

Professional Inspection Report

Prepared for:

**Kenneth Chance Mentesana
7107 Brownbark
Magnolia, TX 77354**

July 28, 2021



ProVantage Inspections, PLLC

P. O. Box 736

Conroe, TX 77305

(936) 900-3421

office@provantageinspections.com

www.provantageinspections.com

Table of Contents

(Click on a line below to go to the desired page.)

Cover Pages	
Cover Page	1
Title Pages	
Additional Info Provided By Inspector	3
Structural Systems	
Foundations	8
Grading and Drainage	9
Roof Covering Materials	10
Roof Structures and Attics	12
Walls (Interior and Exterior)	13
Ceilings and Floors	19
Doors (Interior and Exterior)	21
Windows	22
Stairways (Interior and Exterior)	23
Fireplaces and Chimneys	23
Porches, Balconies, Decks, and Carports	23
Electrical Systems	
Service Entrance and Panels	24
Branch Circuits, Connected Devices, and Fixtures	27
Heating, Ventilation and Air Conditioning Systems	
Heating Equipment	30
Cooling Equipment	31
Duct Systems, Chases, and Vents	34
Plumbing System	
Plumbing Supply, Distribution Systems and Fixtures	35
Drains, Wastes, and Vents	39
Water Heating Equipment	40
Hydro-Massage Therapy Equipment	41
Gas Distribution System	42
Appliances	
Dishwashers	43
Food Waste Disposers	43
Range Hood and Exhaust Systems	43
Ranges, Cooktops, and Ovens	44
Microwave Ovens	45
Mechanical Exhaust Vents and Bathroom Heaters	45
Garage Door Operators	46
Dryer Exhaust Systems	46
Professional Inspection Agreement	
Professional Inspection Agreement	47
Summary	
Summary	49

PROPERTY INSPECTION REPORT

Prepared For: Kenneth Chance Mentesana
(Name of Client)

Concerning: 7107 Brownbark, Magnolia, TX 77354
(Address or Other Identification of Inspected Property)

By: Michael Dorman, Lic #24633 07/28/2021
(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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

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.

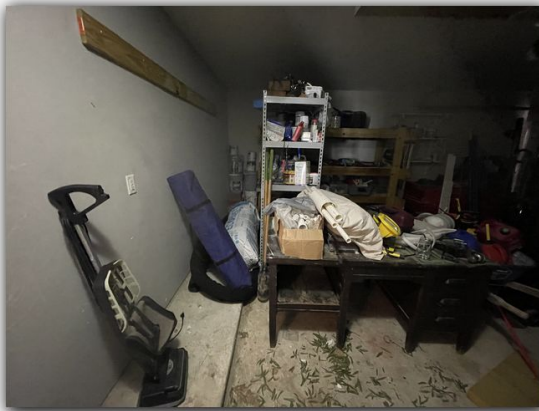
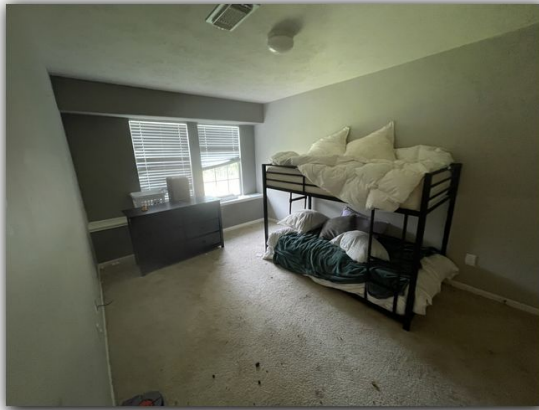
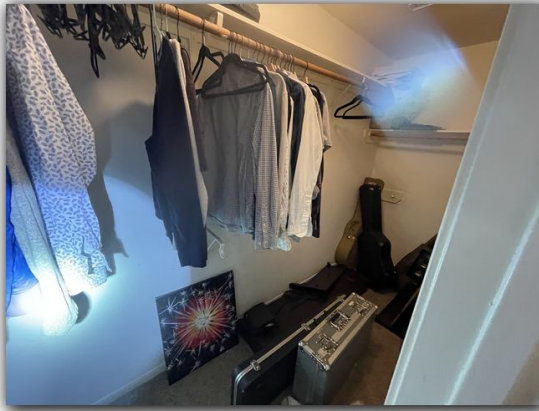
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

General Inspection Information:

Inspection Start Time: 2:15 pm **Stop Time:** 4:15 pm
Present at Inspection: Tenant(s) / Renter(s), WDI Pest Control Inspector
Property Status: Occupied

The inspection of this property was limited in some ways due to the fact that it was currently occupied or staged with furniture. Some walls, floors, windows, electrical components, plumbing fixtures and other areas / items could not be inspected because they were restricted or inaccessible because of furniture or stored items.





Weather Conditions: Clear
Outside Temperature: 95° to 100° Degrees
Year Home Built: 2004 **Home Sq. Ft:** 2472

Interpreting this Inspection Report:

Orientation Directions: All directional references in this report as to right, left, front, or rear are from a **FRONT VIEW** perspective, i.e. - as if you were standing in the front yard looking at the house.

Photographs: Photographs used for information and/or clarification for depicting issues and conditions are provided as a convenience and may not depict all the occurrences of a condition. For example, if several electrical receptacles are not working correctly, siding is deteriorated in multiple locations, or more than one window spring is broken, there may not be a picture of every deficiency.

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

Items marked “Deficient”: Please understand that some items marked as “Deficient” does not necessarily mean that they were deficient when the home was built. TREC requires inspectors to mark some items deficient for safety reasons. Building codes change for new construction practices. The seller should not be expected to bring items up to current codes when it may not have been required at the time of construction.

What does the Seller have to repair that is called out as deficient in this inspection report?: Nothing ... every transaction is different - the seller's financial situation, the debt and value of a property, the condition of the market at the current time, and other things. A seller may sell a property in "As Is" condition without repairing anything, may pay for and fix a few items, may not repair anything but negotiate a concession off the price of the property, or may repair everything. Every deal is different. The buyer must work with his / her agent to determine how to apply the inspection report to the sale of the specific property.

