



9322 Eckert
Arcoia, TX 77583
Nathan Hale

02/11/2021

PROPERTY INSPECTION REPORT

Prepared For: Nathan Hale
(Name of Client)

Concerning: 9322 Eckert, Arcola, TX 77583
(Address or Other Identification of Inspected Property)

By: Riley Rundquist, Lic #24486
(Name and License Number of Inspector)

02/11/2021
(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupied Vacant

PRESENT AT INSPECTION: N/A

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy

Outside Temperature: **Arrival 39^o** **Departure: 40^o**

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer familiar with the soils and construction methods of the region in order to determine if permanent repairs are required.

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

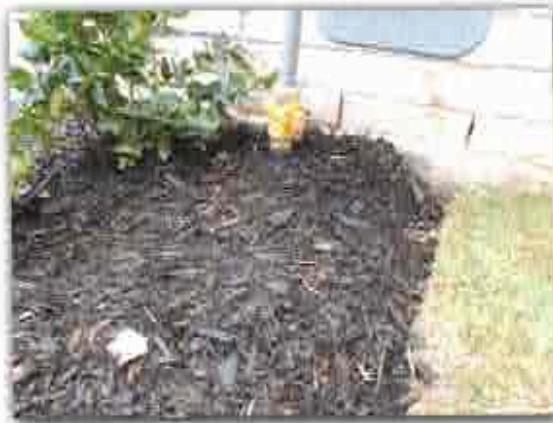
Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of the foundation is covered/obstructed, the foundation cannot be inspected.

Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

Additional Notes:

NOTE: The foundation is obstructed from view at the right side where the flower beds are against the slab.



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There is exposed aggregate on the right side in multiple locations.



NOTE: The foundation is obstructed from view at the right side where the condenser is located.



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I	NI	NP	D
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B. Grading and Drainage

Comments:

The splash block is missing at the base of the down spout at multiple locations.



NOTE: I recommend keeping all drains in the back yard areas clear / clean to help promote proper flow of water away from the foundation.



C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingles

Viewed From: From ladder at eave, From Ground/Binoculars

Comments:

Condition: Unable to locate substantial damage to the roof

Note: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

Note: The under-layment cannot be inspected if shingles are properly secured to the roof.

Note: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may

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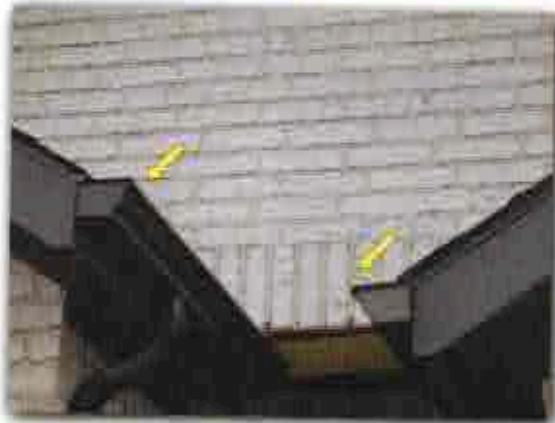
D=Deficient

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have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

Additional Notes:

There is flashing missing at the opposite side of the entryway.



The flashing needs to be sealed on the front right side.



There are shingles lifted at the front.



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There are shingles lifted at the right side.



D. Roof Structures and Attics

Viewed From: Walked deck or safe area

Approximate Average Depth of Insulation (Where visible): 13-14



Approximate Average Thickness of Vertical Insulation: 6-7 inches where visible

Comments:

Attic

Attic Insulation: Loose Fill and Batt

Roof

Ventilation Observed: Yes Condition: Ventilation Adequate

Water leaks noted Previous repairs noted Vermin activity noted

Note: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

Additional Notes:

E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Masonry / Brick / Stone

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I	NI	NP	D
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NOTE: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There is no caulking material at the brick corners / intersections at multiple locations around the home. The pictures below are not exhaustive of all locations.



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I	NI	NP	D
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The fasteners for the window shutters are installed. There are multiple locations where this fastener has cracked the brick/mortar.



There is a gap in the mortar at the front left side.



