



Property Inspection Report #20210805-01

Prepared for Deona Twenge

for property: 3902 Fernglade Dr
Houston, TX 77068



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My Inspection TX - TREC LIC. # 23551

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Katy, TX 77450***

PROPERTY INSPECTION REPORT

Prepared For: Deona Twenge
(Name of Client)

Concerning: 3902 Fernglade Dr, Houston, TX 77068
(Address or Other Identification of Inspected Property)

By: Enzo Ricci, Lic #23551 08/05/2021
(Name and License Number of Inspector) (Date)

(Name and License Number of 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; and
- lack of electrical bonding and grounding.
- lack of bonding on gas piping, including corrugated stainless steel (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
SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are in regular font and/or underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

NOT A CODE INSPECTION

The General Home Inspection or a Phase Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

RECOMMENDATIONS

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed.

If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

FURNISHED HOUSE

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

Building Orientation (For Purpose Of This Report Front Faces): South

Weather Conditions during Inspection: Cloudy Overcast

Outside temperature during inspection: 80 to 90 Degrees

Parties that were present during the inspection: Seller, Buyers Agent

Inspection Time In: 9:00 am Time Out: 1:00 pm

Property was: Occupied at the time of Inspection:

Description: 2 story, Wood Frame; single family residence; brick/cement board/wood exterior; composition roof; detached garage

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D=Deficient

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I. STRUCTURAL SYSTEMS

■ □ □ ■ A. Foundations

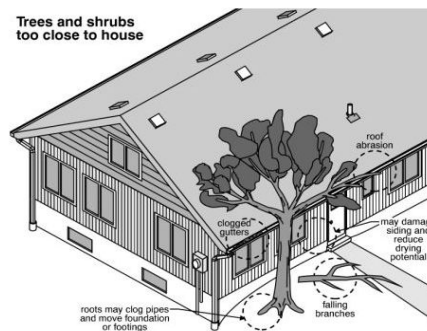
Type of Foundation(s): Slab on Ground

Comments:

Foundation construction included a slab-on-grade: Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

Performance Opinion:

On 08/05/2021 at 9:00 am Inspector Enzo Ricci's opinion was that the foundation appeared to be in questionable condition. At this time, I did observe visible evidence that I would consider as being indications of movement and/or settlement. The areas inspected were, but may not be limited to the accessible foundation walls, ceilings, floors, doors & windows which indicated major signs of movement and/or settlement.



Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.



Slab dressing observed at one or more areas of foundation.

- Left side

Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited

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visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

Special Notice: Soil grade and drainage patterns around some areas of house and garage do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains. Large trees, soil composition and moisture levels play a major role in foundation movement. Too little moisture, especially during dry periods, can cause the soil to shrink and the foundation to settle. Trees and plants remove water from foundation soil, causing a drying effect. Helping the soil maintain a consistent moisture level, by watering properly, is extremely beneficial. Soaker or sub surface weep hoses is very beneficial. Excessive moisture in expansive clay soil can cause it to swell and heave the foundation. Proper grading and drainage can greatly minimize any soil expansion, especially if the moisture level is adequate initially. Maintaining your foundation will help keep your home dry and comfortable. A strong foundation not only supports the structure itself, it supports your investment.

■ □ □ ■ **B. Grading and Drainage**

Comments:

Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.

RAIN GUTTERS AND DOWNSPOUT



Recommend addition of a full rain gutter system to help improve drainage and/or prevent wood rot. While roof overhangs and porch roofs protect building walls from impinging rain, gutters serve to protect building walls and foundations from roof water runoff. Roof gutters, downspouts and leaders or diverters form the initial components of a drainage system for the building and site.



- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.
- Observed one or more clogged downspout

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.

GRADING AND DRAINAGE

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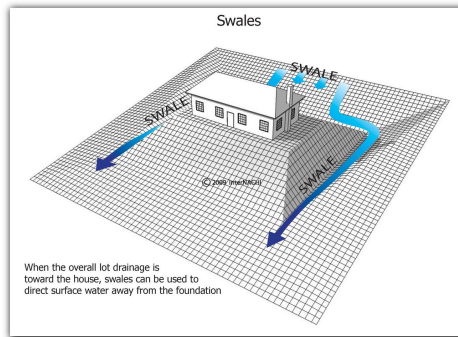
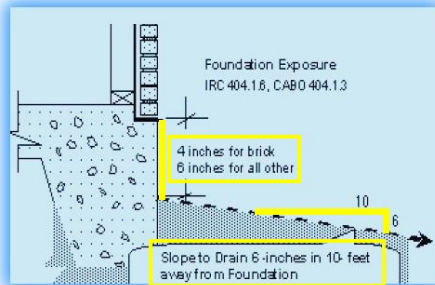
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■ High soil levels were observed at the foundation walls. A minimum of **four** inches of foundation wall should be exposed under the brick veneer. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home.

■ The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option to improve drainage and/or in- ground drains should be designed and added to divert rainwater and runoff away from the house as appropriate and/or drainage swale should be improved/installed.



Continue:

<<<<<<< Illustration of the code

Poor soil and grading conditions are conducive to wood destroying insect infestation, and water penetration into the home if not corrected. The means should be provided to catch and channel the water away from the house and foundation. Improvements should be undertaken by professional landscaper and/or gutter company.

