



American Property Inspections of Texas



Phone: 281-744-3965

Email: RScarborough@APITX.net
www.apitx.net



PROPERTY INSPECTION REPORT FORM

Name of Client: Chad & Carla Hess

Address of Inspected Property: 9219 Newburgh Houston, TX. 77095

Name of Inspector: Rod Scarborough TREC License # 7189

Date of Inspection: November 6, 2021

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- Use this Property Inspection Report form for the inspection;
- Inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- Indicate whether each item was inspected, not inspected, or not present;
- Indicate an item as Deficient (D) 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 SOPs; and
- Explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- Identify all potential hazards;
- Turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- Climb over obstacles, move furnishings or stored items;
- Prioritize or emphasize the importance of one deficiency over another;
- Provide follow-up services to verify that proper repairs have been made; or
- Inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- A technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- An inspection to verify compliance with any building codes;
- An inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- Malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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 Property Information Provided By HCAD/HAR/Inspector

Inspection Type: Single Family Home Year built: 1999 Stories: 1 Beds: 4 Full Baths: 2 Half Baths: 0

Approx. SF: 2753 Per HCAD & Per HAR Arrival Time: 7:45 Departure Time: 1:30

Home Status: Occupied Furnished Partially Furnished

Present at Inspection: Buyers Buyer's Agent (Near The End) Termite Inspector Seller

Weather Conditions: Clear Skies Outside Temperature Range Between: 45-65 Degrees



Utilities On: Yes No Gas No Water No Power

For the purpose of this report and all references to direction within the report from the exterior (front, back, left & right sides) are based on observing the structure from the street & from within the interior (front, back, left & right sides) are based on entering the room.


The structure was occupied and furnished at the time of the inspection. Stored items and furnishings were located at various locations throughout the interior/exterior of the structure. This limited the accessibility of some of the items that are required to be inspected.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review before, during or at the time of the inspection and is non transferable to any other person/persons except for the TREC Licensed Real Estate Professional representing the client/clients named above without the written consent of the inspector performing the inspection.

A real estate inspection is a limited visual inspection and basic operation of the systems and components of a structure using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the structure at the time of inspection. The inspector may provide a higher level of inspection performance than required by the standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice. This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted on the report, or if you would like further evaluation, you should consider an evaluation by a licensed engineer.

How to read and interpret this report: It is recommended that any deficiencies marked with a if any, are further evaluated, repaired, replaced or corrected by a qualified contractor/licensed professional in that field prior to closing. These items marked with a may be in need of repair, replacement or correction, may be a priority or safety item, may possibly indicate non-compliance with current building standards that may need to be monitored on a continual basis. It is the opinion of the inspector that all items marked with a should be addressed to client's satisfaction prior to closing. It is also recommended that any items of concern/general FYI information provided by the inspector marked with a  if any, should be corrected or monitored on a continual basis. Pictures may be inserted below an item marked with a or  to give a visual description of an item found as having a deficiency in need of repair, replacement or correction.

All recommendations/opinions, if any, given by the inspector are strictly the opinion of the inspector & should be further evaluated by a qualified contractor/licensed professional in that given field if the buyer has additional concerns/questions.

Some of the deficiencies/conditions that may be addressed marked with a ☒ or items of concern/general FYI information provided by the inspector marked with a  in this report 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. An exhaustive list of these deficiencies/conditions may not be listed within the report. The buyer named above should consult with the inspector if any of these deficiencies/conditions are an item of concern.

Mold/Mildew & WDI inspections are not included in this report. It is beyond the scope of this inspection.

Comments underlined in bold lettering within the report are generally FYI (for your information) and may not require any action.

Inspector's Voluntary Notice

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.



Front of home

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab On Grade

Comments:

The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston & surrounding area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.

The inspection of the foundation is limited to the visual observation of the accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include but may not be limited to: landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, etc.

Foundation movement usually tends to produce a few large cracks, usually at least 1/16th inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.

Cracking usually will be tapered if caused by foundation movement. By tapered I mean that the crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.

Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.

Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors.

Cracks that show up after a long period of dry weather and tend to close when the weather turns wetter are usually due to foundation movement. Foundation movement can distort door openings causing doors and windows to stick and bind. Wallpaper may exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level in some cases and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the judgment of the inspector, that judgment is always subjective and interpretative.

Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors

Foundation problems may result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.

- 1. Provide good drainage away from the foundation.**
- 2. Water the soils surrounding the foundation on an as needed basis.**
- 3. Be aware of the potential for adverse affects caused by trees and shrubbery.**

Soil conditions in the area are known to be unstable. A program of conscientious watering of the soil in close proximity to the foundation to maintain consistent moisture content may help stabilize foundation movement caused by soil expansion and contraction. Should there be future issues concerning foundation condition, it is the opinion of the inspector that you consult with your builder or a licensed professional structural engineer.

Recommendations/opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the recommendation/opinion expressed is one of an apparent condition and not based on absolute fact.

The inspector shall: Render a written opinion as to the performance of the foundation and Report: The type of foundations; The vantage point from which the crawl space was inspected (if present). Generally report present and visible indications used to render the opinion of adverse performance, such as: Binding, out-of-square, non-latching doors, framing or frieze board separations, sloping floors, window, wall, floor or ceiling cracks or separations, rotating, buckling, cracking, or deflecting masonry cladding. Report as Deficient: Deteriorated materials, deficiencies in foundation components such as; beams, joists, bridging, blocking, piers, posts, pilings, columns, sills or subfloor, Deficiencies in retaining walls related to foundation performance, exposed or damaged reinforcement, crawl space ventilation that is not performing and crawl space drainage that is not performing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

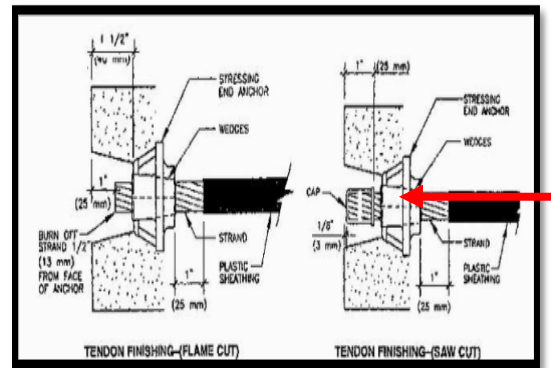
I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

It is recommended that any deficiencies/items of concern marked with a ☒ if any, are further evaluated/repared/corrected by a qualified/licensed contractor prior to closing.

It is the opinion of the inspector that the foundation appears to be without the obvious need of immediate remedial leveling & is providing adequate support for the structure at the time of the inspection. The inspector did not observe any apparent evidence that would indicate the presense of adverse performance to the foundation however this was a limited visual inspection due to reasons as stated below & there were deficiencies as described below. This opinion is based solely on the areas of the foundation, attic, exterior and interior of the structure that were accessible at the time of the inspection. No warranty against future settlement can be made.

This was a limited visual foundation inspection due to a limited line of site to view the foundation wall in some areas due to improper grade clearances/vegetation in some areas around the perimeter of the structure & due to the foundation wall on the back side being covered with tile & due to the outdoor kitchen & fireplace blocking access.

☒ Exposed rebar/tendon ports were observed but may not be limited to the right & front sides of the structure. Recommend sealing.




☐ There were areas around the structure that were not accessible/visible due to the grade not having the minimum clearances of 4" for brick & 6" for siding as required which limits the visibility of the foundation wall in these areas and the overall inspection of the foundation. Recommending pulling back/reworking the clearances in these areas to a minimum of 4" - 6" as required.

☐ Trees/vegetation are too close to the structure in some areas. Research has shown that large trees/shrubs that are growing close to the structure that is sitting on expansive soil may cause severe differential settlement.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

 Stress crack was observed but may not be limited to the front right corner of the foundation and the corner of the foundation has sheared off. Recommend repair.



B. Grading and Drainage

Comments:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10'.

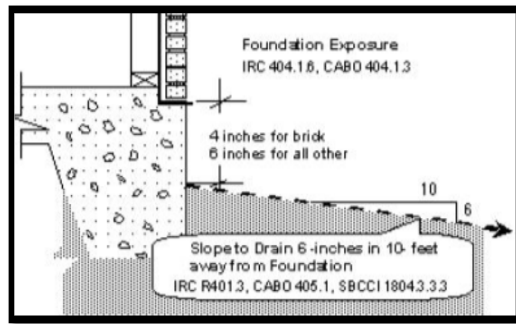
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

All drainage and runoff shall be directed to the street. No ponding of surface water should be allowed near the structure during or after completion of rainfall/watering the yard.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “NI” column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



The inspection of the grading/drainage is done by visual observation of the site around the structure, including surface grade, retaining walls, rain gutters, etc. Visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Underground yard drainage systems are not checked/inspected. The inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. The inspector (or anyone else) is unable to induce a sufficient quantity of water to determine if the system will operate properly when needed. Observe performance during heavy rains and ensure system is maintained/cleaned.