Purpose of the Inspection and Report:

The purpose of the inspection is to make visual observations of the subject house and property. The intent of the inspection report is to inform the client of the inspector's opinions concerning the apparent condition of the house and property on the day of the inspection, given the specific conditions of that day.

This inspection report shall supersede any written or verbal conversations, comments, and/or reports that were provided prior to this written report.

Limitations, Guarantees, or Warranties:

The inspector cannot and does not anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. There are no guarantees or warranties, express or implied, as to future performance of any item, system or component.

This report is paid and prepared for the exclusive use of Kenneth Chance Mentesana.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): *Post-Tension Slab on Grade*

Comments:

Foundation Performance Opinion:

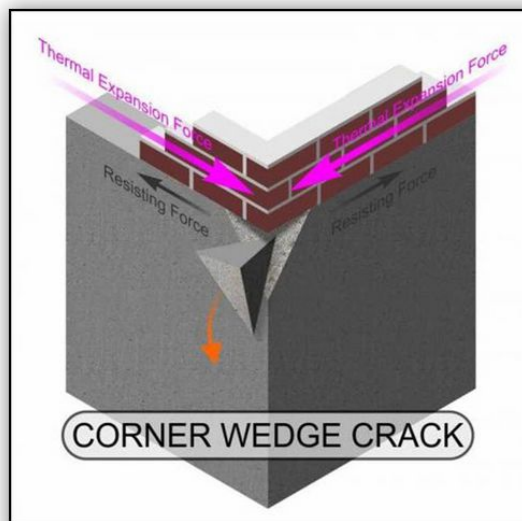
There was no apparent evidence, in my opinion, that would indicate the presence of major foundation deformities, excessive settlement distress conditions, or significant deficiencies in the foundation. Interior and exterior stress indicators showed little effects of adverse performance. The foundation appeared to be performing without the obvious need of immediate remedial leveling and was providing adequate support for the structure at the time of the inspection.

The opinion stated above neither addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures. Differential movements are likely to occur with the expansive nature of the soils in the Houston and surrounding areas.

Should you have any present or future concerns regarding the foundation's condition, you are advised to consult with a licensed Professional Engineer for further evaluation.

For more information regarding the characteristics and maintenance of foundations in the Houston area, please go to www.houstonlabfoundations.com.

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition and is due to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Information: Cracks in concrete do not, in and of themselves, indicate a structure deficiency in the construction or performance of a foundation. The interior surfaces of the foundation of the house were concealed by floor covering materials and could not be inspected.

B. Grading and Drainage

Comments:

- The grading and drainage around the house appeared to be performing adequately at the time of the inspection. Lots should be graded with a six inch downward slope for every ten feet of distance to drain surface water away from the foundation walls. Where there is not enough distance, swales should be installed in the grading of the soil to drain effectively.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

Gutter & Downspout System

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Multiple sink holes / dog dug holes were observed on the property. Recommend filling to prevent trip hazard.



C. Roof Covering Materials

Types of Roof Covering: Composition roofing materials on Hip and Gable roof

Viewed From: Edge of Roof from Ladder, Drone

Comments:

- The components of the roofing system, shingles and decking appeared to be in satisfactory condition and were functioning properly at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- One or more roof vents was observed to have exposed nail heads / deteriorating caulk. Recommend sealing to prevent water penetration.



- One or more pieces of flashing was observed to be raised.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Life Expectancy of Roofing Material

The life expectancy of roofing material is not determined in a property inspection. If there are any concerns about the roof covering life expectancy or potential for future problems, a qualified roofing specialist should be consulted. The inspector does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. The buyer is encouraged to have the Property Insurance Company physically inspect the roof, prior to the expiration of any time limitations, such as option or warranty periods, to fully evaluate the insurability of the roof.

-
-
-
-

D. Roof Structures and Attics

Viewed From: *From Interior of Attic*

Approximate Average Depth of Insulation: *10" to 12"*

(Note: Generally recommended depth of attic insulation to be approximately 10+ inches to achieve an R30 insulation rating.)

Insulation Type: *Loose Filled, Batt or Blanket*

Attic Accessibility: *Partial - not all aspects of the attic are accessible or visible*

Description of Roof Structure: *Rafter Assembly*

Comments:

- The components of the visible framing, ceiling joists, rafters, purlins, supports, collar ties, ridge boards, roof decking, insulation and ventilation appeared to be performing and in satisfactory condition at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



E. Walls (Interior and Exterior)

Comments:

Home was Occupied

- Due to the home being occupied, all of the interior surfaces were unable to be inspected because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

Exterior Walls & Surfaces

Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Multiple areas on the interior walls were observed to have stains / cosmetic damage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



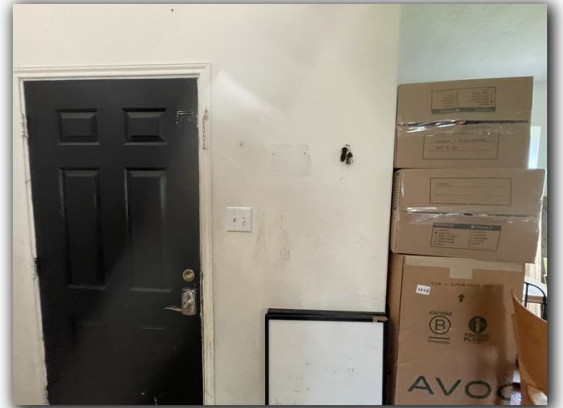
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



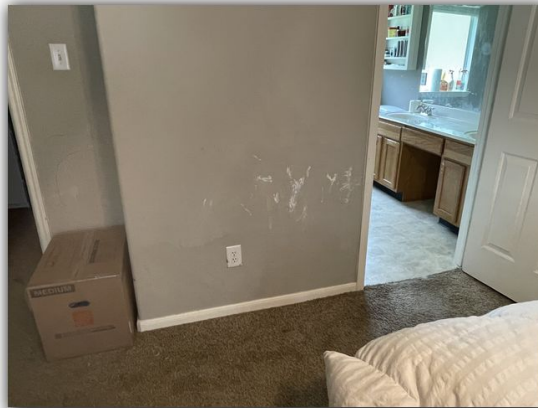
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Multiple holes were observed in the interior walls.