■ □ □ ■ **C. Roof Covering Materials**

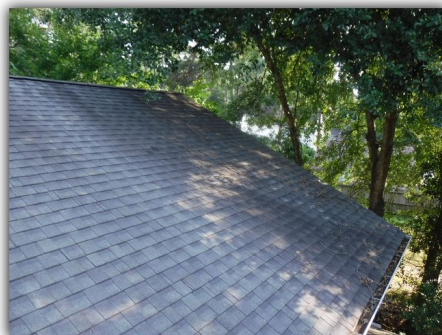
Types of Roof Covering: Asphalt Shingles

Viewed From: The roof was inspected from the ground also was viewed from the side with a ladder.

Comments:

Notes: The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may lead to possible leaking. Roof inspections are not intended to certify that a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but not all areas are accessible and visible to an inspector. Unless there are visible signs of moisture, stains, or, it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.

■ The roof covering appears to be in older but serviceable overall condition. Roof related repairs if needed will be noted below



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The roof does have wear and needs a maintenance performed. This would include caulking all flashing, replacing missing or damaged shingles and a full evaluation.



Observed damaged section of the roof

- rear left



Remove all loose debris off roof (clean sweep) to prevent damage / puncture(s) to roof surface.

■ The roof has tree limbs coming in close contact with the roof covering. Tree limbs can cause damage to the covering and allow access to the roof for unwanted pest. I recommend trimming back all tree limbs away from roof.

Maintenance Notes: It is recommended that flashing and roof penetrations be reviewed at least annually for damage. Leaks are most commonly found around flashing and roof penetrations, rather than through the shingles, unless the shingles are damaged, or at the end of their life span. Seals around plumbing vents, can deteriorate, metal flashing can lift up, and sealant can dry and crack allowing moisture to enter the attic. Yearly inspections of the flashing and roof penetrations should be performed to detect problems before deterioration and water causes major damage.

Limitations of Roof inspection

Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, and weather conditions at the time of inspection dictate the method of inspection. Detection of defects should not be expected beyond the degree that these conditions allow, or beyond the limitations imposed by the method of inspection stated above. Even under the best conditions there is no guarantee against leakage

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■ □ □ ■ D. Roof Structures and Attics

Viewed From: Entered Attic Area -on the walkway adjacent to the equipment

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation: most likely 4 inches

Insulation Type: Blown-in

Comments:

Notice: The roof structure and attic space are observed for general condition and function at the time of the inspection. Framing members are not inspected to engineering or code standards. The inspector will report deficiencies in framing members and decking, attic access ladders and openings and attic ventilators as viewed and visible from safely accessible attic spaces. The inspector observes for the presence and approximate depth of insulation. The inspector will report attic space ventilation that is not performing however attic space ventilation calculations are beyond the scope of this inspection process.

Framing

No collar ties observed in attic. Collar ties help reinforce the attic framing.

Insulation



■ Some of the insulation has been disturbed. It is recommended that the insulation be redistributed, and improved as necessary to ensure consistent comfort levels throughout the home.

Ventilation



There is no gable vent screening to keep insects / vermin out of attic.

Attic access Stairs



Tighten loose / replace missing nuts and bolts on stairway sections.

Most repairs and/or improvements in this section could be made by a skilled handyman and insulating company.

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■ □ □ ■ E. Walls (Interior and Exterior)

Comments:

Note: Concealed wall flashing details (i.e. at doors, windows and brick ledges) are beyond the scope of this inspection.

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Client Advisory: No mold and /or indoor air quality (IAQ) tests were performed. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and/or water damaged conditions. The client is advised to contact a qualified IAQ professional for further evaluations of this property.

Exterior Walls

■ Wood rot was observed at one or more location and it is recommended that the damaged wood be replaced. It is pointed out that additional damage could be present under the rotted material that will not be visible until the outer rotted materials are removed. Have a service company determine the entire scope of wood rot throughout the house, and provide a cost estimate to replace all rotted wood.



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■ One or more penetrations in the exterior wall which allowed installation of an exterior faucet, gas line or electrical wiring was not sealed and may allow moisture and insect penetration. The Inspector recommends application of an appropriate sealant to prevent moisture and insect entry of the wall structure.



■ Caulking missing and/or deficient at vertical joints in siding; may allow wind driven rain entry.



■ Damaged soffit and/or fascia boards were observed in one or more locations of the house. Repairs should be under taken to prevent water and rodent intrusions.



■ When the bottom of the siding is not separated from the roof it is susceptible to: deterioration and water infiltration. The bottom of the siding should be a minimum of 1 - 2 inches above the finished roof. The space helps prevent debris from accumulating between the roof and the wall.



■ The window and/or door and/or other wall penetrations installed through the wood fiber products siding were not properly flashed.

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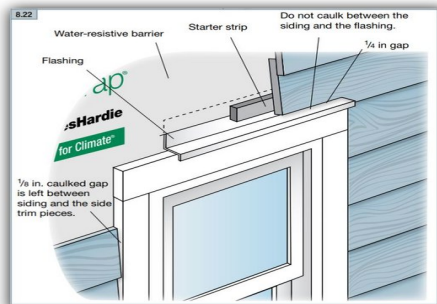
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Information from the manufacturers website – Metal flashing, called “Z” flashing, should have been installed during construction of the structure. Z flashing is cut into the frame siding and covers the top piece of trim to prevent water from entering the trim or window frame. Z flashing is meant to prevent water penetration, not to act as a drain after water penetration has occurred. Proper Z flashing materials should be installed to reduce the incidences of water penetration.

Special notice: Some items we discover maybe correctable, while others are nearly impossible to repair without removing the siding/brick and/or causing significant damage to the existing system.

The wall repairs mentioned in this section should be considered before purchase. It is recommended that qualified contractors be used to further assess the necessary repairs and their related costs.