The inspector shall report as Deficient: Drainage around the foundation that is not performing, deficiencies in grade levels around the foundation and deficiencies in installed gutter and downspout systems.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a contractor prior to closing.

Grading and drainage on the back side of the garage does not appear to be functioning as intended in all areas. Flat/improperly sloped areas were observed. This condition may be conducive to ponding which may have an adverse effect on the foundation. It is recommended that the drainage improvements be made in this area or that additional sub-surface drainage be installed to allow the water to flow freely away from the structure & to the street as required. After the drainage improvements have been made it is recommended that the drainage around the structure should be monitored during/after heavy rains & if ponding water is observed then additional drainage improvements should be performed.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



There were areas around the structure where the grading does not having the minimum clearances of 4" for brick & 6" for siding as required. Recommending pulling back/reworking the clearances in these areas to a minimum of 4" - 6" as required.

Some of the gutter down spouts do not divert water away from the foundation properly, down spouts should divert water away approximately 5' from foundation. Recommend adding splash blocks or diverters.

Damaged gutter down spouts were observed in some areas.

Subsurface drainage/catch basins were observed in some areas however the inspector is unable to determine the effectiveness of the sub-surface drainage.

Partial gutters were observed in some areas, it is recommended that full gutters be installed to control the water runoff the at the roof line.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked roof.

Comments:

Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects) may not be apparent at the time of the inspection therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

If the roof was not walked due to the reason/reasons as stated above the inspector recommends that the roof be further evaluated/inspected by a qualified roofer prior to closing. The inspector cannot be liable for any damage/leaks or repairs to the roof after the original date of the inspection.

This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

The inspector shall: Inspect the roof covering materials from the surface of the roof; Report the type of roof coverings, vantage point from where the roof was inspected, evidence of water penetration, evidence of previous repairs to the roof covering material, flashing details, skylights and other roof penetrations and report as deficient deficiencies in: Fasteners, adhesion, roof covering materials, flashing details, skylights and other roof penetrations.

The inspector is not required to: Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified roofer prior to closing.

The homeowner and/or seller's disclosure should be consulted regarding the exact age of the roof covering. It is important to inspect the roof at least twice a year (spring & fall) and after heavy storms.

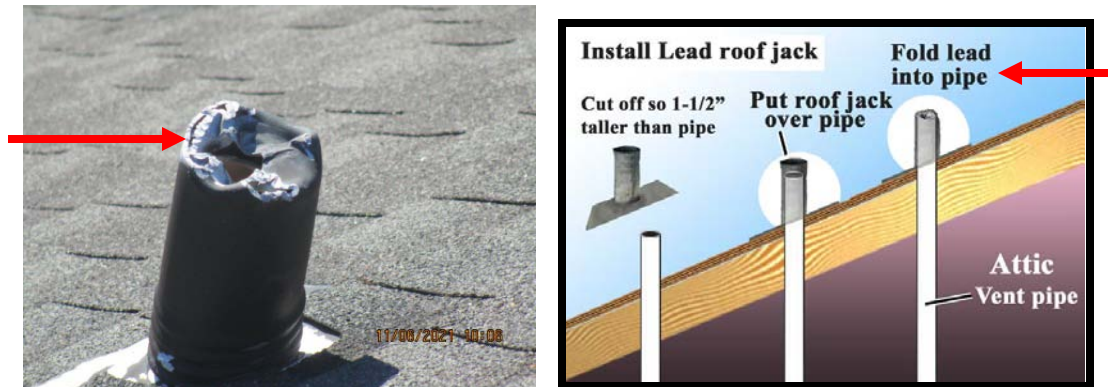
Roof covering/materials appeared to be functioning as intended however there were deficiencies as described below. It is recommended that the roof be monitored during times of rain to determine if any leaks are present.

Some of the lead roof jacks have been damaged. Lead roof jacks should extend beyond the drain waste vent then be folded back down into the drain waste vent. Recommend repair/replacement to prevent possible moisture penetration into the attic space.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



FVI Vegetation was observed on the roof in some areas this limits the visual roof inspection for defects in those areas, promotes deterioration & impedes the flow of water from the roof top. Recommend removal from the roof top on a continual basis.

FVI Tree limbs are near or in contact with the roof in some areas. Recommend tree branches be cut back from the roof to prevent them from rubbing and potentially damaging the roof materials/shingles.

FVI A satellite dish was observed mounted to the roofs surface. Satellite dishes mounted directly to the roofs surface should be properly sealed & monitored on a continual basis to prevent moisture penetration. If/when the dish is removed recommend sealing all penetrations to prevent moisture penetration.

D. Roof Structures and Attics

Attic viewed from: Entered main attic space. The garage attic space was not entered/inspected due to stored items blocking access.

Attic access location: Hallway & Garage

Attic structure consisted of: Rafters, Collar Ties, Joists, Bracing & Purlins

Attic ventilation consisted of: Ridge Vents & Soffit Vents

Insulation type: Blown & Blanket

Approx. Average Thickness of Vertical Insulation: Approx. 6" where accessible.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Approx. Depth of Insulation: Approx. 12"-14" where accessible.

Comments:

The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.

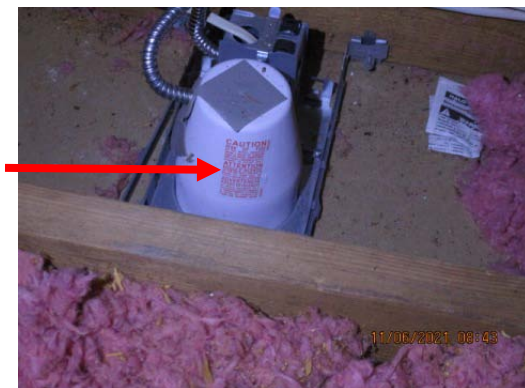
The inspector shall: Report the vantage point from which the attic space was inspected, approximate average depth of attic insulation, evidence of water penetration, report as Deficient: Attic space ventilation that is not performing, deflections or depressions in the roof surface as related to adverse performance of the framing and decking, missing insulation, deficiencies in installed framing members and decking, attic access ladders and access openings and attic ventilators.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Roof structure/attic appeared to be stable and functioning as intended however this was a limited visual inspection & there were deficiencies observed as described below.

This was a limited attic inspection due to limited access & due to some areas were obstructed by duct work, equipment and insulation and were not accessible which limits the overall inspection of the roof and attic structure.

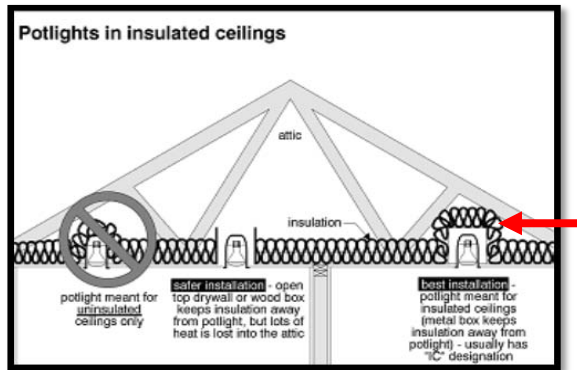
Insulation was observed within 3" of recessed light fixtures. Insulation should be maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed fixtures to reduce possible fire hazard. Exception: when lights are listed and labeled as IC Rated (insulation contact) they may be in contact with insulation. Non IC label was observed, insulation should be pulled back a minimum of 3" from light fixtures.



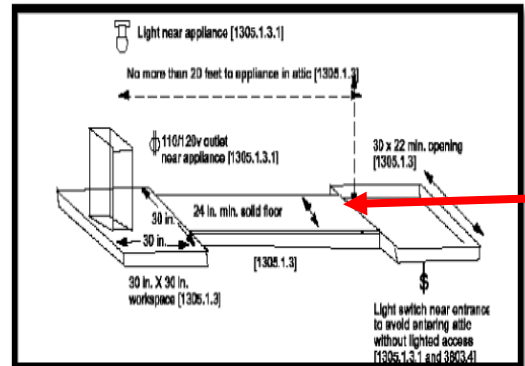
Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



☒ The attic does not have a clear unobstructed passageway with solid flooring for access to the appliances where access is required.




Ⓢ Existing/previous moisture penetration/staining were observed in some areas. A moisture reading was performed in the accessible areas & the level of moisture was within the acceptable range at the time of the inspection.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



 The attic access is missing weather stripping & insulation. Recommend sealing to help reduce energy cost.



 Evidence of rodent penetration was observed in some areas of the attic as noted by the

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

fecal matter.

E. Walls (Interior and Exterior)

Comments:

The condition of the framing or other components hidden behind the exterior/interior wall finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The conditon of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.

Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

The inspector is not qualified to inspect for wood destroying insects. Evidence of damage to wood material, if any, may not be determined without the removal of the wall coverings. Client should obtain additional information regarding the extent and location of previous infestation, if any & the chemical & company used and any warranty if applicable, etc..