- Multiple areas on the exterior siding were observed to have algae growth.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- Multiple areas of the siding were observed to have deterioration / damage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.



F. Ceilings and Floors

Comments:

Ceilings

- The ceiling surfaces and finishes appeared to be in satisfactory condition at the time of the inspection. Exception below.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Two or more areas in the living room ceiling were observed to be damaged.



I=Inspected

NI=Not Inspected

NP=Not Present

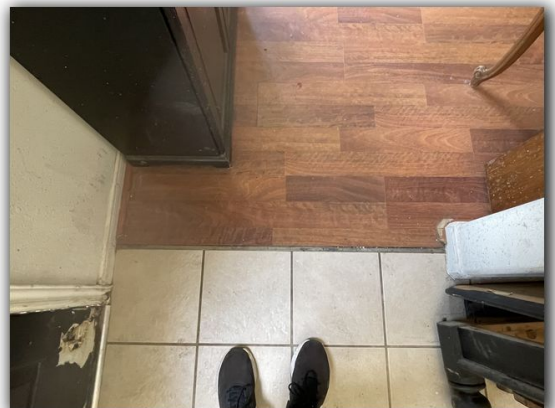
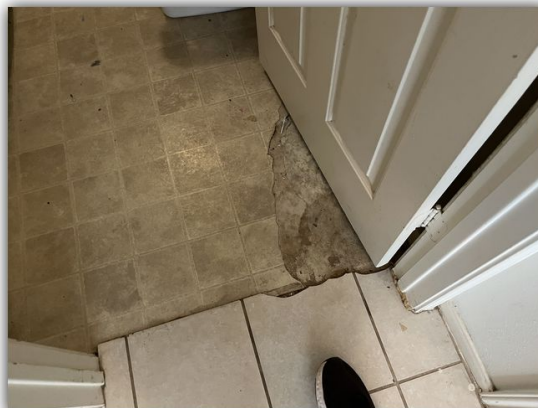
D=Deficient

I	NI	NP	D
---	----	----	---

- The flooring in multiple areas upstairs needed to be cleaned.



- Multiple transitions in the flooring downstairs were observed to be missing the transition piece.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- There was a broken tile observed going into the laundry room.



G. Doors (Interior and Exterior)

Comments:

- The interior and exterior doors were opened, closed, and latched / locked properly at the time of the inspection. Exceptions below.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- One or more doors were observed to have damage.



I=Inspected

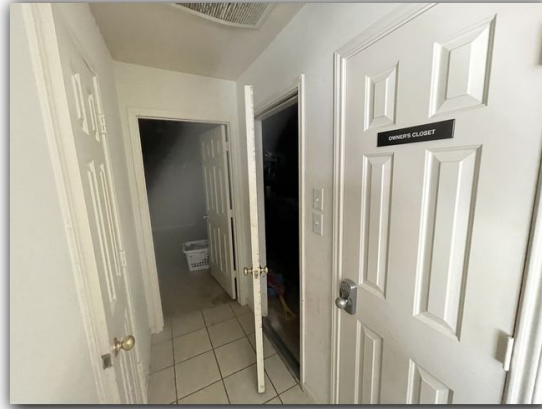
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- The entry door from the attached garage was not equipped with a self-closing device. Recommend installing a self-closing device for safety reasons.



H. Windows

Comments:

Windows

Note: Due to height, window treatments, personal effects, large, heavy, fragile items, furniture and/or stored items, some of the windows were unable to be operated and/or visually inspected at the time of the inspection.

- Accessible windows were opened, closed, and locked and the glass appeared to be in satisfactory condition at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Multiple windows were observed to be missing window screens.



I=Inspected

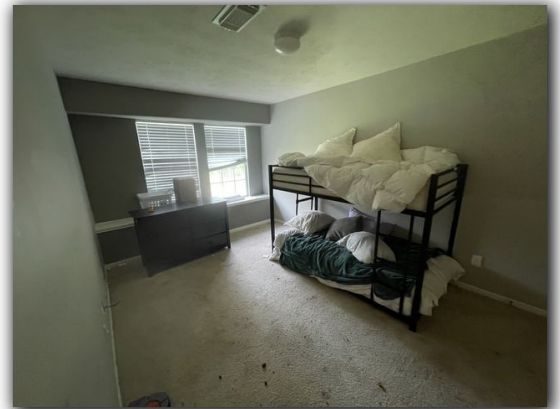
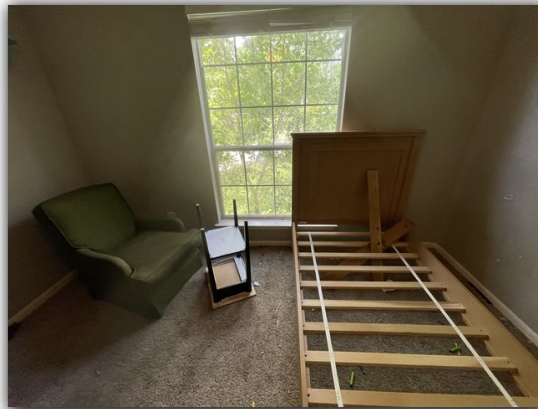
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Common for construction of this age, there were openable windows on the second floor that were less than 24 inches above the floor. As per IRC 612.2, windows above 72 inches above the finished grade or surface below should not be less than 24 inches above the floor. For safety reasons, it is recommended to install a window-opening limiting device to allow windows to open a maximum of 4 inches.