Interior Walls

This report does not address damage to hidden or unseen locations in this structure and no guarantee is made that hidden and/or covered damage will not be observed upon opening walls and/or repairs being made to the structure leading to added costs.

Information Notes If wallpaper or paneling is installed, these can mask problems like minor stress cracks, moisture, mildew/mold, and damage caused by wood destroying insects. It is advisable not to apply wallpaper in a bathroom. Some wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over.

Walls through out the home may be limited to visible inspection due to drapes or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information.

Note: No opinion will be rendered concerning walls, ceiling and floor surface condition except as it affects structural performance or water penetration. Routine maintenance and housekeeping items are not addressed. Recent redecorating, furniture placement and floor coverings can obscure water stains, mold growth, damage etc. preventing accurate assessment of conditions. Obvious damage is not recorded in this report.

Cosmetic cracks and/or repaired cracks in sheetrock observed over some / many doors, windows, and/or corners. Here are some examples but not limited to:



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■ Cracks in the walls and/or floor were noted in the tub/shower of the jack & jill bathroom. The cracks should be repaired to match the existing structure.



■ Elevated moisture readings was present at the time of the inspection in / on the wall

- Master bathroom adjacent to the toilet



continued:

- Living room



- Rear wall

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LIMITATIONS OF WALLS INTERIOR INSPECTION

- Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls cannot be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.
 - Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
 - Furniture storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Deficiencies presented within this section are recommended to be further evaluated by a qualified contractor to access damages and/or costs related to repair and/or replacement.

■ □ □ ■ **F. Ceilings and Floors**

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Ceilings



Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at time of inspection;

- Upstairs front hallway/chimney
- Master bathroom
- Laundry room
- Master closet



Observed signs of previous repairs in one or more places;

- Rear left bedroom

Deficiencies presented within this section are recommended to be further evaluated by a qualified contractor to access damages and/or costs related to repair and/or replacement.

Floors

Notes: Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information.

No significant deficiencies were present within this section at the time of the inspection.

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I	NI	NP	D		
■ □ □ ■ G. Doors (Interior and Exterior)					

Comments:

Interior Doors

- Missing or non-functioning door stop behind one or more doors to prevent damage to Sheetrock.
- One or more door missing or removed.



■ Numerous door(s) were sticking and/or out of square at the time of the inspection.

■ Numerous door(s) were not latching properly at the time of the inspection.



■ Observed one or more door exterior surfaces were damaged or deteriorated at the time of the inspection.

Exterior Doors

■ Exterior door does not have thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.



Wood rot of lower door and/or jamb;

- Rear door
- Front door



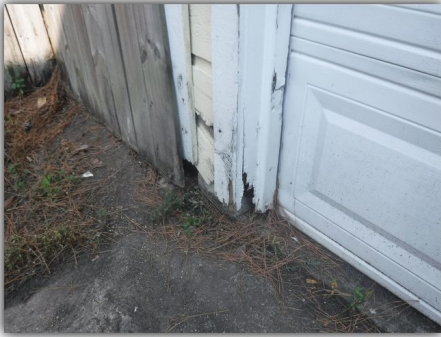
Thermal pane window seals have failed, and moisture has penetrated in following:

- Rear door.

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I	NI	NP	D		



■ The base of the exterior door(s) were not caulked sufficiently at the time of the inspection. Unsealed door frames will wick up moisture if they are not sealed. The application of caulk and/or sealant at the base of the doorframe and sealing the area under the threshold is recommended. Location(s):



■ Wood rot, lower section of garage door vertical 2x6 trim board(s).



■ Damaged door. The door(s) were not latching properly at the time of the inspection.

- Garage



There is an overhead garage door non operational at rear garage.

It is recommended that qualified contractors be used to further assess needed repairs, damages/defects, and related repair costs.

Deficiencies presented within this section could be performed by a skilled handyman.

■ □ □ ■ **H. Windows**

Comments:

Exterior

Note: Frames that rely on seals and sealants at internal and exposed joints will eventually leak water, as these

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joints fail over time.



■ Most of the windows inspected were in need of caulk at the time of the inspection.

■ Screens were missing and/or damaged in the windows at the time of the inspection.

Interior

Inspection of the windows was limited due to furniture, window covers and/or stored items.

■ Signs of moisture penetration were present on one or more windowsills at the time of the inspection. The windows inspected were in need of caulking. Here are some examples but not limited to:



■ One or more windows had cracked / broken glass pane(s).
● Rear left bedroom



■ Windows were tested at random. Windows were opened and closed, locks and latches were tested. Tested windows were hard to open and/or close.

It is recommended that qualified contractor be consulted to further assess window damages, possible water penetration, and the related repair costs.

■ □ □ ■ I. Stairways (Interior and Exterior)

Comments:

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Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



Guardrail too low for safety, current industry standards requires minimum guardrail height of 36 inches. (Code reference, IRC R316.1).



J. Fireplaces and Chimneys

Type of Fireplace: Factory

Comments:



The chimney(s) had no rain cap or spark arrestor. A metal rain cap and spark arrestor should be installed on a masonry chimney. The arrestor screen should be made of a heat- and corrosion-resistant material, such as galvanized steel (19-gauge) or stainless steel (24-gauge). The screen openings should be sized to allow the passage of a sphere with a diameter between 3/8-inch and 1/2-inch.



■ Fireplace damper should have a block or stop installed on dampers to maintain a 1" opening, if a gas log is installed.