I=Inspected

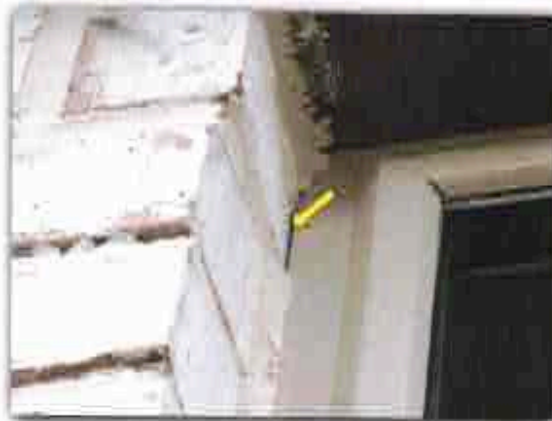
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There are gaps in the mortar around windows in multiple locations.



There is a gap where the fascia board meets the wall near entryway.



I=Inspected

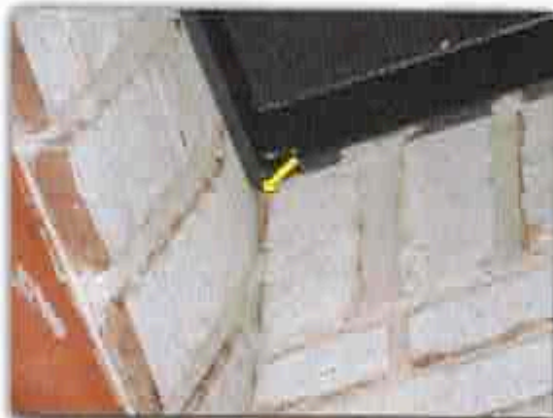
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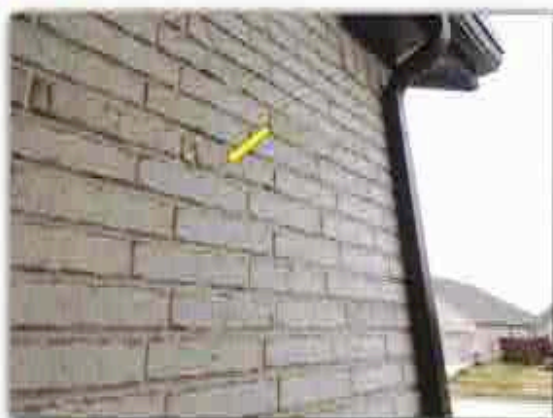
D=Deficient

I NI NP D

The ceiling material over the entryway has gaps where it meets the sidewall and shows some framing members. This can be conducive to pest penetration.



There is a crack on the brick at the front middle side.



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The exterior light fixtures are not properly sealed/caulked or secured to the wall. This is a potential moisture penetration point.



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The garage door siding is not sealed.



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There are gaps in the mortar above the garage.



There is a gap in the mortar on the right side.



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There is missing caulking material in the expansion joint at multiple locations.



The electric meter and service panels are not properly weather-sealed/caulked on the exterior wall.



The vent is not sealed to the wall.



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There is a crack on the brick at the back right side.



The A/C emergency shut off switch boxes are not properly weather sealed/caulked at the exterior wall.



The exterior outlets are weather sealed but not caulked.



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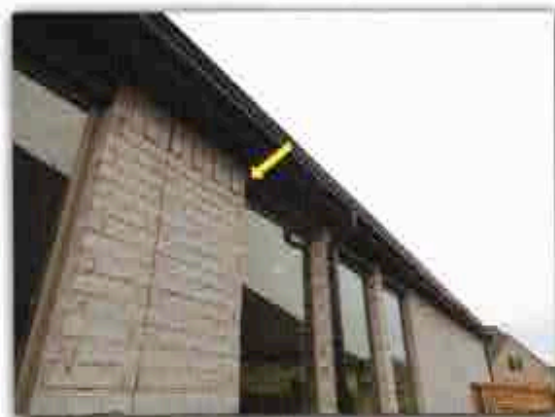
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There is a crack on the brick at the back middle-side.

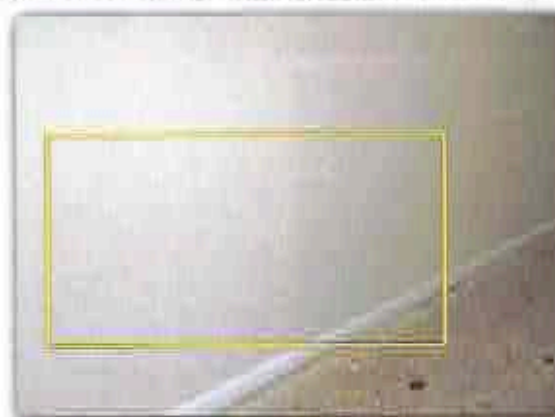


There is a gap where the board above window meets the wall at the left side.



NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.