I. Stairways (Interior and Exterior)

Comments:

- The components of the stairway and handrail appeared to be in satisfactory condition at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Porches

- The porch components appeared to be satisfactory condition at the time of the inspection.

Driveway

- Minor cracks and/or deficiencies were observed in the driveway.



This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Panel Box

Box Maximum Rating: 125 amps

Main Disconnect Rating: 125 amps

Box Location: House Right Side Exterior Wall

Cabinet Manufacturer: Square D

Service Entrance Cables Wire Type: Aluminum without anti-oxidant gel

- The components of the electrical service panel, service entrance cables, breakers, connections, wiring, and grounding appeared to be performing and in satisfactory condition at the time of the inspection.



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The clamp for the ground rod is an improper style of grounding clamp. Recommend an acorn style clamp to be installed.



I=Inspected

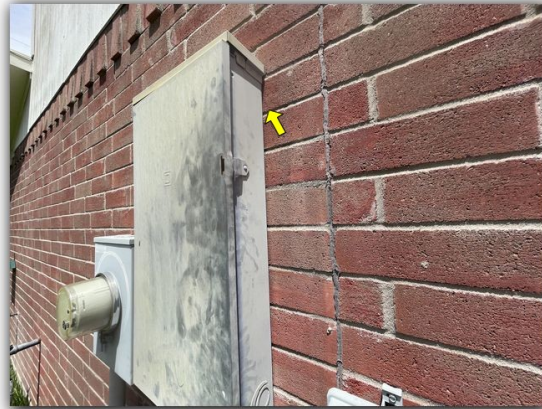
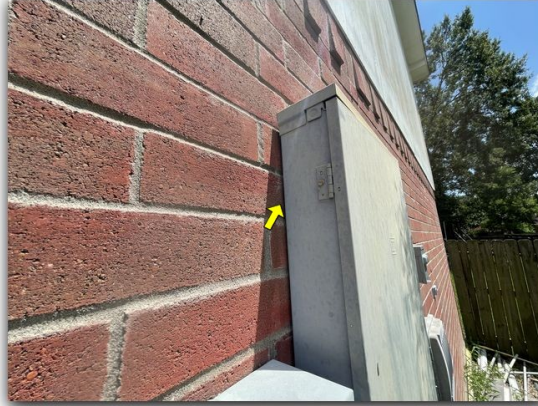
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- The service panel and meter box were not sealed to the exterior wall. Recommend sealing to the wall to prevent moisture penetration to the back of the panel.



- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations. The NEC and most panel manufacturers do not require the application of anti-oxidant gel on the aluminum service entrance cables, however, the TREC Standards of Practice require notification if anti-oxidant gel is not present. If the buyer has any questions about this issue, it is recommended to consult with a licensed electrician.



This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

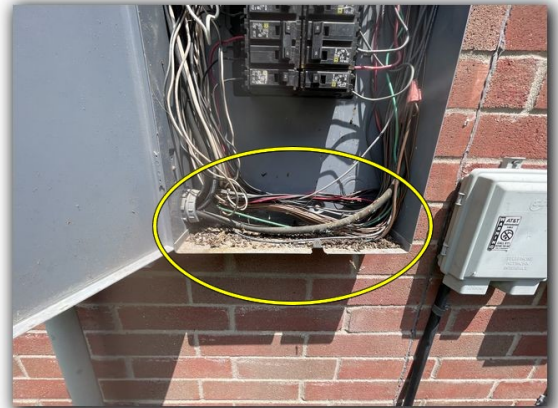
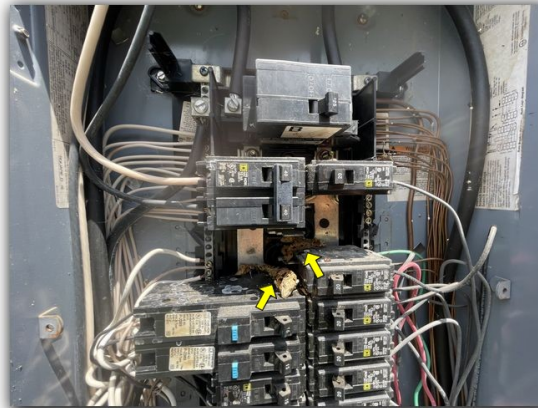
D=Deficient

I	NI	NP	D
---	----	----	---

- The NEC Code 408.21 states with regard to grounded (neutral) connections: "Each grounded conductor shall terminate within the panel board on an individual terminal that is not also used for another conductor." While doubling of neutrals has been a common practice of electricians, it has been found to cause problems due to poor connections. The remediation is not expensive and can be done quickly by a licensed electrician. Terminate each grounded (neutral) connection to an individual terminal on the neutral bus bar.



- There was a lot of debris and a dead lizard observed in the electrical box. Recommend cleaning.



Routine Electrical Service Panel Inspection Recommendation

- The electrical service panel / system is the "heart of the home." Electrical current is being distributed from the panel(s) to the receptacles, fixtures, appliances, and equipment throughout the property. Breakers become weak and wear out, connections can become loose, and other conditions can occur within a panel. It is recommended every few years to have a qualified licensed electrician to inspect and evaluate the electrical service panel for any service and/or repairs that may be needed.

Grounding and Bonding

Evidence of grounding and bonding is inspected. Many aspects of the grounding system within a structure are not visible. The effectiveness of the grounding system in a structure can be further evaluated by a licensed electrician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Circuit Wiring: *Copper*

Comments:

4-Prong Electric Clothes Dryer Receptacle

- The electric clothes dryer receptacle has a 4-prong type of receptacle. If an electric dryer is installed with a different type cord, be aware that the receptacle or the electrical cord will need to be changed to the correct matching type. A licensed electrician or qualified appliance technician can assist with either of these.



Smoke Alarms

- The smoke alarm components were installed in the correct locations and appeared to be performing and in satisfactory condition at the time of the inspection. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety. Exception below.

Doorbell / Chime

- The doorbell was working and in satisfactory condition at the time of the inspection.