Damper clamps, also known as damper locks, are little pieces of hardware. Damper clamps keep the chimney's damper from closing, allowing dangerous gases to escape the firebox in the case of a gas leak. This piece is imperative to home safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I

NI

NP

D

■ Apparent water entry at chimney/flue, resulting in water/rust stains around base of flue/damper area, water (effervescent) stained hearth bricks, and/or weak mortar. Condition should be addressed by a qualified chimney sweep.



■ The front portion of the firebox appears to be cracked and/or loose mortar and/or unsealed. It is recommended that the unsealed areas be sealed to inhibit hot exhaust gases from migrating into areas where combustible materials may be present.

■ The normal use of a fireplace can result in excessive build up of creosote or a tar like substance. Chimney flue should be cleaned and/or serviced on a regular basis or as specified by the manufacture.

Note: The fireplace was not inspected for drafting as that is not part of a TREC inspection.

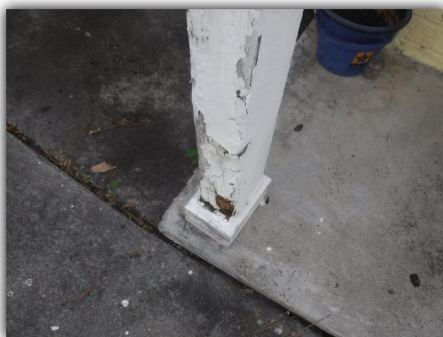
The fireplace should be cleaned and serviced by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

■ □ □ ■ **K. Porches, Balconies, Decks, and Carports**

Comments:



The driveway and/or walkway is cracked and appears to have some movement in the elevation of the concrete. The elevation differences can be a trip hazard as well as contribute to the deterioration of the driveway. I recommend having a qualified contractor evaluate and repair as needed.



Observed wood rot at columns support. No slab pedestal or metal chairs in column were noted.



Observed wood damaged at rear wood decking. Trip hazard.

I=Inspected

NI=Not Inspected

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D=Deficient

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NI

NP

D



Observed damage section of the fence at one or more locations

L.

Other

Comments:

- All **detached structures** are excluded from the home inspection, any secondary building, any detached building including garage unless other wise noted in the inspection agreement, fences, retaining walls, docks, piers, any outside equipment, and storage sheds are not inspected.
 - **Owner's Disclosure Information:** Client is advised to carefully review all disclosure information/reports regarding defects or other conditions which affect the subject property; any issues raised in the disclosure information that are in question should be reported and discussed with this inspector.
 - **Consumer Information:** The Consumer Product Safety Commission* (www.cpsc.gov/) maintains a significant library of information regarding building product defects, warnings and recalls, which is constantly updated with valuable consumer information. It is recommended that Client visit and review the website to determine if any of the components in the subject home are subject to warnings or recalls; any issues that are in question should be reported and discussed with this inspector.
- *Note: Product recall telephone number: (800)638-2772.

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NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

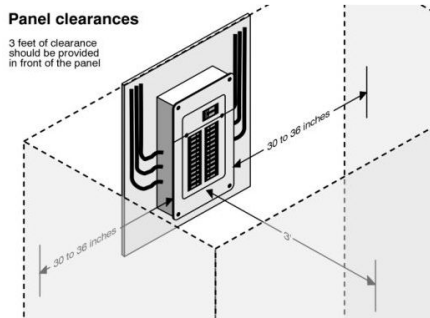
■ □ □ ■ A. Service Entrance and Panels

Main Disconnect Panel 150 Amps of Service

Main Distribution Panel Type: Breakers w/ Main Switch

There is a Main service entrance panel(s) located in the Garage.

Comments:



Code requires minimum clearance to electrical service panels to be 36" in front of and 30" from side to side.

Notice: The visible and readily accessible portions of the service entrance and panel box were inspected. The adequacy of wiring / service capacity / circuits etc is specifically excluded. A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, not all the conditions relating to these unseen areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that are hazardous, can be identified. All electrical deficiencies should be considered hazard conditions and a qualified master electrician should be contacted to evaluate the entire electrical system and correct as deemed necessary all deficiencies and or concerns prior to purchase of this property.



- All fuse or breaker panels are required to have an complete, legible, and accurate listing of what the circuits are connected to. This is properly called a legend.
- There is double lugging of the neutral wiring in the service panel. Each neutral service wire is required to be under one screw per wire.

Ground

The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.

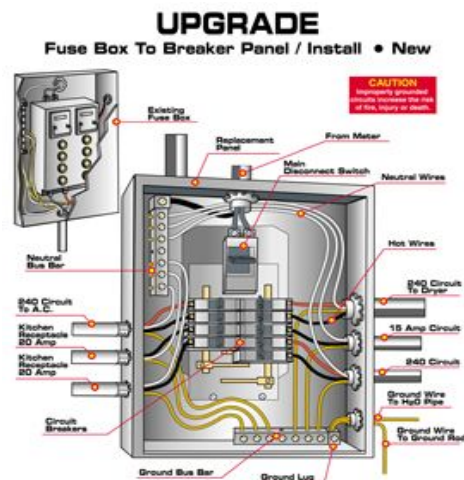
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



■ The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician. Equipment bonding could not be verified at all key points (Examples: interior water piping and/or water heaters and/or around water meters-gas lines and/or electrical enclosure and/or electrical raceways and/or electric outlets or junction boxes and/or CSST gas piping (manufacturer's compliance)). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a master electrician or proper bonding of the equipment should be installed for safety

LIMITATIONS OF ELECTRICAL SYSTEMS INSPECTION

- Electrical Supply -- A 220 volt outlet was provided but was not tested.
- Equipment bonding could not be verified at all key points.
- The inspection does not include remote control devices, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.