The inspector shall report evidence of water penetration. Report as Deficient the absence of performing emergency escape and rescue openings in all sleeping rooms, deficiencies related to structural performance or water penetration, claddings, water resistant materials and coatings and flashing details and terminations.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Exterior Walls:

Type: Brick Facade with Vinyl/Aluminum Siding/Trim

Exterior walls are functioning as intended however this was a limited visual, non-destructive exterior wall inspection.

The garage interior walls could not be fully inspected due to heavily stored items in the garage.

Vinyl/Aluminum siding/trim has been installed at various areas. The inspector is unable to

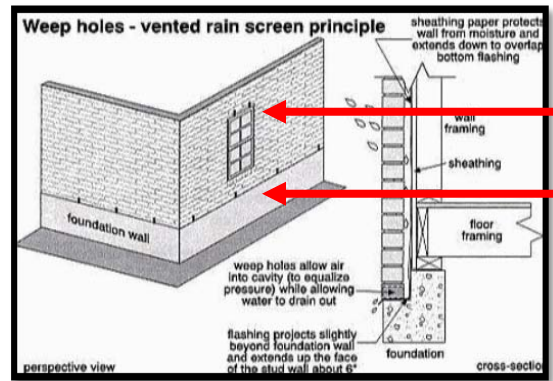
Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

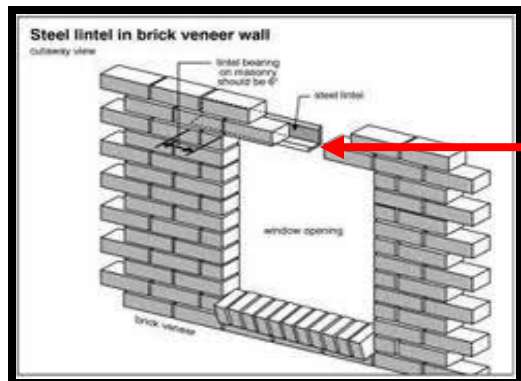
I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

determine the condition of the materials under the vinyl/aluminum trim/siding without the removal of the vinyl/aluminum siding/trim which is beyond the scope of this inspection. If the buyer has additional concerns related to the condition of the underlying material it is recommended that a further evaluation be performed.

FYI Weep holes are not installed over the windows/doors & are plugged in some areas. Weep holes should be kept free of debris and spaced at a max of 33" on center.



FYI Minor surface rust was observed on some of the lintels at openings above doors/windows etc. Recommend removing rust & priming/painting the lintels.



FYI Trees/vegetation are too close/attached to the structure in some areas which limits the visibility of the exterior wall and the overall exterior wall inspection.


FYI The soffit trim to the right of the front porch is loose/not properly secured. Recommend securing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



 What appeared to be efflorescence was observed in multiple areas on the front wall of the home. Efflorescence is a deposit on surfaces of masonry, stucco or concrete & is white in appearance. Efflorescence has been a problem for many years & are, for the most part, water-soluble salts that come from many possible sources & there must be water present to dissolve and transport the salts. Groundwater is often a source of efflorescence.



Interior Walls:

The inspector shall report evidence of water penetration. Report as Deficient deficiencies related to structural performance or water penetration and the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.

The home was occupied and furnished at the time of the inspection. Stored items and furnishings were located at various locations throughout the interior of the structure. This limited the accessibility of some of the interior walls that are required to be inspected.

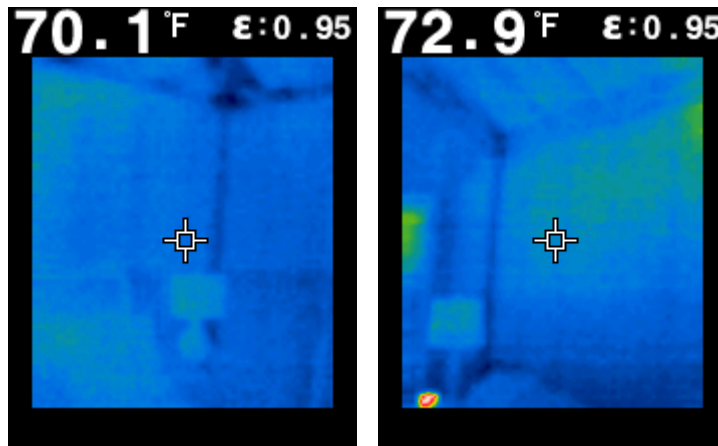
Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Interior walls are functioning as intended however this was a limited visual, non-destructive interior wall inspection & there were deficiencies observed as described below. A moisture reading was performed at various locations & the levels were within the acceptable range except for as noted below.

A thermal imaging camera was used at the exterior walls from within the interior of the structure & no anomalies were observed at the time of the inspection.



Existing/previous moisture penetration was observed but may not be limited to the base of the wall the storage area on the side of the garage. A moisture reading was performed & moisture was detected at the time of the inspection. Recommend further evaluation to determine if any hidden structure damage has occurred.



Minor cosmetic cracks were observed in some areas. This is normal wear & tear that is caused by movement that occurs in any structure of its life. These are considered normal wear

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

& tear items & are not considered to be excessive or unreasonable structural deficiencies. This condition can be easily repaired with the applications of sheetrock mud or caulking.

F. Ceilings and Floors

Comments:

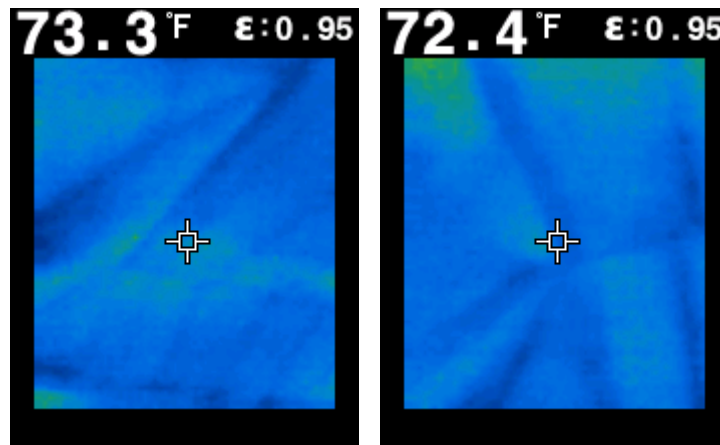
The condition of the framing or other components hidden behind the interior ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted unless they may contribute to or be symptomatic of other issues. Home furnishing and other personal items, etc. may limit the assessment of existing conditions.

The inspector shall report evidence of water penetration. Report as Deficient deficiencies related to structural performance or water penetration and the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Ceilings are functioning as intended however this was a limited visual, non-destructive inspection.


A thermal imaging camera was used at various areas of the ceiling on the interior of the structure & no anomalies were observed at the time of the inspection.



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

 Minor cosmetic cracks were observed in some areas. This is normal wear & tear that is caused by movement that occurs in any structure of its life. These are considered normal wear & tear items & are not considered to be excessive or unreasonable structural deficiencies. This condition can be easily repaired with the applications of sheetrock mud or caulking.

Floors are functioning as intended.

The home was occupied and furnished at the time of the inspection. Stored items and furnishings were located at various locations throughout the interior of the structure. This limited the accessibility of some of the interior flooring that is required to be inspected.

G. Doors (Interior and Exterior)

Comments:

All accessible interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches.

Exterior Doors:

Exit door required: Not less than one exit door shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

Type of lock or latch: All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.

The inspector shall: Report evidence of water penetration, report as Deficient a solid wood door less than 1-3/8 inches in thickness, a solid or honeycomb core steel door less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage, deficiencies related to structural performance or water penetration, deficiencies in weather stripping, gaskets or other air barrier materials, claddings, water resistant materials and coatings, flashing details and terminations, the condition and performance of exterior doors, garage doors and hardware.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

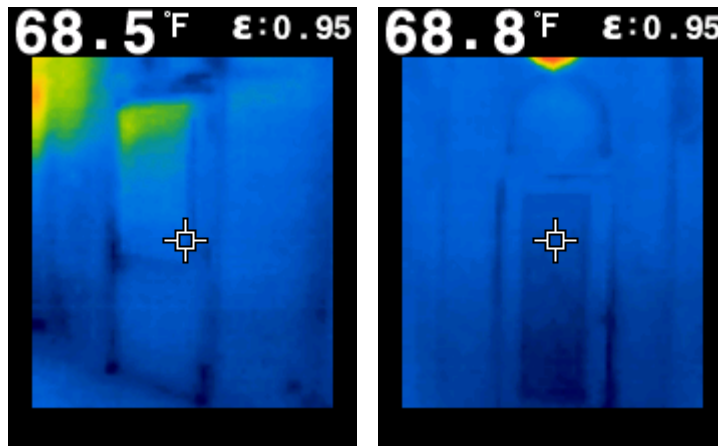
Exterior doors are functioning as intended however there were deficiencies as described below.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

A thermal imaging camera was used at the exterior doors from within the interior of the structure & no anomalies were observed at the time of the inspection.



Damaged/decayed doors were observed at the base of the back door & door leading into the storage area off the garage. Recommend repair/replacing.