GFCI Receptacles

- The required receptacles located in the kitchen, bathrooms, garage, and exterior of the home appeared to be GFCI protected. These were tripped, reset, and appeared to be functioning satisfactorily at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

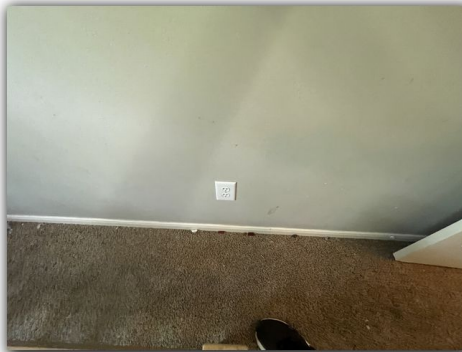
I	NI	NP	D
---	----	----	---

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Not all of the laundry room receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room should have GFCI protection.



- Multiple receptacles were observed to be too loose at the wall mount in the electrical box. A loose receptacle is a conducive condition for a loose wire, electrical shorts, overheating, and a fire hazard. The pictures provided are not exhaustive of every location, but representative of the condition noted. Recommend evaluating all receptacles and securing loose receptacles satisfactorily in the box as needed.



- One or more of the receptacles were observed to be damaged in the front left upstairs bedroom.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- One or more of the receptacle cover plates are damaged in the upstairs rear corner bedroom.



- Two or more smoke detectors were observed to be removed. Recommend replacing.



- There were no carbon monoxide alarm(s) observed to be installed in the immediate vicinity of the bedrooms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: *Main House Central*

Energy Sources: *Gas*

Comments:

Central Heating System

Manufacturer Name: Goodman

- The furnace and its components appeared to be installed correctly and performed satisfactorily at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The burner compartment was unable to be opened due to tape being around it at the time of inspection.



B. Cooling Equipment

Type of Systems: *Central*

Comments:

HVAC Equipment Still Under Warranty

Some or all of the HVAC equipment components (Condenser, Evaporator Core, and/or Furnace) were manufactured less than 5 years ago. HVAC equipment generally comes standard with a 5 year parts warranty. If it was registered online by the original owner, it may have an extended warranty up to 10 years. Recommend buyer to determine the amount of warranty remaining on HVAC equipment.

Whole House Media Air Filter Installed in Attic

- There is a 4" Whole-House Media Air Cleaner installed in the unit in the attic. This is a highly effective air cleaner also requires minimal maintenance. Recommend monitoring every 6 months for replacement. Every home is different and the condition of the filter should be monitored for the frequency of the time period the filters will need to be replaced.
- It is unnecessary to install 1" filters in the air returns in the interior of the home. If the buyer wishes to install a 1" filter in the air returns to supplement the 4" filter, it is recommended to use a thin inexpensive filter so as to not overwork the system. If you have any questions about the filtration of your HVAC system, please contact a qualified HVAC technician for more information.

Central Cooling System

Manufacturer Name: Goodman

Model # GSX16S481AA

Serial # 2006320707

System Size: **4 ton**

System Age: **2020**

System SEER: **14**

Refrigerant Type: **R-410A** **R-22 (older style - see notes below)**

Today's Temperature Differential (Delta-T): **26.1 (71.6 IN TO 45.5 OUT)**

Filter Location(s): **At Attic Unit**

Filter Size(s): **Media Filter 20 x 25 x 4**

Maximum Amp Breaker: 40

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

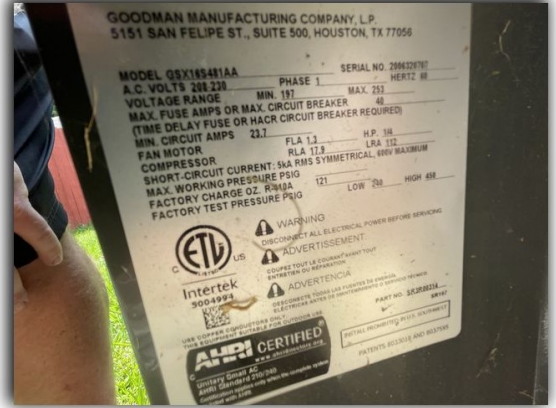
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Evaporator Core

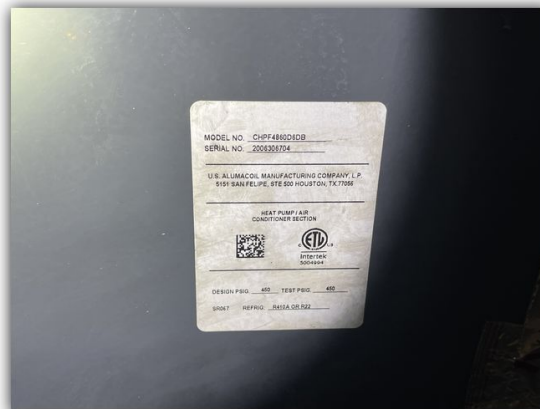
Manufacturer Name: Goodman

Model #CHPF4860D6DB

Serial # 2006306704

System Size: 4 ton

System Age: 2020



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Primary Condensate Drain Line Location(s)

- The location of the primary condensate drain line that is connected to the evaporator core was under the Upstairs Front Left Bathroom Sink. Recommend cleaning the condensation drain line(s) at least annually and ensuring the associated sink trap is free-flowing for proper drainage.



Secondary Overflow Condensate Drain Line Location(s)

- The location of the secondary condensate drain line that is connected to the overflow pan was located at the Rear Soffit. If water is ever seen dripping from this outlet, recommend contacting a qualified HVAC technician for an evaluation of the system.



Annual HVAC Maintenance Contract Recommendation

- Homeowners are strongly encouraged to obtain an annual maintenance contract with a qualified HVAC company to inspect and service the system two times a year to keep the components and drains in excellent operating condition.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The temperature drop measured across the evaporative coils of the air conditioning system was higher than considered satisfactory. The system was not cooling properly and servicing by a qualified HVAC technician is recommended.