It is recommended that a licensed electrician further evaluate the electrical system and cost associated with updating the electrical system to current electrical and safety standards, before the end of the option period. This should also include the pool and pool equipment.

■ □ □ ■ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper - 3 wire grounded system

Comments:

Outlet and Switches

Note: Inspection of branch circuit components is limited to accessible outlets, switches and other visible components. Outlets in the home made inaccessible by furniture or other items will not be inspected. Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested. Yard lights, low voltage lighting, lighting operated by photo cells, motion sensors, or timers will not be inspected.

- A representative sampling of outlets and light fixtures was tested.
- Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.*

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



■ Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following:

- Garage
- Attic



■ No outlet cover
 ● Upstairs left bedroom

GFCI

Note: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but it can fail at anytime. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

■ No individual GFCI wall protection and/or missing at one or more location. This is considered a recognized safety hazard and is in need of repair. One or more outlets in the following locations were not protected:

- | | |
|--------------------|--|
| Kitchen wall plugs | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Protected |
| Bathrooms | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Protected |
| Laundry Room/Sink | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Protected |
| Garage | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Protected |
| Exterior | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Protected |

Although GFCI plugs may not have been required at the time the home was built, I recommend upgrading the system to include GFCI protection for safety reasons. After GFCI plugs are installed retesting the system is also recommended.

Tamper Resistant Outlet

Building standards current at the time of the inspection require the standard outlet to be replaced with a UV-Protected, Shutter mechanized Tamper Resistant outlet. This outlet was designed to provide safer protection against foreign object insertion and to be more durable than the standard outlet.

Arc Fault Circuit Interrupter

Current standards now require all rooms to be protected by an arc fault breakers. AFCI's are newly developed electrical devices designed to protect against fires caused by arcing faults in the home's wiring. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCI's are required in new construction under current building standards which have been adopted in Texas.

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

Ceiling fans and light fixtures

■ Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints.

Exterior

■ Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.

Smoke and Fire Alarms

Note: Smoke detectors are tested using the manufacturer supplied test button only. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Note: 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. The units should be interconnected in such a manner that if any unit detects smoke all alarms will sound.

Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.



■ There are not detectors located in all the locations (Hallways - Bedrooms) required by today's code. Recommend installation of detectors that are all interconnected so that when one detector goes off they all go off.

Note: The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage is advised.

It is recommended that a licensed electrician further evaluate the electrical system and cost associated with updating the electrical system to current electrical and safety standards.

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D=Deficient

I

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

■ □ □ □ A. Heating Equipment

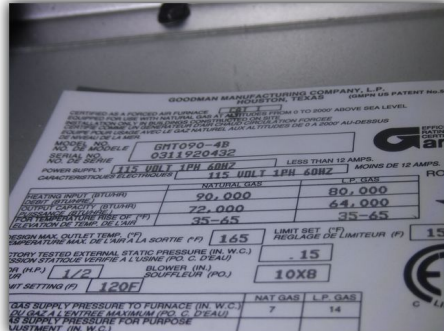
Type of Systems: Central

Energy Sources: Gas

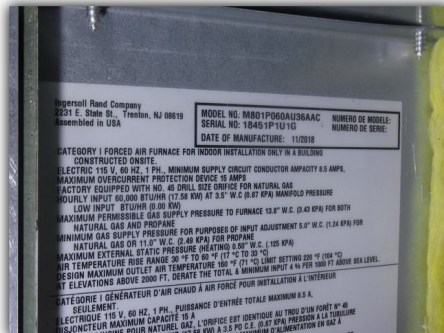
Comments:

No significant deficiencies were present within this section at the time of the inspection.

- The furnace system(s) are not tested for proper operation when the outside air temperature is 70 degrees or more. Hotter temps make it difficult to determine proper function and can potentially damage components of the system



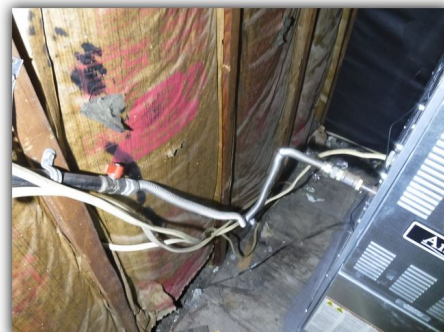
The photo shows the furnace make, model and serial numbers marked on the furnace label or data plate. MFG Date: 2003



The photo shows the furnace make, model and serial numbers marked on the furnace label or data plate. MFG Date: 2018



The combustion exhaust vent had inadequate clearance from combustibles. This type of exhaust vent requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.



There was no sediment trap installed on the natural gas distribution pipe prior to the connections to the furnace.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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NI

NP

D

LIMITATIONS OF HEATING INSPECTION

- The adequacy of heat supply or distribution balance was not inspected.
- The interior of flues or chimneys, which are not readily accessible, are not inspected.

■ □ □ ■ B. Cooling Equipment

Type of Systems: Central

Comments:

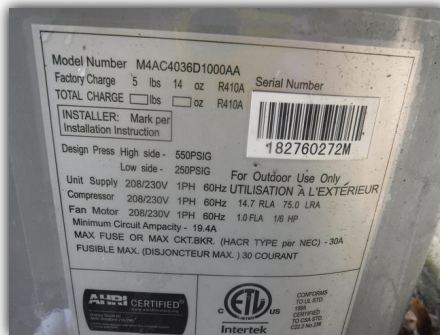


■ Service disconnect for the air conditioner is missing. Recommend installing electrical disconnect within sight of unit.