There is a stain on the sheetrock on the left side garage wall.



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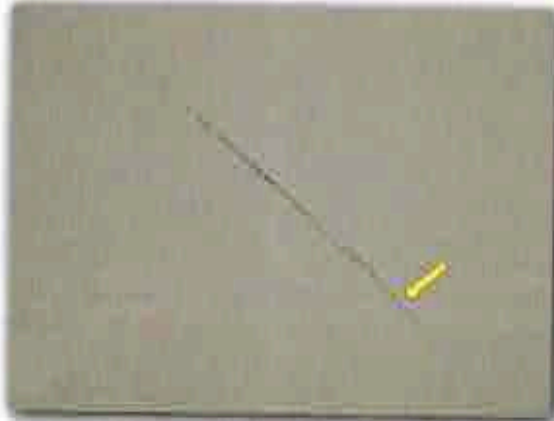
F. Ceilings and Floors

Comments:

NOTE: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

There is a sheetrock crack in the ceiling in the garage.



NOTE: The flooring is obstructed and not all of the flooring is visible for inspection.



The left side bedroom closet floor is damaged.



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G. Doors (Interior and Exterior)

Comments:

There is daylight showing through the jamb of the garage door. This is indicative that the door is not fully weather sealed.



There is daylight showing through the backyard door jamb. This is indicative that the door is not fully weather sealed.



The bathroom door at the left side does not latch properly.



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H. Windows

Comments: Double Pane

The caulking around the windows is missing in multiple locations. The picture below is representative.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: Garage

Brand: Square D

Size: 125 amp

Type of wiring: Aluminum

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ARC Fault:

- | | | | | | |
|-------------------------|---------|--------------------------|---------|--------------------------|--------------|
| ARC outlet location(s): | Master | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |
| | 2nd Bed | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |
| | 3rd Bed | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |
| | 4th Bed | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |
| | 5th Bed | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |
| | Conn | <input type="checkbox"/> | Missing | <input type="checkbox"/> | Not tripping |

Grounding Electrode present: **Yes**

Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

Additional Notes:

NOTE: The ground rod and wire are buried in the soil. I cannot determine if the proper clamp has been used or if it is appropriately rated for direct burial. I cannot determine if the wire is properly secured to the rod.



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There is no anti oxidant paste on the aluminum service wires at the main lugs.



The bonding screw is not installed in the main panel. This is required to ensure that the neutral bar is secured to the panel. I was able to locate it sitting at the bottom of the panel. This needs to be installed.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s)	Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Garage:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Exterior:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Notes:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Forced Air
Energy Source: Natural Gas
Comments:

Unit 1

Filter Type: Media Filter
filter should be checked.

Condition: Door was taped shut and the



Notes:

NOTE: As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

The gas supply was shut off to the home at the time of the inspection. I was not able to turn the unit on to test it.



B. Cooling Equipment

Type of System: Central - Air Conditioner
Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

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Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Right side front yard near the street**

The water meter is full of water and was not visible / accessible for inspection.



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I NI NP D

Location of main water supply valve: Inside the garage



Static water pressure reading: 60



Gas meter location: Right side of the home



Comments

Type: PEX

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I	NI	NP	D
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Bath 3: (Left side hall)

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.



Bath 4: (Right side hall)

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.



F=Inspected

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F NI NP D

Outside Faucets:

There is a gap in the mortar under the right side spigot.



B. Drains, Wastes, and Vents

Comments:

Note: The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

Note: The main plumbing clean out was not visible. Recommend contacting the seller for its location.

C. Water Heating Equipment

Energy Source: Natural gas

Capacity: 40+40

Comments:

Unit 1:

Location: Attic

Brand: Rheem

Age: 2020



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I	NI	NP	D
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NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

Unit 2:

Location: Attic
Brand: Rheem
Age: 2020



NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

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D. Hydro-Massage Therapy Equipment

Comments:

-
-
-
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E. Other:

Comments:

V. APPLIANCES

-
-
-
-

A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

There is debris inside the unit.



C. Range Hood and Exhaust Systems

Comments:

The Range Hood is installed but not plugged in. I was unable to operate at time of inspection. Plug in and test.



D. Ranges, Cooktops, and Ovens

Comments:

Range Source: Gas

Oven Source: Gas

Thermostat set at 350°F

Achieved: Oven 1 325 °F

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Additional Notes:

The gas shut off valve is located in the cabinet to the right of the stove.