The door leading from the garage to the storage area off the garage is delaminating at the base of the door. Recommend repair/replacing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



The top strike plate is missing at the double door leading into the storage area off the garage.



The floor sweep at the back door is damaged. Recommend replacing.

Interior Doors:

Interior doors are functioning as intended however there were deficiencies as described below.

The mortised bolt at the double door leading into the study is difficult to engage. Recommend adjusting.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Some of the doors are missing door stops. Recommend replacement.

H. Windows

Comments:

Only the accessible windows will be checked for operation during the inspection if the structure is occupied at the time of the inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions the inspector may not be able to detect this condition, particularly if the windows are dirty or if it's raining during the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.

The inspector shall report evidence of water penetration. Report as Deficient the absence of performing emergency escape and rescue openings in all sleeping rooms, missing or damaged screens, deficiencies related to structural performance or water penetration, deficiencies in weather stripping, gaskets or other air barrier materials, claddings, water resistant materials and coatings, flashing details and terminations and the condition and performance of windows and components. The inspector shall report as Deficient insulated windows that are obviously fogged or display other evidence of broken seals, deficiencies in glazing, weather stripping and glazing compound in windows and doors and the absence of safety glass in hazardous locations.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

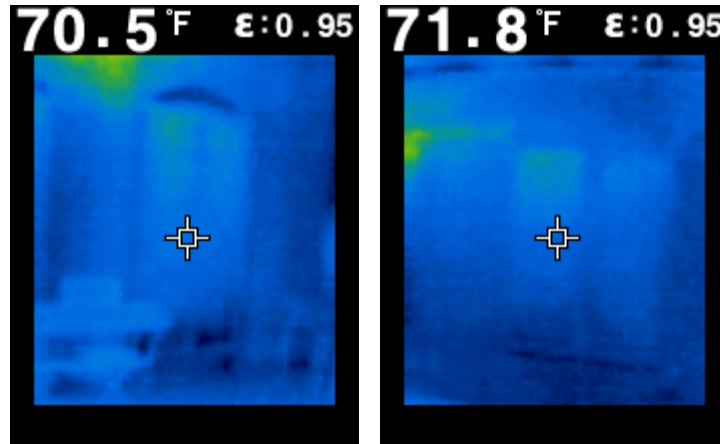
I=Inspected NI =Not Inspected NP=Not Present D=Deficiency

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Type: Double Pane Vinyl

Windows are functioning as intended however there were deficiencies as described below.

A thermal imaging camera was used at the windows from within the interior of the structure & no anomalies were observed at the time of the inspection.



Screens are missing at various locations. Recommend replacing.

What appeared to be thermal pane/seal failure between the glazing panels was observed at the window in the main living area. Recommend replacing.



I. Stairways (Interior and Exterior)

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

J. Fireplaces & Chimneys

Comments:

The inspection of the fireplace and chimney is a visual inspection of the accessible components of the firebox, hearth, damper, doors, attic penetration, chimney crown and cricket. Dirty chimneys are a fire hazzard due to the accumulation of combustible creosote. Consult a certified chimney sweep annually for cleaning and inspection.

The inspector shall report as Deficient built-up creosote in accessible areas of the firebox and flue, the presence of combustible materials in near proximity to the firebox opening, the absence of fire blocking at the attic penetration of the chimney flue, where accessible and deficiencies in the damper, lintel, hearth, hearth extension, and firebox, gas valve and location, circulating fan, combustion air vents and chimney structure, termination, coping, crown, caps, and spark arrestor.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

Type Of Fireplaces: Prefab Gas Log/Wood Burning

Fireplaces/chimney appeared to be functioning as intended however there were deficiencies as described below.



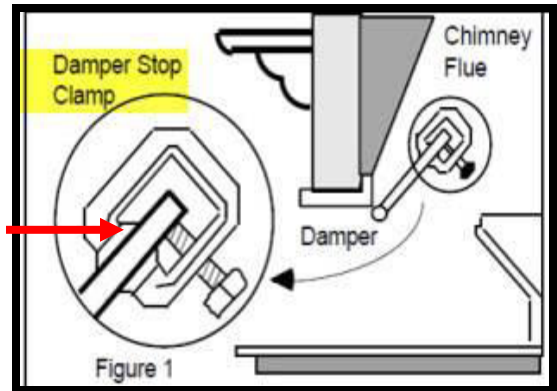
Fireplaces had gas logs in the fireboxes which limits the visibility of the firebox & the possibility of detecting potential deficiencies.

The interior fireplace damper does not have a damper block/stop installed. Fireplaces with gas logs should have a damper block installed to prevent the damper from being closed.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

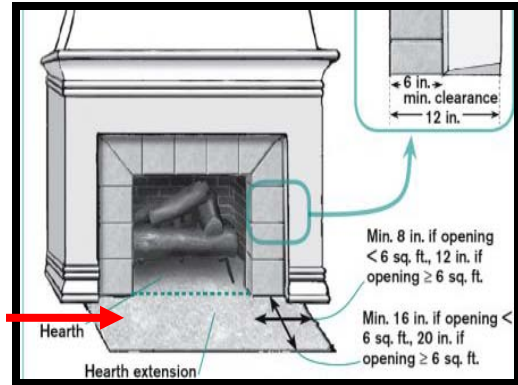
I=Inspected NI =Not Inspected NP=Not Present D=Deficiency

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Spark resistant screen/glass doors are not installed at the interior fireplace. Recommend installing as required.

The interior fireplace does not have a hearth extension as required.



K. Porches, Balconies, Decks and Carports

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The inspector shall inspect attached balconies, carports, and porches, abutting porches, decks, and balconies that are used for ingress and egress and report as Deficient on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter and deficiencies in accessible components.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Are functioning as intended.

L. Other

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Driveway/Garage Slab: Driveway/Garage Slab are functioning as intended.


The garage slab could not be fully inspected due to heavily stored items in the garage.

Walk Way: Walkway is functioning as intended.

Fencing: Appeared to be functioning as intended however the iron fencing/material showed signs of aging/rusting damage in some areas. Recommend repair.



Cabinets: Appeared to be functioning as intended.

 Signs of moisture penetration/staining were observed under the master bathroom sinks & under the kitchen sink. A moisture reading was performed & no moisture was detected except at the time of the inspection.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

The inspector shall report as Deficient a drop, weatherhead or mast that is not securely fastened to the building. The absence of or deficiencies in the grounding electrode system, missing or damaged dead fronts or covers plates, conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes. Electrical cabinets and panel boards not appropriate for their location; such as a clothes closet, bathrooms or where they are exposed to physical damage. Electrical cabinets and panel boards that are not accessible or do not have a minimum of 36-inches of clearance in front of them. Deficiencies in electrical cabinets, gutters, cutout boxes, and panel boards, the insulation of the service entrance conductors, drip loop, separation of conductors at weather heads and clearances. The compatibility of over current devices and conductors, the over current device and circuit for labeled and listed 240 volt appliances, bonding and grounding, conductors, the operation of installed ground-fault or arc-fault circuit interrupter devices and the absence of trip ties on 240 volt over current devices or multi-wire branch circuit, appropriate connections, anti-oxidants on aluminum conductor terminations and a main disconnecting means.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed electrician prior to closing.

Service entrance & panel appeared to be functioning as intended however there were deficiencies as described below & the main panel could not be opened & inspected due to cabinets blocking access.

Service Entrance: Service provided from underground.

Main Panel:

Brand: Square D

Amps: 150 (Max panel rating is 200 Amps)


Type of feeder wire: Unknown due to no access

Panel Location: Garage storage room interior

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

 The main panel could not be opened & inspected due to cabinets blocking access. Recommend further evaluation prior to closing.



- Breakers are not properly labeled. Recommend labeling as required.
- The main access panel is not installed. Recommend replacing.
- Improper panel clearances, panels should have a minimum of 30" left to right & 36" clearance in front of the panels.

Sub Panel # 1:

Brand: Square D

Amps: Appeared to be 30 Amps

Type of supply wire: Copper 3 wire 120/240 service

Panel Location: Garage storage room interior

Panel appeared to be functioning as intended however there were deficiencies as described below.

The dead front was removed and the interior of the panel was inspected.