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Temperature Differential - "Delta T"

Temperature Differential (called "Delta T") readings are an accepted industry standard of practice for testing the proper operation of a cooling system. There is a variance of opinions on the acceptable Delta-T range. Based upon our research from trusted industry sources, we use the acceptable range between **15 to 21 degrees Fahrenheit** total difference measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as, but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

- The components of the duct system(s), chases, and vents appeared to be in satisfactory condition at the time of the inspection. Recommend periodic inspection of ducts and connections to ensure that all are sealed satisfactorily.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: *Front of the yard*



Location of main water supply valve: *Garage wall*



Static water pressure reading: *65 to 70 psi*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Water Supply Pipe Material Installed in this House

- Galvanized
- Copper
- PVC
- PEX

Interior Faucets/Fixtures

- The interior faucets / fixtures appeared to be performing properly and were in satisfactory condition at the time of the inspection. No leaks were observed at the faucets or in the drains in the cabinets.

Exterior Faucets/Fixtures

- The exterior faucets / hose bibbs appeared to be performing properly and were in satisfactory condition at the time of the inspection.
- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Multiple bathtubs and sinks were observed to be missing the stopper.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- The commode in the master and secondary bathroom were loose at the floor mount.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- The commode in the secondary upstairs bathroom was not sealed at the floor. Recommend sealing.



- The master bathtub faucet was observed to not be sealed at the wall. Recommend sealing.



Visible and Accessible Plumbing and Components

The inspector has attempted to discover and report conditions requiring further evaluation or repair. Determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of an inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

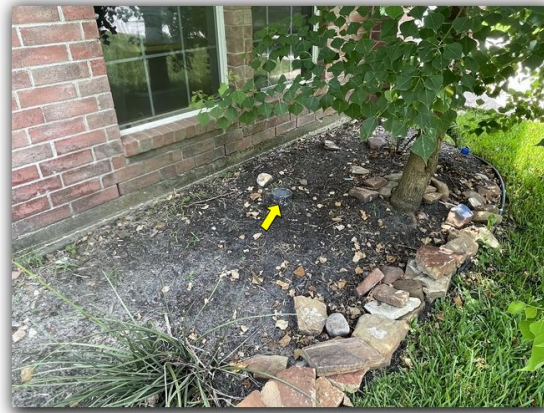
D=Deficient

I	NI	NP	D
---	----	----	---

B. Drains, Wastes, and Vents

Comments:

- The plumbing sewage system cleanout was located in the front flowerbed. Recommend to always keep this visible and uncovered from landscaping or any other hindrances.



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The right side master sink and the secondary bathroom sink were observed to be slow draining.



Visible and Accessible Drains, Wastes, and Vents

Reporting the condition of drains, wastes and vent piping that are not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. The opinions expressed are one of apparent conditions and are only good for the date and time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

- The water heater(s) and components appeared to be installed correctly, were in satisfactory condition, and performed properly at the time of the inspection. Recommend that the thermostat on the water heater be set for the hot water temperature to be between 110-120 degrees.

Water Heater –

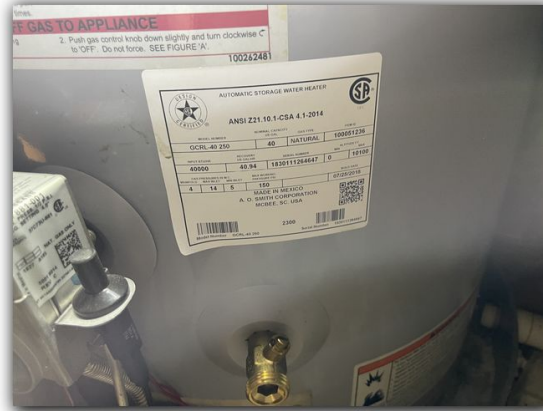
Location: Attic

Brand Name: A.O. Smith

Model # GCRL-40-250

S/N 1830111264647

Age, if known: 7/25/2018



Temperature Pressure and Relief Valve (also called TP&R Valve or T&P Relief Valve):

- Tested and reset with no apparent problems.
- Tested and opened freely, but did not close satisfactorily; recommend replacement.
- Was not tested due to age being over 2-4 years old or was too difficult to open. As per manufacturer's recommendation, replacement is advised..
- Was not tested due to drain pipe was draining to pan or not connected to the exterior; recommend repair.
- No TP&R drain pipe was installed; recommend repair.
- Was observed to be already leaking at the time of the inspection; recommend replacement.

Overflow Pan:

- Appeared to be in good condition and connected to an outside drain.
- No overflow drain pan was installed.
- No drain pipe was connected to the overflow pan and draining to the exterior.
- Recommend cleaning debris / insulation from overflow pan to prevent stoppage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Location and Importance of Water Heater Drain Pipes

- The T &P Relief Valve and Overflow Pan drain pipes are located on the left side of the house. If water is ever seen draining from either of these pipes, contact a licensed plumber to evaluate the water heater(s) for necessary repair.



Annual Operation of T&P Relief Valve (also called TP&R Valve)

- The T&P Relief ("Temperature and Pressure Relief") valve on the water heater is a safety feature. According to the maintenance instructions included with Temperature and Pressure Relief Valve, "the valve lever must be operated at least once a year by the water heater user / consumer to ensure that waterways are clear. Certain naturally occurring mineral deposits may adhere to the valve, blocking waterways, rendering it inoperative. When the lever is operated, hot water will discharge if the waterways are clear." If the valve does not fully close and reset with water dripping from the valve and/or drain pipe, it should be replaced with a new valve.

Reinspection of T&P Relief Valve every Two to Four Years

- Temperature and Pressure Relief Valves should be inspected and replaced, if necessary, at least once every two to four years depending on local water conditions and the advice of a local licensed plumber or qualified service technician. If corrosion or scaling of the valve is evident, the replacement of the valve and the valve's installation environment should be assessed. Contact your plumbing contractor for a reinspection to assure continuing safety.