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E. Microwave Ovens

Comments:

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

-

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: **Yes**

Electric eye reverse test acceptable: **Yes**

Additional Notes:

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H. Dryer Exhaust Systems

Comments:

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: The sprinkler system was not inspected for underground leaks or coverage.

NOTE: There is a rain sensor installed for the irrigation system.



NOTE: The sprinkler backflow device is located on the right side of the home.



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The control panel is missing labeling.



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

Type of Construction: N/A

Comments:

Summary

FOUNDATIONS

- **NOTE:** The foundation is obstructed from view at the right side where the condenser is located.
- **NOTE:** The foundation is obstructed from view at the right side where the flower beds are against the slab.
- There is exposed aggregate on the right side in multiple locations.
- **NOTE:** The foundation is obstructed from view at the right side where the condenser is located.
- The splash block is missing at the base of the down spout at multiple locations.
- **NOTE:** I recommend keeping all drains in the back yard areas clear / clean to help promote proper flow of water away from the foundation.
- There is flashing missing at the opposite side of the entryway.
- The flashing needs to be sealed on the front right side.
- There are shingles lifted at the front.
- There are shingles lifted at the right side.
- All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.
- There is no caulking material at the brick corners / intersections at multiple locations around the home. The pictures below are not exhaustive of all locations.
- The fasteners for the window shutters are installed. There are multiple locations where this fastener has cracked the brick/mortar.
- There is a gap in the mortar at the front left side.
- There are gaps in the mortar around windows in multiple locations.
- There is a gap where the fascia board meets the wall near entryway.
- The ceiling material over the entryway has gaps where it meets the sidewall and shows some framing members. This can be conducive to pest penetration.
- There is a crack on the brick at the front middle side.
- The exterior light fixtures are not properly sealed/caulked or secured to the wall. This is a potential moisture penetration point.
- The garage door siding is not sealed.
- There are gaps in the mortar above the garage.
- There is a gap in the mortar on the right side.
- There is missing caulking material in the expansion joint at multiple locations.
- The electric meter and service panels are not properly weather sealed/caulked on the exterior wall.
- The vent is not sealed to the wall.
- There is a crack on the brick at the back right side.
- The A/C emergency shut off switch boxes are not properly weather sealed/caulked at the exterior wall.
- The exterior outlets are weather sealed but not caulked.
- There is a crack on the brick at the back middle side.
- There is a gap where the board above window meets the wall at the left side.
- **NOTE:** I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.
- There is a stain on the sheetrock on the left side garage wall.
- There is a sheetrock crack in the ceiling in the garage.
- **NOTE:** The flooring is obstructed and not all of the flooring is visible for inspection.
- The left side bedroom closet floor is damaged.
- There is daylight showing through the jamb of the garage door. This is indicative that the door is not fully weather sealed.
- There is daylight showing through the backyard door jamb. This is indicative that the door is not fully weather sealed.

- The bathroom door at the left side does not latch properly.
- The caulking around the windows is missing in multiple locations. The picture below is representative.

SERVICE ENTRANCE AND PANELS

- The bonding screw is not installed in the main panel. This is required to ensure that the neutral bar is secured to the panel. I was able to locate it sitting at the bottom of the panel. This needs to be installed.
- NOTE: The ground rod and wire are buried in the soil. I cannot determine if the proper clamp has been used or if it is appropriately rated for direct burial. I cannot determine if the wire is properly secured to the rod.
- There is no anti oxidant paste on the aluminum service wires at the main lugs.
- The bonding screw is not installed in the main panel. This is required to ensure that the neutral bar is secured to the panel. I was able to locate it sitting at the bottom of the panel. This needs to be installed.

HEATING EQUIPMENT

- The gas supply was shut off to the home at the time of the inspection. I was not able to turn the unit on to test it.
- NOTE: As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.
- The gas supply was shut off to the home at the time of the inspection. I was not able to turn the unit on to test it.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- There is a gap in the mortar under the right side spigot.
- The water meter is full of water and was not visible / accessible for inspection.
- Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.
- Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.
- There is a gap in the mortar under the right side spigot.
- Note: The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.
- Note: The main plumbing clean out was not visible. Recommend contacting the seller for its location.

FOOD WASTE DISPOSERS

- There is debris inside the unit.
- There is debris inside the unit.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- The control panel is missing labeling.

- NOTE: The sprinkler system was not inspected for underground leaks or coverage.
- NOTE: There is a rain sensor installed for the irrigation system.
- NOTE: The sprinkler backflow device is located on the right side of the home.
- The control panel is missing labeling.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Riley Rundquist _____ LICENSE #: 24486