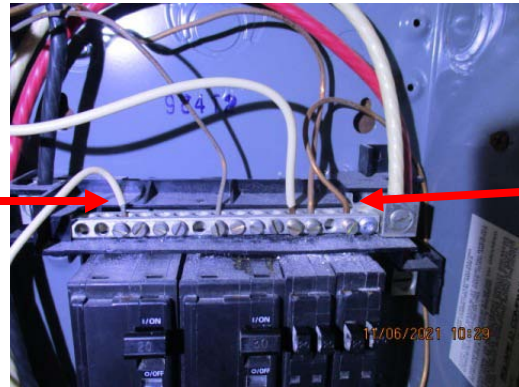
- The main access panel is not installed. Recommend replacing.
- Neutral and grounding conductors are bonded at the bus bar. In a downstream sub panel the white neutral and the equipment grounds must not be bonded together. The neutral must float

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

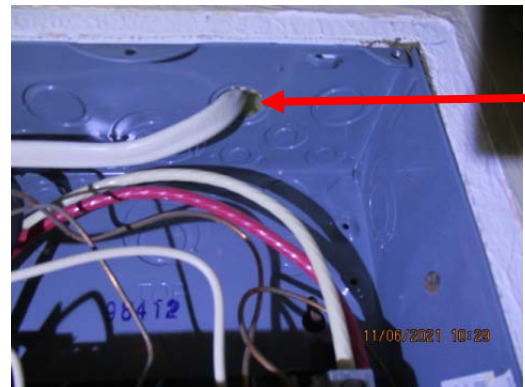
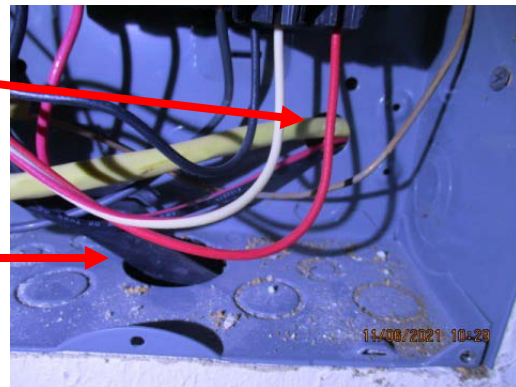
I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

from contacting the metal enclosure and any equipment grounds. Recommend repair.



Breakers are not properly labeled. Recommend labeling as required.

Conductors are not properly protected at penetration at the bottom, back & top of the panel.



All "hot" wires on breakers should be red or black. Any other color wire should be painted or taped black to indicate that it is "hot". One or more white (neutral) wires are being used as hot wires without being properly marked.

Improper panel clearances, panels should have a minimum of 30" left to right & 36" clearance in front of the panels.

Sub Panel # 2:

Brand: Cutler Hammer

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Amps: Appeared to be 50 Amps

Type of supply wire: Copper 3 wire 120/240 service

Panel Location: Back side of the garage

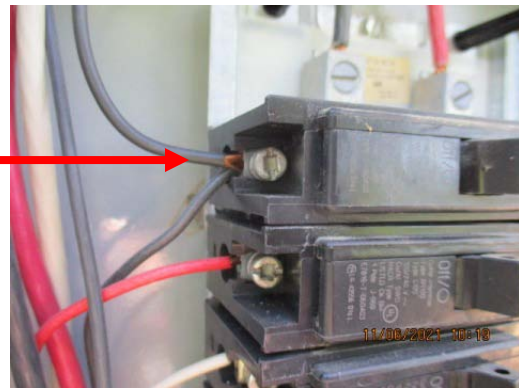
Panel appeared to be functioning as intended however there were deficiencies as described below.

The dead front was removed and the interior of the panel was inspected.

Power cannot be shut off with 6 throws of the hand (6 breakers) within the panel.

Breakers are not properly labeled. Recommend labeling as required.

Double tapping of conductors was observed at the 20 Amp breaker at the top left side of the bus. Each neutral breaker should be single tapped. Recommend further evaluation/repair.



All "hot" wires on breakers should be red or black. Any other color wire should be painted or taped black to indicate that it is "hot". One or more white (neutral) wires are being used as hot wires without being properly marked.

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

The inspection of the branch circuits, connected devices & fixtures is limited to the visible and accessible components at the time of the inspection. A major portion of the

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

The inspector shall manually test the installed and accessible smoke and carbon monoxide alarms, report the type of branch circuit conductors. Report as Deficient the absence of ground-fault circuit interrupter protection in all bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles and receptacles that are located within six feet of the outside edge of a sink.

The failure of operation of ground-fault circuit interrupter protection devices, missing or damaged receptacle, switch or junction box covers. The absence of equipment disconnects, appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches. Deficiencies in receptacles, switches, bonding or grounding, wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location, doorbell and chime components, smoke and carbon monoxide alarms, improper use of extension cords, deficiencies in or absences of conduit, where applicable and the absence of smoke alarms in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms and in the living space of each story of the dwelling.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed electrician prior to closing.

Electrical Fixtures:

Electrical fixtures appeared to be functioning as intended however there were deficiencies as described below.

The home was occupied and furnished at the time of the inspection. Stored items and furnishings were located at various locations throughout the interior/exterior of the structure. This limited the accessibility of some of the electrical fixtures that are required to be inspected.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

GFCI Protection: (Safety Protection)

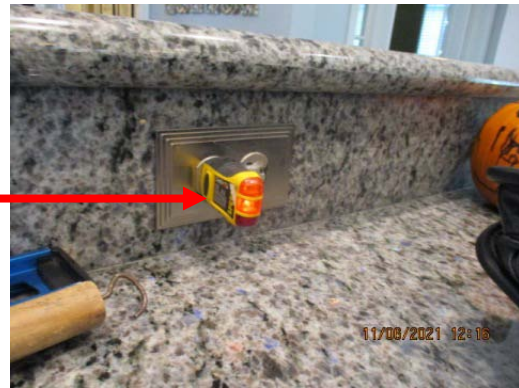
Kitchen: Yes/No

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

The outlets on the stove wall & at the island are not GFCI protected as required by today's standards. This is a safety issue, it is recommended that GFCI protection be added.



Bathrooms: Yes (GFCI reset located in the master bath)

Exterior: Yes/No (GFCI resets are located at the outdoor kitchen area, the front side exterior wall & at the pool control panel.)

All of the exterior outlets are not GFCI protected as required by today's standards. Recommend adding GFCI protection as needed.



The exterior outlet on the left side of the gaerge did not trip when tested. This is a safety issue, recommend that the outlet be replaced.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Garage & Storage Room: No

GFCI protection is not available for all the outlets in the garage as required by today's standards. This is a safety issue, it is recommended that GFCI protection be added.

AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection.

Arc-fault protection (arc-fault breakers) is not present for electrical outlets as required by today's standards in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

The dimmer switch supporting the light fixture/ceiling fan in the main living area did not function as intended. The fan/light appears to be improperly wired.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



The exterior outlet weather tight covers that have cords plugged in should be replaced with the type of cover that accommodates the cords.

The exterior outlet weather tight cover in the back side of the garage is missing. Recommend replacing.



Improper connections/terminations of conductors in the attic were observed. All connections in conductors should be made in approved enclosures, typically panel boards, junction or J-boxes, and gang boxes (a gang box is what is behind switches and outlets).

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



No electrical outlet was observed at the right side master sink as required by today's standards. Outlet is required within 3' of the bathroom sinks.



The ceiling fan in the storage area off the garage did not function as intended. Recommend repair/replacing.

Open J-Box was observed on the right side exterior wall. Recommend the installation of a cover plate.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Unable to determine the presence of bonding at the piping system. Bonding of piping systems is required. Many jurisdictions prefer to have hot, cold & gas piping systems bonded together at the water heater. Furthermore some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service. No such bonding was observed.

The outlet on the right wall in the storage area off the garage appears to have open ground. Recommend further evaluation.

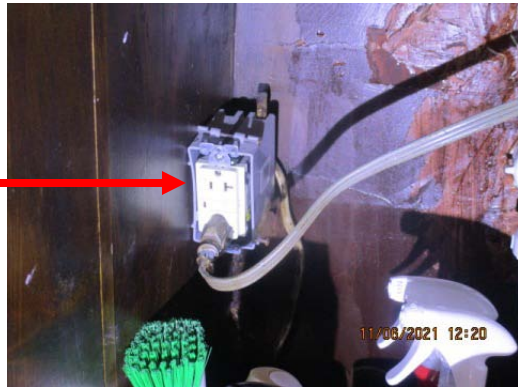


Some of the outlets in the storage area off the garage & the outlet under the kitchen sink are missing cover plates. Recommend replacing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Some of the outlets in the kitchen have been painted over. Painting outlets is considered a potential fire hazard & should be replaced.



Some of the outlets/wall boxes in the kitchen are loose/not properly secured. Recommend securing.

Condensing unit disconnect is located directly behind the unit. Disconnects should be within the line of site but not directly located behind the condensing unit. A minimum of 36" clearance in front of the disconnects is required by today's standards.

Extension cords are being used as permanent power in the garage & attic Extension cords are not considered a safe method for providing permanent power and should not be used.

No outlet was observed at the peninsula in the kitchen. A minimum of 1 outlet is required per island & peninsula as required by today's standards.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



The conduit supporting the condensing unit is not properly secured/sealed, recommend securing/sealing to prevent moisture penetration.