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

E. Gas Distribution System

Comments:

- The gas meter, visible gas plumbing system and gas valves appeared to be function properly and were in satisfactory condition at the time of the inspection.



Laundry Gas Valve

- A gas valve was installed in the laundry room for a gas dryer. When not in use, this and any unused gas valve ends should be capped off for safety purposes. If a gas dryer is connected, ensure that the connection is properly installed and sealed.



Gas Plumbing Inspection Limitations.

The inspector is not required to and will not inspect sacrificial anode bonding or identify its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, the buyer is recommended to have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Bosch

Model # SHE65T56UC/02

S/N FD940200977

- The dishwasher appeared to operate satisfactorily on the Normal Wash cycle. The appliance was secured to the cabinet, the door seal was secure and appeared to be free of leakage, the soap dispenser opened as designed during operation, and the heating element appeared to be functioning satisfactorily at the time of the inspection.

B. Food Waste Disposers

Comments:

Brand Name: Badger

Model # BADGER 100-2

S/N 21031395054

- The food waste disposal appeared to function satisfactorily at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

Brand Name: Whirlpool

Model # RH2630XJQ1

S/N FRR40

- The cooktop / range vent hood exhaust appeared to function satisfactorily on all fan speeds at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The light at the range hood is inoperative.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: Samsung

- The oven functioned satisfactorily on a normal temperature setting of 350 degrees and Broil setting. The oven light was operational, and the door seal appeared to be in good condition at the time of the inspection.

Model # NX58M6850SS/AA
S/N 0ETV7DDK600251R



Gas Valve Location

- The gas shut-off valve for the cooktop / range was located behind the cooktop.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Multiple control knobs are missing.



- The range was not equipped with an anti-tip device and could be easily tipped over. This is a safety feature device that is included with a range and should be installed for safety reasons.

ANTI-TIP DEVICE

⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.

⚠ WARNING —

- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions

If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.

Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The exhaust fans appeared to function satisfactorily at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

G. Garage Door Operators

Comments:

- The garage door opener(s) appeared to be installed correctly and functioned satisfactorily at the time of the inspection. When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener(s) was equipped with electronic eyes for safety reverse, which operated properly by reversing the door when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

H. Dryer Exhaust Systems

Comments:

- The dryer vent location - Rear exterior wall



Inaccessible Dryer Vent Exhaust Pipe

- Due to a dryer being installed in front of the interior dryer exhaust vent at the time of the inspection, the interior of the vent pipe could not be fully inspected. Buyer should ensure that vent duct is clean of lint and debris before installing a dryer and/or occupancy of the house.



Cleaning of Dryer Vent Pipe

- Recommend periodic inspection and cleaning of the dryer vent pipe to ensure proper operation. The frequency of cleaning needed will vary upon frequency of use, the type of dryer installed, and other factors.

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

PROFESSIONAL INSPECTION AGREEMENT

Please read the following Agreement carefully before signing.

This Inspection Agreement (“Agreement”) is entered into on this day, 07/28/2021, between Kenneth Chance Mentasana (“Client”) and ProVantage Inspections, PLLC (“Inspector”) for the purpose of performing a general property condition inspection concerning 7107 Brownbark (“Property”).

Scope of Services:

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the property at the time of inspection.
- B. In exchange for the inspection fee paid by Client, the Inspector agrees to provide the Client with an inspection report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed in accordance with the Standards of Practice (“SOP”) set forth by the Texas Real Estate Commission (“TREC”) (www.trec.state.tx.us). The Inspector will attempt to identify major defects and problems with the Property. Client acknowledges that the inspection report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the inspection report. The inspector will not remove walls and wall coverings, floors and floor coverings, climb over large and/or heavy furniture and items, or fragile obstacles / objects and other obstructions in order to inspect concealed items. The Inspector will not turn on decommissioned equipment, systems, or utility services. Systems, components, and conditions which are not specifically addressed in the inspection report are excluded.
- D. The inspection report may indicate one of the following opinions of the Inspector regarding a particular item at the time of the inspection:
 - The item performed its intended function or achieved an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use;
 - The item was in need of repair; or
 - Further evaluation by a licensed or qualified technician / expert is recommended.

Inspection Report:

- A. The inspection report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.
- B. Unless specifically stated, the report will not include and should not be read to indicate opinions as to:
 - The presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall (i.e. “Chinese Drywall”) or any other environmental hazards, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - Presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - Compliance with any ordinances, statutes or restrictions, code, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;
 - Insurability, efficiency, warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, or
 - Anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Disclosure statements should be carefully reviewed for any material facts that may influence or affect the desirability and/or market value of the property.
- D. As noted above, the inspection report may state that further evaluation of certain items is needed by a licensed or qualified technician/expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

Disclaimer of Warranties:

- The inspector makes no guarantee or warranty, express or implied, as to any of the following:
- That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
- That any of the items inspected are designed or constructed in a good and workmanlike manner;
- That any of the items inspected will continue to perform as they performed at the time of the inspection; and
- That any of the items inspected are merchantable or fit for any particular purpose.

This confidential report is prepared exclusively for Kenneth Chance Mentasana on 07/28/2021.

Limitation of Liability:

By signing this agreement, client acknowledges that the inspection fee paid to the inspector is nominal given the risk of liability associated with performing home inspections, if liability could not be limited. Client acknowledges that without the ability to limit liability, the inspector would be forced to charge a client much more than the inspection fee for the inspector's services. Client acknowledges being given the opportunity to have this agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different inspector to perform the inspection. By signing this agreement, client agrees to liability being limited to the amount of the inspection fee paid by the client.

In the event the inspector fails to fulfill the obligations under this agreement, Client's exclusive remedy at law or in equity against Inspector is limited to a maximum recovery of damages equal to two times the paid inspection fee or a maximum amount of \$1,000.00, whichever is less. This limitation of liability applies to anyone, including the Client, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by Inspector in this inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein.