Information from the air-conditioner data plate is shown in the photo.

GOODMAN
MFG Date: 2003



Information from the air-conditioner data plate is shown in the photo.

AMERISTAR
MFG Date: 2018



■ Air-conditioning refrigerant and drain lines should be checked, insulated, and cleared as necessary

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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■ The primary condensation drain near the air conditioner is not fully insulated. This will most likely result in condensation of the drain line.

Temperature difference between supply and return

Downstairs Unit

Supply Temp



70°

Return



80°

Difference

10.0

Upstairs Unit

Supply Temp



69°

Return



76°

Difference

7.0

■ The temperature drop was insufficient on the air conditioning unit(s). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F



■ Observed condensation forming on unit casing. Have serviced by a qualified HVAC technician to correct cause.



■ Corrosion and/or previous water and/or water observed in the emergency overflow pan; indication coil (or previous coil) has a history of leaking/dripping condensation into the pan.

I=Inspected

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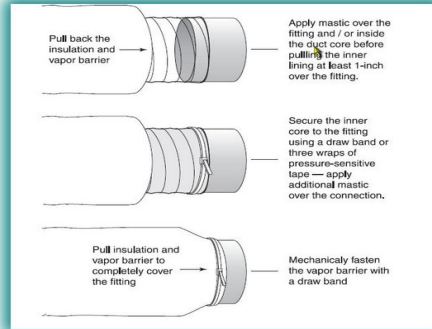
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■ Conditioned air is leaking from the seams of the blower/plenum/equipment unit(s) in the attic.



■ Conditioned air is leaking out of the duct work. Normally, the inner ductwork liner is sandwiched between two layers of mastic. Continued: It is recommended that all of the ductwork be properly attached following the Department of Energy's recommended procedures.

LIMITATIONS OF COOLING SYSTEM INSPECTION

■ The cooling supply adequacy or distribution balance are not inspected.

Note: During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, HVAC equipment, duct work, etc.

Consulting with an HVAC technician for further evaluation and the related repair costs of the necessary repairs/improvements to the cooling system(s), before the end of the option period is recommended.

■ □ □ ■ **C. Duct Systems, Chases, and Vents**

Type of Ductwork: Metal Ducting

Comments:

If your ductwork is over 15 years old, you probably should replace it. Ductwork has a maximum lifespan of 20-25 years. By 15 years, however, it begins to deteriorate, significantly reducing your HVAC system's efficiency, so replacement is the prudent option.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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IV. PLUMBING SYSTEM

■ □ □ ■ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Left side yard

Static water pressure reading: 65 to 70 psi

Type of Exposed Water Supply Line: Galvanized piping The water piping inside the house was observed to be the original galvanized piping. Due to the age of the house, it is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the pipe will corrode through to the outside of the pipe, and will eventually deteriorate to where the pipe will start leaking. It can be anticipated that the original galvanized water piping throughout the house will need to be replaced when it deteriorates to where it is restricting the flow of water, or is corroded enough to start leaking.

Water Source: Public Sewer Type: Public

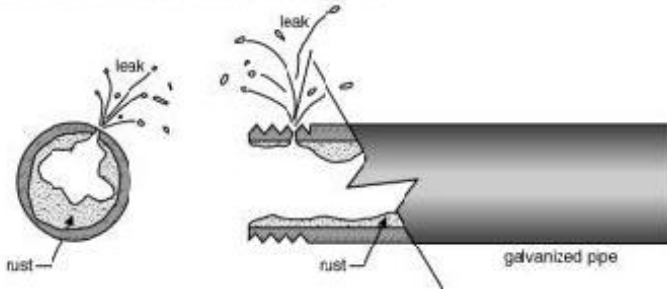
Comments:



Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



Water supply piping observed to be predominantly galvanized. This is an outdated material and as corrosion reduces the diameter of the pipe interior, water flow will be increasingly restricted. All galvanized pipe in the home may need to be replaced soon.

The Inspector recommends that before the expiration of your Inspection Objection you consult with a qualified plumbing contractor to discuss options and costs for replacement.

Note: The water pressure should be between 40 and 80 psi. Note: An expansion tank and water pressure reducing valve are needed at the hot water heater when the water pressure is above 80 psi.

Note: This inspection is of exposed and visible plumbing only. Water potability, improper use of materials, or operation of main or branched shut-off valves is not covered in this inspection. Any plumbing component underground, under the foundation, in the foundation, enclosed in the walls, not completely visible to the inspector or inaccessible for any reason should not be considered inspected. All plumbing components are inspected within the limitations of a visual inspection and infrared scan (if included). Extensive leak detection, or removal of floor coverings is not performed. The inspector cannot comment to the effectiveness or longevity of previous repairs.

Sink

Note: Stored items and belongings significantly limited our evaluation under the sink fixtures.