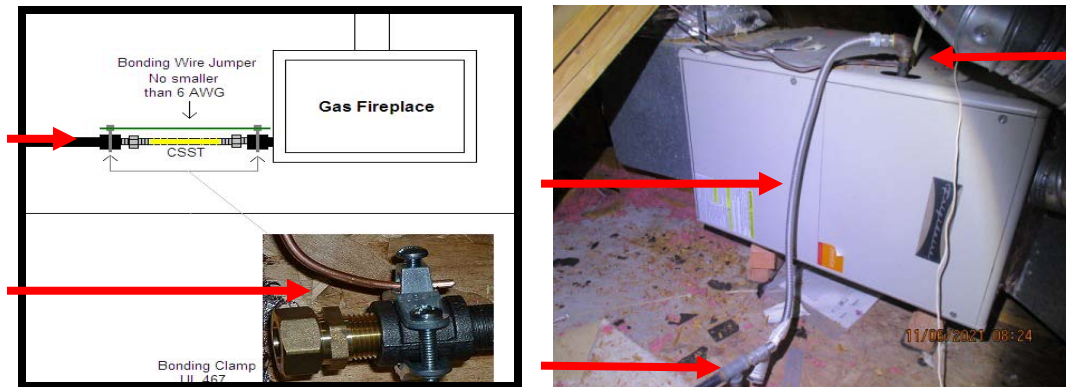


CSST Gas piping was observed at the water heater & heating equipment. There have been reported issues that the CSST metal piping may not be properly bonded & no bonding jumper was observed at the CSST line. Recommend further evaluation/repair by a licensed electrician to determine that the CCST is properly bonded as required & if not properly bonded then it is recommended that a bonding jumper be added.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Door Bell and Chimes:

Door bell did not functioning as intended.

Carbon Monoxide Detectors:

No Carbon Monoxide Detectors were observed. This is a safety issue and detectors should be installed.

Note: Carbon monoxide detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual CO. The installation of carbon monoxide detector(s) is required outside of all bedrooms and in immediate vicinity of the bedrooms. Detectors should be tested on a regular basis or per manufacture instructions.

Smoke Alarms:

Smoke alarms appeared to be functioning as intended however there were deficiencies as described below.

Alarms are not installed in all of the required areas as stated below. This is a safety issue and alarms should be installed.

Note: Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms & a minimum of 1 detector is required on each level.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

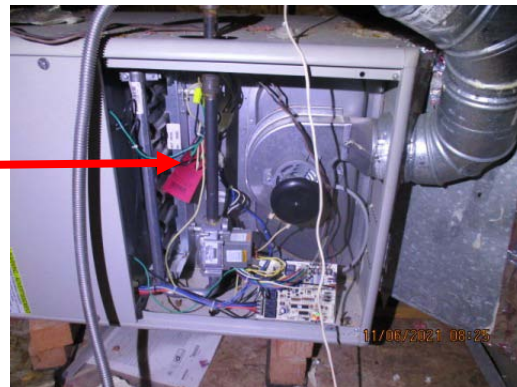
A. Heating Equipment

Type of Systems: Central/Forced Air & Split System

Energy Source: Gas & Electric

Brands: Frigidaire & LG

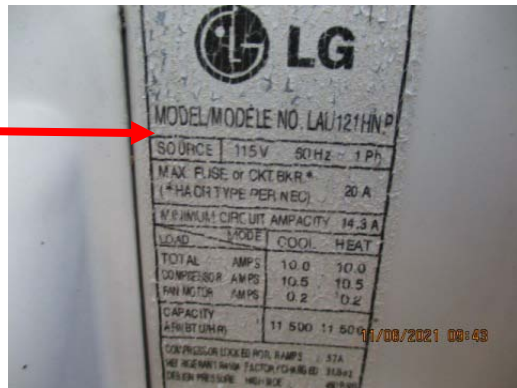
Number of Systems: 2



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “NI” column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Mfg. Date/Dates: 2009 (main house) & Unknown due to no serial number (storage area) (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)

Comments:

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

The inspector shall report the type of heating systems and the energy sources. Report as Deficient inoperative units, deficiencies in the thermostats, inappropriate location, the lack of protection from physical damage, burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. The

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish. When applicable a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement and deficiencies in mounting and performance of window and wall units.

Requirements for electric units. The inspector shall report deficiencies in performance of heat pumps, performance of heating elements and condition of conductors.

Requirements for gas units. The inspector shall report as Deficient gas leaks, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. The absence of a gas shut-off valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length, gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings and deficiencies in combustion, and dilution air, gas shut-off valves, access to a gas shutoff valves that prohibits full operation, gas appliance connector materials and the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

It is recommended that the heating system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician & it is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed HVAC technician prior to closing.

The below referenced temperature reading/readings were performed using a Fieldpiece SPK2 Folding Pocket In-Duct Thermometer with MAX/MIN Hold and Stainless Steel Probe.

The storage area heating equipment did not function as intended. Recommend a full evaluation by a licensed HVAC Technician prior to closing.

The main heating equipment was operated and is functioning as intended.

Supply air temp: 113.4 Degrees (as measured at the heat exchanger in the attic)

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “NI” column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



B. Cooling Equipment

Type of Systems: Central/Split System & Split System

Brands: Trane & LG

Sizes: 5 tons (main condenser) & 1 tons (storage condenser)

Number of Systems: 2

Condensing Unit Manufacturer Date/Dates: 2002 (main house) & Unknown due to no serial number (storage area) (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)

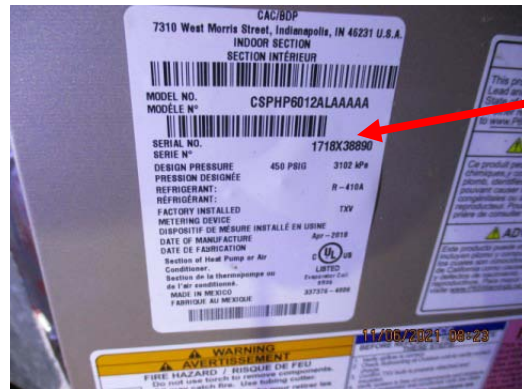


Evaporator Coil Manufacturer Date/Dates: 2016 (downstairs) & Unknown due to no serial number (storage area) (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “NI” column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Comments:

The visual inspection of the cooling, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components condensing unit/evaporator coil, require dismantling of the systems and is beyond the scope of a visual inspection.

Requirements for cooling units other than evaporative coolers. The inspector shall report the type of systems. The inspector shall report as Deficient, inoperative units, inadequate cooling as demonstrated by its performance, the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish, when applicable, a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement, noticeable vibration of blowers or fans, water in the auxiliary/secondary drain pan, a primary drain pipe that discharges in a sewer vent,

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

missing or deficient refrigerant pipe insulation, dirty coils where accessible, condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces. Deficiencies in the condensate drain and auxiliary/secondary pan and drain system, mounting and performance of window or wall units and thermostats.

It is recommended that the cooling system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician & it is recommended that any deficiencies/items of concern marked with a ☒ if any, are further evaluated/repaired/corrected by a licensed HVAC technician prior to closing.

The below referenced temperature reading/readings were performed using a Fieldpiece SPK2 Folding Pocket In-Duct Thermometer with MAX/MIN Hold and Stainless Steel Probe.

☒ The storage area cooling equipment did not function as intended. Recommend a full evaluation by a licensed HVAC Technician prior to closing.

Ⓢ A limited visual cooling equipment inspection was performed and the equipment appeared to be functioning as intended however the cooling equipment was only operated momentarily due to the outside temperature being approx. 60 degrees at the time the system was checked & there were deficiencies as described below. Recommend further evaluation by a qualified HVAC Technician prior to closing.

Supply air temp: 43.5 Degrees (as measured at the discharge side of the coil in the attic)
Return air temp: 65.1 degrees (as measured at the return side in the attic)



A variance of 15 - 22 degree between the supply and return air is considered to be functioning as intended.

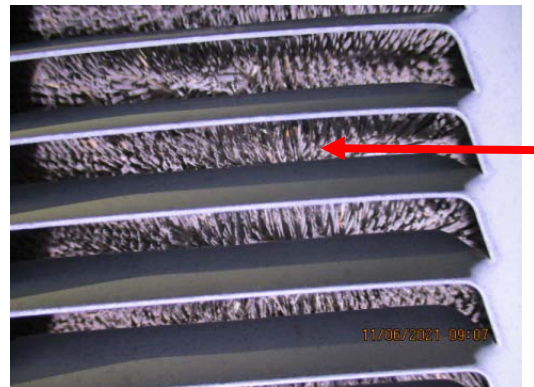
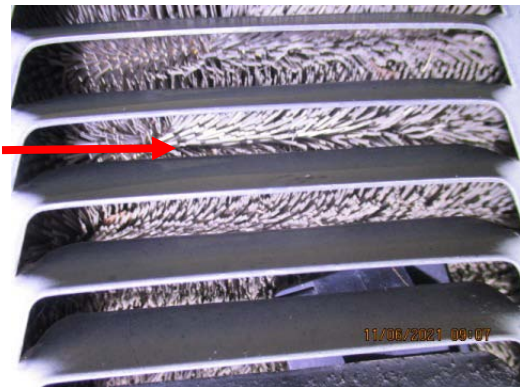
Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

The main cooling equipment was operated and is functioning as intended however there were deficiencies as described below.

