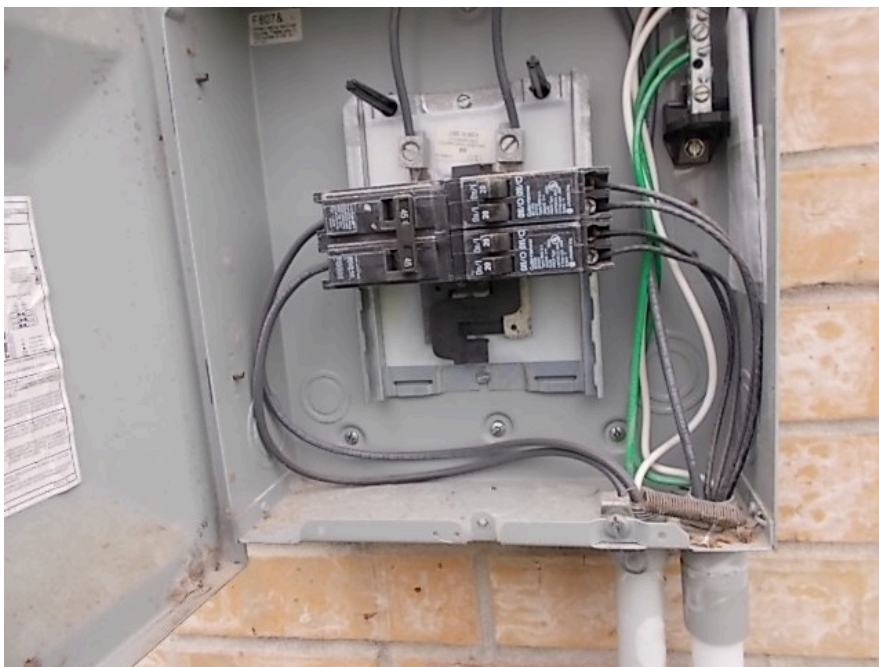
Line Item #: **II.A.**

Description:
Electric panel



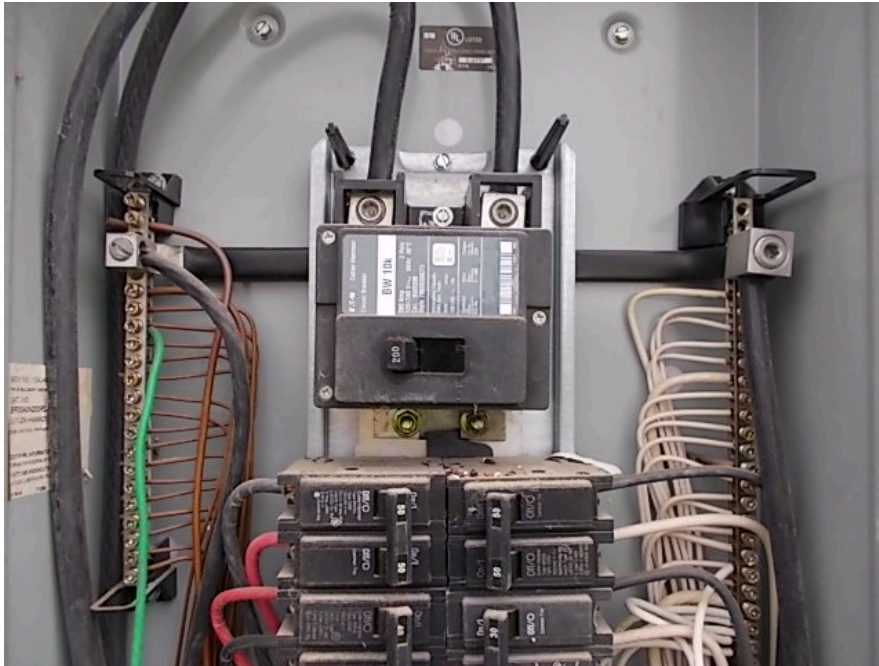
Line Item #: **II.A.**

Description:
Electric sub panel



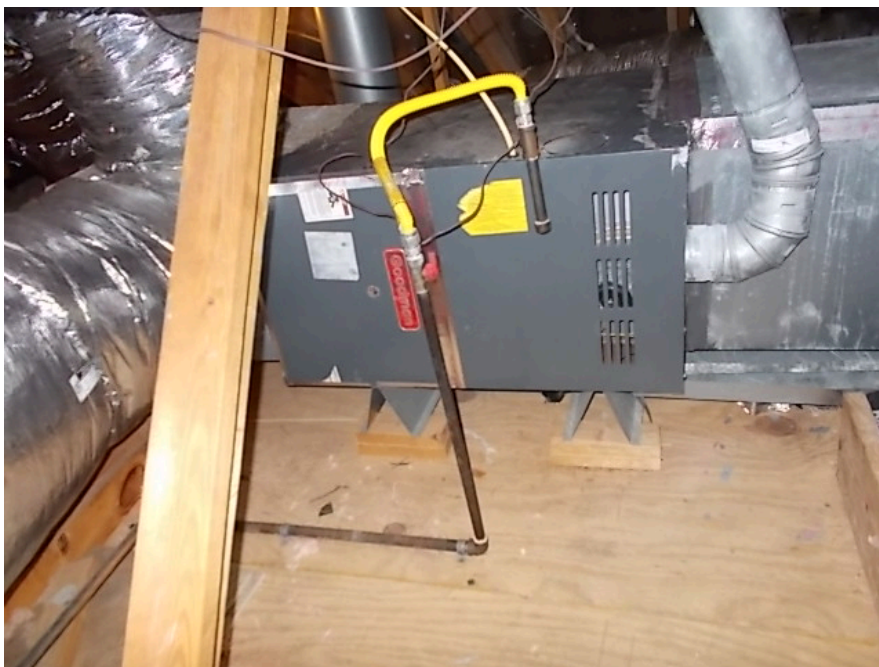
Line Item #: II.A.

Description:
Electric panel



Line Item #: III.A

Description:
HVAC unit #1



Line Item #: III.A

Description:
HVAC unit #2



Line Item #: III.B.

Description:
A/C unit #1



Line Item #: III.B.

Description:
A/C unit #2



Line Item #: IV.A.

Description:
Missing backflow prevention at the exterior faucets.



Line Item #: **IV.C.**

Description:
Water heaters



Line Item #: **IV.D.**

Description:
Hydro Therapy Tub



Line Item #: **V.D.**

Description:
Left front burner does not burn properly.



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Spa light



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool filter



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Left side gate is not self closing.



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool view



Line Item #: **VI.B.**

Description:
Pool equipment



Line Item #: **VI.B.**

Description:
Pool light is not functional.



Line Item #: **VI.B.**

Description:
Pool heater