I=Inspected

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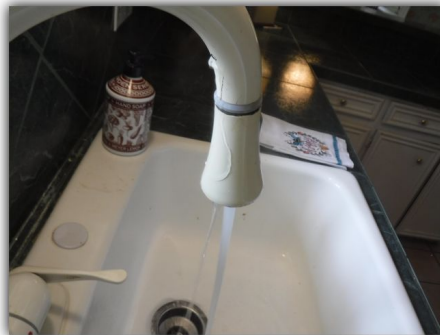
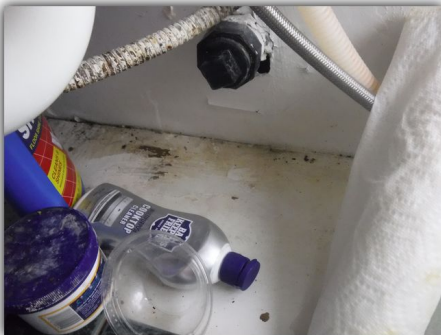
D



- Faucets need seals and washers.
- The drain stop was inoperable and/or missing and/or in need of repair.
- Faucets loose on sink
 - Master bathroom



- The water supply pipe exhibited corrosion which will eventually cause leakage.
- Upstairs right bathroom
 - Jack & Jill
 - Kitchen



- Evidence of previous leaks under the sink.
- Vegetable spray is leaking
 - Kitchen

Bathtubs and Showers

24 hour shower Note: pan test has been specifically excluded.

- One or more drain stop were inoperable and/or missing and/or in need of repair.



- Observed faucets leaking
- upstairs right bathroom
 - Master bathroom

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D



■ The tub enclosure needs to be sealed. Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.

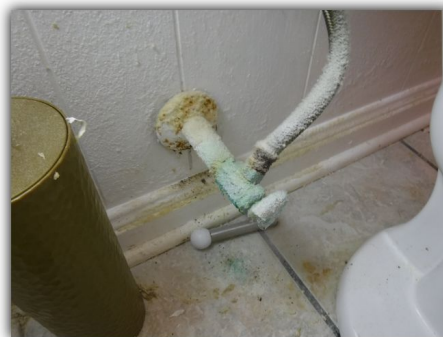
CAULK AND GROUT: Periodic re-caulking and re-sealing of the grout in and around ceramic wall tile in the tub and shower areas are ongoing maintenance tasks which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the tub lip, the areas around the tub spout and faucet trim, and any other areas mentioned above. Siliconized acrylic latex caulk is the product of choice, as it has a long life span, and is easily cleaned.

Commodes



No water was present in toilet. The water supply pipe exhibited corrosion which will eventually cause leakage or is already leaking.

- upstairs right bathroom



The water supply pipe exhibited corrosion which will eventually cause leakage.

- Master bathroom



■ The floor mounting is loose. The commode(s) needs to be sealed/caulked.

- Half bedroom

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D=Deficient

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NI

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■ We recommend replacing the commode's flushing mechanisms and water supply hoses as a preventative measure before occupying the house

Washing Machine Connections

■ The supply hoses to the washing machine are not disconnected to check for presence of water nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.

Exterior Plumbing

■ One or more exterior hose bibs do not have back-flow prevention.

Any plumbing repair items mentioned in this report should be considered before purchase. It is recommended that a qualified plumbing contractor be used to further assess damages and related repair costs.

■ □ □ ■ B. Drains, Wastes, and Vents

Type of Drain Pipes: Cast Iron

PVC

Comments

Note: The only parts of the sewage waste system visible are the drains under the sinks. Under visual inspections there is no special testing to determine if leaks or blockage exist in the plumbing system below this house's foundation. We attempt to evaluate visible drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a hydrostatic test and video-scan of the main line would confirm its actual condition.

Sink



■ Signs of water stain or previous water leak were noted under the sink (lavatory).

- Upstairs right bathroom

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



- Active water leak was noted under the sink (lavatory).
- Jack & Jill

Bathtubs and Showers

- The bathtub(s) and shower(s) drain(s) functioned properly with no defects found at the time of inspection.

Commodes

- Toilets were tested / flushed. We teste the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw, and watching for blockages or slow drains, but this is not a conclusive test.

Plumbing vents

- There were no visible deficiencies present at the time of the inspection.

Note: Drains that are not visible such as those within walls or underground, as well as drains that do not have a readily available source of water such as those installed in floors, behind clothes washers, etc. are beyond the scope of this inspection.

■ We test the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw, and watching for blockages or slow drains, but this is not a conclusive test. Only after living in the home, would its actual condition and functionality become apparent. Blockages are almost certain to happen at some point in the life of any system, and will usually occur in the traps beneath the sinks, tubs, and showers. Minor blockages are usually easy to clear either by chemical means, or by removing and cleaning the traps. However, if it is the main drain line that becomes blocked or damaged, repairs can become expensive.

For this reason, we recommend a hydrostatic pressure test to be done by a qualified contractor.

Any plumbing repair items mentioned in this report should be considered before purchase. It is recommended that a qualified plumbing contractor be used to further assess damages and related repair costs.

■ □ □ ■ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 Gal Tank

Comments:

- The water heater was working at the time of inspection.

I=Inspected

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NP=Not Present

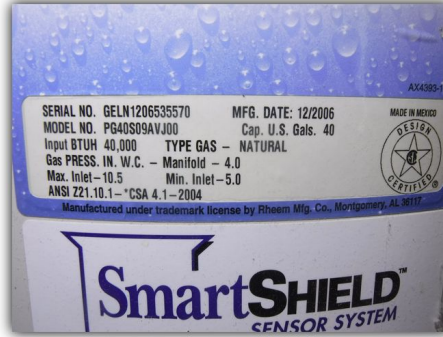
D=Deficient

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The photo shows the water heater make, model and serial numbers marked on the unit label or data plate.

MFG Date: 2006

Note: The average life for a water heater is between 10 & 12 years under normal conditions.



■ The drain line for the temperature/pressure relief valve was routed uphill. For safety reasons, It is recommended that the drain line be routed downhill to prevent settlement in water from clogging the relief valve.