- The condensing unit was making a buzzing/loud sound. Recommended that the equipment be further evaluated by a licensed HVAC Technician prior to closing.
- The primary drain line in the attic is not fully insulated a minimum of the 1st 15' from the evaporator coils. Recommend properly insulating to prevent possible moisture damage due to condensation forming & dripping into the attic space.
- The condensing unit did not have the required 3" clearance from grade.
- The condensing unit coil is dirty. This reduces the air flow, recommend cleaning.



- Damaged/missing insulation on the refrigeration line was observed at the condensing unit. Recommend replacement.



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Rust was observed in the secondary drip pan. This is an indication of previous/existing condensation leaking from the primary drain pan. Due to not knowing the extent of the rust damage it is recommended that the pan be replaced.



The refrigerant used for the condensing unit is the older R-22 which is being phased out, recharging of a R22 system may not be possible in the future which may require that the system be replaced.

The main condensing unit showed signs of aging & is potentially nearing the end of its life cycle. Recommend budgeting for replacement in the future.

C. Ducts System, Chases and Vents:

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a licensed HVAC Technician prior to closing.

The inspector shall report as Deficient damaged duct systems or improper material, damaged or missing duct insulation, the absence of air flow at accessible supply registers, the presence of gas piping and sewer vents concealed in ducts, plenums and chases, ducts or plenums in contact with earth and the inspector shall report as Deficient deficiencies in filters, grills or registers and the location of return air openings.

Duct Type: Flex

Duct System appeared to be functioning as intended however this was a limited duct system inspection due to limited access in some areas of the attic & between the walls/floors.

The flex duct was observed to be in direct contact with other pieces of duct in some areas

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

of the attic. Recommend adding insulation between the ducts or rerouting ducts should be considered to prevent condensation between the ducts.



Chases & Vents appeared to be functioning as intended however this was a limited inspection due to limited access in some areas.

Estimated Return Air Filter Sizes: 20" x 25" x 1" (2 filters located at the returns in the halls)

Return air filters are dirty, recommend replacing.



IV. PLUMBING SYSTEM

A. Plumbing System, Distribution System & Fixtures

Location of Water Meter: Front yard

Location of Main Water Supply Valve: Unknown could not locate. Recommend consulting

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

with the seller to determine the location.

Static Water Pressure Reading: 56 PSI (A reading between 40 - 80 PSI is considered acceptable.)

Type Of Supply Piping Material: Copper (where accessible)


Comments:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order function properly.

The inspector shall report the location of water meter, location of homeowners main water supply shutoff valve and static water pressure. Report as Deficient the presence of active leaks, the lack of a pressure reducing valve when the water pressure exceeds 80 PSI, the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system, the absence of fixture shut-off valves, dielectric unions, when applicable, back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures and deficiencies in water supply pipes and waste pipes. The installation and termination of the vent system, the performance of fixtures and faucets not connected to an appliance. Water supply, as determined by viewing functional flow in two fixtures operated simultaneously, fixture drain performance, orientation of hot and cold faucets, installed mechanical drain stops , commodes, fixtures, showers, tubs, and enclosures and the condition of the gas distribution system.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed plumber prior to closing.

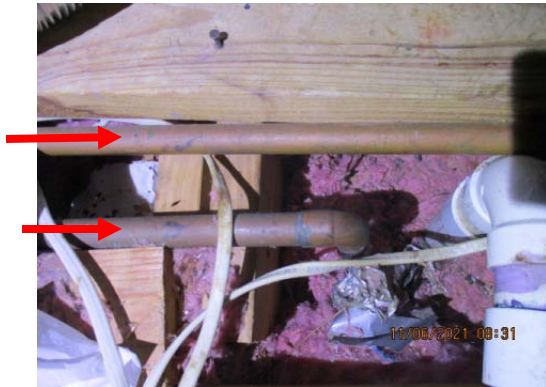
Personal items stored in the cabinets under sinks may limit the assessment of existing conditions such as leaking drains/water supply lines ect.

 The water supply lines are not properly insulated in all areas of the attic space. Recommend adding insulation.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Sinks:

Sinks are functioning as intended.

Bathtubs/showers:

Bathtubs/showers are functioning as intended however there were deficiencies as described below.

Access panel is not installed to inspect the equipment/plumbing under the hall tub/shower.

Access panel is installed to inspect the plumbing behind the master shower however this was a limited inspection due to minimal visual access.

The cold water faucet at the master bathtub did not function as intended. Recommend repair.

Commodes:

Commodes are functioning as intended however there were deficiencies as described below.

The shut off valve handle for the hall bath commode is not installed. Recommend installing as required.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

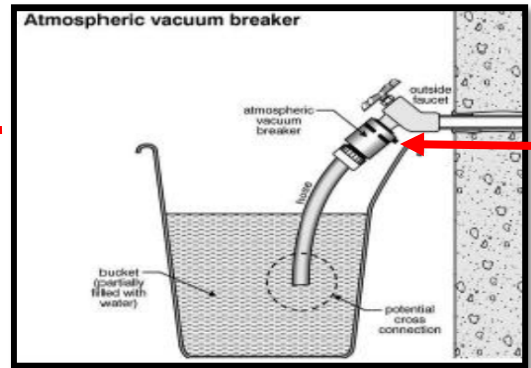
I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Outside Hose Bibs:

Hose bibs are functioning as intended however there were deficiencies as described below.

Back flow preventers/vacuum breakers are not installed. Recommend installing to prevent water from backing up into the water system.



The hose bib on the right side of the structure is missing the handle. Recommend replacing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



B. Drains, Wastes & Vents

Type of Draining Material: PVC (where accessible)

Comments:

Water is run down the drains at the time of the inspection, however this cannot simulate the amount of flow that may take place during full occupancy. There may be some blockage of the drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appeared operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. If the house is vacant, has an older plumbing system, if there are prior known drain problems or there are large trees around the structure, it would be prudent to have the drain lines "video-scanned" prior to closing.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a licensed plumber prior to closing.

Appeared to be functioning as intended.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 Gal.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “NI” column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

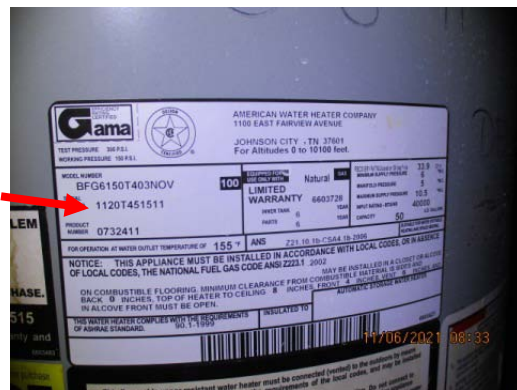
I=Inspected NI =Not Inspected NP=Not Present D=Deficiency

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Ignition Source: Electronic Ignition Pilot

Location: Attic

Number of Water Heaters: 1



Mfg: American

Mfg. Date/Dates: 2011 (According to the Manufacturer Label/Labels on the equipment at the time of the inspection:)

Comments:

A water heater is equipped with a temperature & pressure relief (TPR) valve, (Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water) This valve is visually inspected, however due to the likelihood that the valve would not reseat if discharged, & due to not

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

being able to replicate the conditions required to determine whether or not the valve will function as intended these valves are not tested. TPR Valves are an important safety device that is required by most codes. Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. It is recommended that any deficiencies/items of concern, if any, are properly repaired/corrected by a licensed plumber prior to closing.

The inspector shall report the energy source, the capacity of the units. Report as Deficient inoperative units, leaking or corroded fittings or tanks, damaged or missing components, the absence of a cold water shut-off valve, if applicable, the absence of a pan or a pan drain system that does not terminate over a waste receptor or to the exterior of the building above the ground surface, inappropriate locations. The lack of protection from physical damage, burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. The absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish. When applicable a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement. The absence of or deficiencies in the temperature and pressure relief valve and discharge piping, a temperature and pressure relief valve that failed to operate, when tested manually.

Requirements for gas units. The inspector shall report as Deficient gas leaks, flame impingement, uplifting flame, improper flame color, or excessive scale build-up. The absence of a gas shut-off valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length. Gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings. Deficiencies in combustion and dilution air, gas shut-off valves, access to a gas shutoff valves that prohibit full operation, gas appliance connector materials and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

The water heating equipment is functioning as intended however there were deficiencies as described below.

TPR Valves are not manually tested due to the possibility of not being able to properly re-set the valve which would result in a leak in the system.

Flue vent for water heater is not properly attached to the top of the water heater & is venting CO gas into the attic space. Recommend repair.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Flue vent for the water heater is not properly strapped. Recommend strapping to prevent shifting & possible moisture penetration.



Flue vent for water heater is too close to combustibles where it penetrates the roof decking. Recommend cutting back a minimum of 1".

Water supply lines had significant oxidation/corrosion at the connections. Recommend repair.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



The TPR Valve drain line does not terminate within 6" to grade. TPR Valve drain lines should terminate within 6" to grade and in a safe location to prevent the possibility of injury in the event the TPR Valve were to discharge.

The water heater is potentially nearing the end of it's life cycle. Recommend budgeting for replacement in the future.