Fees or Other Valuable Consideration Disclosure:

ProVantage Inspections, PLLC, may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by the company to perform a third party inspection. By signing below, the Client(s) is acknowledging being informed of this arrangement between the company and the third party, and consent to these arrangements. The Inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. ProVantage Inspections, PLLC, is not liable for work performed by third party contractors.

Dispute Resolution:

In the event that a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

Attorney's Fees:

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

Exclusivity and Non-Transferability:

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the inspection report may be released to the Buyer's Real Estate Agent/Representative.

By my signature below, I acknowledge that I have read this contract and any attached documents. I understand and am bound by the terms and conditions set forth. If Client is married, Client represents that he or she has been authorized to enter into this Agreement on behalf of his or her spouse and/or other family members and that this agreement is a family obligation incurred in the interest of the family.

Client Signature: _____

Date: 07/28/2021

Inspector: Michael Dorman

INSPECTION REPORT SUMMARY

Kenneth Chance Mentesana

7107 Brownbark
Magnolia, TX 77354

This "Report Summary" section is provided as a tool to assist the buyer(s) and their representative(s) in preparing a repair request, if and when applicable. It is not a list of mandatory repairs, but rather suggested repairs or upgrades. Some properties are sold in "As-Is" condition, and other properties have repairs / upgrades negotiated as concessions and/or performed as part of the real estate transaction.

The summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is the sole discretion of the client. The inspector does not assist in specifying an order of importance.

This summary contains only those items identified as "Deficient." There may be other items listed in the full body of the Property Inspection Report that could be important to you that you may consider adding to the repair request, if and when applicable.

Please read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information. If some items in this report are unclear or not understood, please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations, such as option or warranty periods.

GRADING AND DRAINAGE

- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.
- Multiple sink holes / dog dug holes were observed on the property. Recommend filling to prevent trip hazard.

ROOF COVERING MATERIALS

- One or more roof vents was observed to have exposed nail heads / deteriorating caulk. Recommend sealing to prevent water penetration.
- One or more pieces of flashing was observed to be raised.

WALLS (INTERIOR AND EXTERIOR)

- Multiple areas on the interior walls were observed to have stains / cosmetic damage.
- Multiple holes were observed in the interior walls.
- Multiple areas on the exterior siding were observed to have algae growth.
- Multiple areas of the siding were observed to have deterioration / damage
- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces

CEILINGS AND FLOORS

- Two or more areas in the living room ceiling were observed to be damaged.

This confidential report is prepared exclusively for Kenneth Chance Mentesana on 07/28/2021.

- The flooring in multiple areas upstairs needed to be cleaned.
- Multiple transitions in the flooring downstairs were observed to be missing the transition piece.
- There was a broken tile observed going into the laundry room.

DOORS (INTERIOR AND EXTERIOR)

- One or more doors were observed to have damage
- The entry door from the attached garage was not equipped with a self-closing device. Recommend installing a self-closing device for safety reasons.

WINDOWS

- Multiple windows were observed to be missing window screens.
- Common for construction of this age, there were openable windows on the second floor that were less than 24 inches above the floor. As per IRC 612.2, windows above 72 inches above the finished grade or surface below should not be less than 24 inches above the floor. For safety reasons, it is recommended to install a window-opening limiting device to allow windows to open a maximum of 4 inches.

SERVICE ENTRANCE AND PANELS

- The clamp for the ground rod is an improper style of grounding clamp. Recommend an acorn style clamp to be installed.
- The service panel and meter box were not sealed to the exterior wall. Recommend sealing to the wall to prevent moisture penetration to the back of the pan
- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations. The NEC and most panel manufacturers do not require the application of anti-oxidant gel on the aluminum service entrance cables, however, the TREC Standards of Practice require notification if anti-oxidant gel is not present. If the buyer has any questions about this issue, it is recommended to consult with a licensed electrician.
- The NEC Code 408.21 states with regard to grounded (neutral) connections: "Each grounded conductor shall terminate within the panel board on an individual terminal that is not also used for another conductor." While doubling of neutrals has been a common practice of electricians, it has been found to cause problems due to poor connections. The remediation is not expensive and can be done quickly by a licensed electrician. Terminate each grounded (neutral) connection to an individual terminal on the neutral bus bar
- There was a lot of debris and a dead lizard observed in the electrical box. Recommend cleaning.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Not all of the laundry room receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room should have GFCI protection
- Multiple receptacles were observed to be too loose at the wall mount in the electrical box. A loose receptacle is a conducive condition for a loose wire, electrical shorts, overheating, and a fire hazard. The pictures provided are not exhaustive of every location, but representative of the condition noted. Recommend evaluating all receptacles and securing loose receptacles satisfactorily in the box as needed.
- One or more of the receptacles were observed to be damaged in the front left upstairs bedroom.
- One or more of the receptacle cover plates are damaged in the upstairs rear corner bedroom.
- Two or more smoke detectors were observed to be removed. Recommend replacing
- There were no carbon monoxide alarm(s) observed to be installed in the immediate vicinity of the bedrooms.

HEATING EQUIPMENT

- The burner compartment was unable to be opened due to tape being around it at the time of inspection.

COOLING EQUIPMENT

- The temperature drop measured across the evaporative coils of the air conditioning system was higher than considered satisfactory. The system was not cooling properly and servicing by a qualified HVAC technician is recommended.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Multiple bathtubs and sinks were observed to be missing the stopper.
- The commode in the master and secondary bathroom were loose at the floor mount.
- The commode in the secondary upstairs bathroom was not sealed at the floor. Recommend sealing.
- The master bathtub faucet was observed to not be sealed at the wall. Recommend sealing.

DRAINS, WASTES, AND VENTS

- The right side master sink and the secondary bathroom sink were observed to be slow draining.

RANGE HOOD AND EXHAUST SYSTEMS

- The light at the range hood is inoperative.

RANGES, COOKTOPS, AND OVENS

- Multiple control knobs are missing
- The range was not equipped with an anti-tip device and could be easily tipped over. This is a safety feature device that is included with a range and should be installed for safety reasons.