D. Hydro- Massage Therapy Equipment

E. Gas Distribution System & Gas Appliances

Location of Gas Meter: Right Side Exterior

Type of Gas Meter Distribution Piping Material: Black Iron

Comments:

This was a limited visual inspection due to the majority of the Gas Supply System is hidden behind walls & insulation & was not accessible/visible.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Appeared to be functioning as intended.

V. APPLIANCES

A. Dishwashers

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Comments:

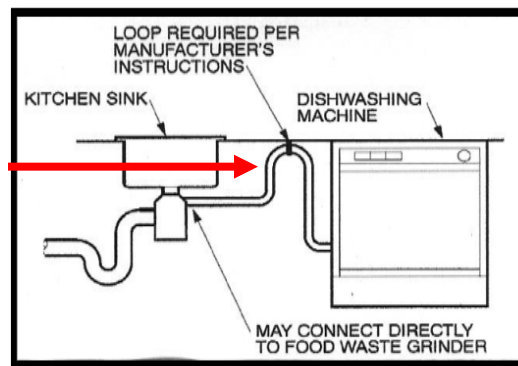
The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, rusted, missing or damaged components, the presence of active water leaks; and the absence of backflow prevention.

It is recommended that any deficiencies/items of concern marked with a ☒ if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The dishwasher was operated and allowed to run a complete wash cycle. The unit is functioning as intended however there were deficiencies as described below.



☒ Air gap in the dishwasher drainpipe is not installed, when installed properly the air gap prevents the potential backflow of contaminates from the disposer back into the dishwasher. The dishwasher drainpipe should be secured to the underside of the counter to create an upside down "U" in the drainpipe.



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

B. Food Waste Disposers

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components and the presence of active water leaks.

The food waste disposer was operated and is functioning as intended.



C. Range Hood & Exhaust Systems

Vent Method: Downdraft, vented to the exterior

Comments:

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

The range exhaust vent was operated and is functioning as intended however there were deficiencies as described below.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



Exhaust vent cover plate is damaged. Recommend replacing.



D. Ranges, Cook Tops & Ovens

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building, if the unit is not of a re-circulating type or configuration and improper duct material.

The inspector shall report as Deficient inoperative units, missing or damaged components, combustible material within thirty inches above the cook top burners, absence of an anti-tip device, if applicable, gas leaks, the absence of a gas shutoff valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length, gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings and deficiencies in thermostat accuracy (within 25 degrees at a setting of 350° F). Mounting and

Report Identification: 9219 Newburgh Houston, TX. 77095

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

performance, gas shut-off valves, access to a gas shutoff valves that prohibits full operation and as appliance connector materials.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

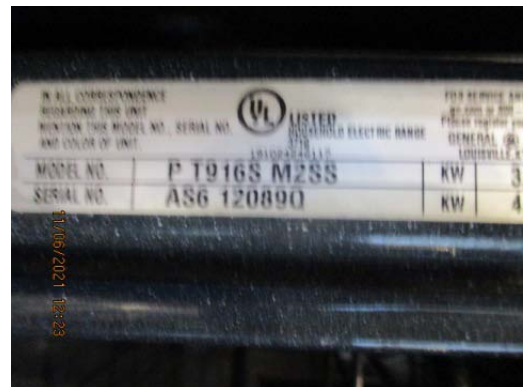
Cook Top: Electric

The cook top was operated and is functioning as intended.



Oven: Electric

The oven was operated and is functioning as intended however there were deficiencies as described below.




The oven light did not function as intended.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

 The oven was turned on to 350 degrees and allowed to cycle through the preheat function, a temperature reading was performed and read 330 degrees, a variance of 25 degrees is considered acceptable. Recommend recalibrating the oven to the correct temperature as required.



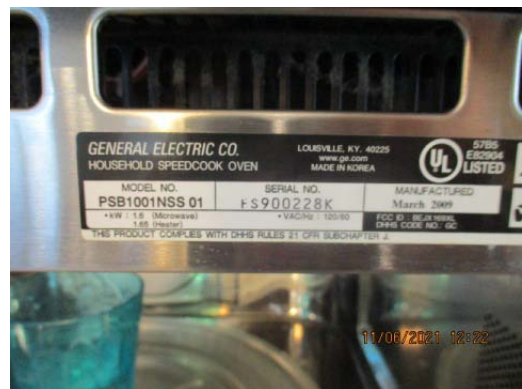
E. Microwave Ovens

Comments:

The inspector shall inspect built-in units and report as Deficient inoperative units, deficiencies in performance or mounting and missing or damaged components.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The microwave was operated and is functioning as intended.



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

F. Mechanical Exhaust Vents and Bathroom Heaters

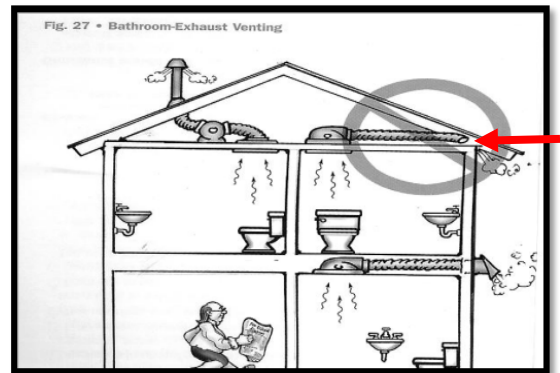
Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building and a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The exhaust vents are functioning as intended however there were deficiencies as described below.

Bathroom exhaust vents are vented to the soffit and not through the roof deck or exterior wall as required.



G. Garage Doors, Operators

Comments:

Garage doors, including automatic openers and safety devices, are inspected to determine if they are functioning properly.

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inch (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

The garage door is typically the largest moving object in the house, and many of its

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

components are under high tension. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury or even death. If a spring is broken, operating the door can cause serious injury or death.

Do not operate the door until the spring is replaced by a trained door systems technician. Because of potential dangers involved, all repairs and adjustments must be performed by a trained door systems technician using proper tools and instructions.

A moving door can cause serious injury or death. Keep people clear of the opening while the door is moving.

High spring tension can cause serious injury or death. Do not try to remove, repair or adjust springs or anything to which door spring parts are fastened, such as, wood blocks, steel brackets, cables or other like items.

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components, installed photoelectric sensors located more than six inches above the garage floor and door locks or side ropes that have not been removed or disabled.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repaired/corrected by a qualified tradesman/contractor prior to closing.

Garage door & automatic door opener are functioning as intended however there were deficiencies as described below.

Electronic eye (photoelectric reversing sensor) was installed and is functioning as intended. This is a safety device designed to reverse the door in the event an object passing under the door while closing.

Electronic eye (photoelectric reversing sensor) is installed greater than 6" above the garage floor. Electronic eye should not be installed greater than 6" above the floor.

Garage door lock is not secured in the open position. This is required when an automatic door opener has been installed.

The two lower garage door panels showed signs of rusting. Recommend replacing.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



H. Dryer Exhaust Systems

Comments:

This was a limited visual inspection due to a large portion of the dryer vent is hidden behind walls/between floors & the dryer ducts may not be able to be checked for cleanliness. Dryer ducts should be checked/cleaned on a regular basis.

The inspector shall report as Deficient missing or damaged components, the absence of a dryer exhaust system when provisions are present for a dryer. Ducts that do not terminate to the outside of the building, screened terminations and ducts that are not made of metal with a smooth interior finish.

It is recommended that any deficiencies/items of concern marked with a if any, are further evaluated/repared/corrected by a qualified tradesman/contractor prior to closing.

The dryer vent appeared to be functioning as intended however there were deficiencies as

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

described below.

The dryer duct termination at the roof line is the wrong type for today's standards. The dryer duct should be fitted with a closeable gravity or automatic damper (a back draft damper). A screen may not be installed at the duct terminus, as it can trap debris, which poses a fire hazard.



Dryer vent in the attic appeared to be dirty/filled with dryer lint & is dumping dryer lint into the attic space. This may be a potential fire hazard & should be properly cleaned.



I. Other

Comments:

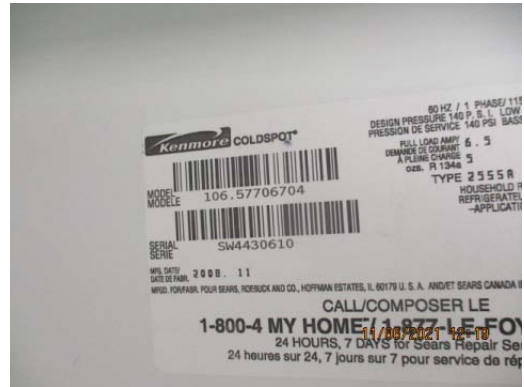
The Refrigerator was operating and appeared to be functioning as intended.

Report Identification: 9219 Newburgh Houston, TX. 77095

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient



VI. OPTIONAL SYSTEMS

-
-
-
-

A. Swimming Pools, Spas, Hot Tubs & Equipment

Type of Construction:

Comments: See separate report.