■ There were no sediment traps installed on the natural gas distribution pipes prior to the connections to the appliances.

■ Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5.



■ Improper exhaust termination was noted.

Single-wall metal pipe shall extend at least 2 feet (610 mm) above the highest point where it passes through a roof of a building and at least 2 feet (610 mm) higher than any portion of a building within a horizontal distance of 10 feet (3048 mm)

Note: Manufacturers recommend flushing and draining a water heater annually to remove sediment that accumulates on the tank bottom. This procedure involves connecting a hose to the drain valve at the bottom of the tank, and allowing the water to flow until it appears to be clear. Problems that may arise from sediment accumulation include reduced heat exchanger life on gas-fired models, and premature lower element failure on electric models.

■ A water heater is equipped with a pressure/temperature relief valve. Due to the likelihood this valve would not reset if discharged, it was not tested. This is an important safety device that is required by most codes. It is best to have a plumber replace the temperature/pressure relief valve every 2 to 3 years to prevent it from getting clogged with mineral deposits.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

NOTE: All hot water temperatures should be checked by the buyer to determine safe and comfortable temperature ranges, and to avoid the possibility of injuries resulting from scalding water conditions at all hot water faucet locations.

 D. Hydro-Massage Therapy Equipment

Comments:

 E. Other

Comments:

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

I NI NP D

V. APPLIANCES

■ □ □ □ A. Dishwashers

Comments:

Note: This is a high maintenance item. After periods of inactivity, the unit should be checked for seal leaks. The dishwasher drain water backup out of the sink level air vent may be caused by faulty installation/drainage problems or other factors.

There were no significant deficiencies present in the operation of the dishwasher at the time of the inspection.

■ □ □ □ B. Food Waste Disposers

Comments:

NOTE: The assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. Some rusted grinding components is normal. If there is evidence of past or ongoing leakage the unit should be fully evaluated by qualified professional for needed repairs



- Electrical wiring not secured, missing small fitting or grommet that secures wiring to cabinet to prevent pulling loose by service personnel or homeowner.
- The unit was hardwired at the time of the inspection. Having an electrician improve the connection as necessary is recommended.

■ □ □ □ C. Range Hood and Exhaust Systems

Comments:

There were no visible defects noted in the range hood exhaust or light that required immediate repair at the time of the inspection.

The average Design Life of most Range Hoods is from 10 - 15 +/- years.

■ □ □ □ D. Ranges, Cooktops, and Ovens

Comments:

- Range Type: ■ Electric □ Gas
- Oven Unit #1: ■ Electric □ Gas Tested at 350°F, Variance noted: 10°F (max 25°F)
- Oven Unit #2: ■ Electric □ Gas Tested at 350°F, Variance noted: 20 °F (max 25°F)

Note: Cooking adequacies, self-cleaning cycles, and other accessories are not evaluated. Clearances to combustible materials vary per manufactures specification. This should be verified by checking with the manufactures installation specifications that can be generally obtained from manufactures web site.

No items requiring repair were visible at the time of the inspection for the oven(s) at the time of the inspection.

■ □ □ □ E. Microwave Ovens

Comments:

Note: It is pointed out that the unit was not checked for microwave leakage.

- No items requiring repair were visible at the time of the inspection for the heating operation of the microwave. A cup of water was placed in the unit, and the microwave heated the water adequately.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I

NI

NP

D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Note: Vent Termination could not be observed due to the structure and/or ceiling insulation. Note that current building practice requires that exhaust vents terminate to the exterior of the house.

- The mechanical exhaust fans responded and appeared with no visible conditions in need of repair.

G. Garage Door Operators

Comments:

Note: Most Manufactures require monthly testing of door and safety"contact reversing test". For instructions on conducting contact reversing test, please review the information at CPCS.gov and The Industry Coalition for Automatic Garage Door Opener Safety"Automatic Garage Door Opener and Garage Door Safety& Maintenance Guide".

Left garage door opener is damaged.



H. Dryer Exhaust Systems

Comments:

Note: The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty / clogged ducts and vent hoods w/lint buildup can become fire hazards and reduce the efficiency of your clothes dryer.

- The dryer duct and vent hood should be cleaned. Dirty / clogged ducts and vent hoods w/lint buildup can become fire hazards and reduce the efficiency of your clothes dryer.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I

NI

NP

D

VI. OPTIONAL SYSTEMS

■ □ □ ■ A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite - Plaster surface

Comments:

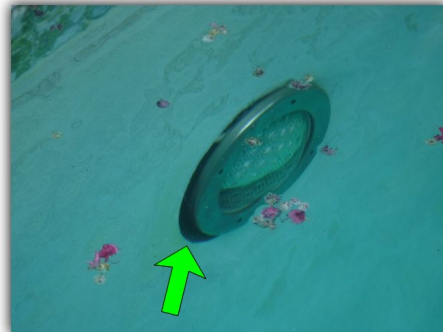
Items Damaged, Non-Functional, or Operating Improperly



■ Observed one or more surface spot damaged at the bottom of the pool and / or on the side walls. Recommend consulting a qualified contractor.



■ The pool surface shows signs of wear, stains and aging. Recommend a qualified pool contractor for further evaluation or repair.



■ Observed opening between pool light and surface.

The spa light is not functioning. The pool should not be used until the light has been repaired by a qualified tradesman.



■ Cracking was noted at one section of the pool coping.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I

NI

NP

D



■ Ground fault circuit interruption protection has not been provided for pool equipment and pumps.

■ Ground fault circuit interruption protection has not been provided for pool equipment and pumps.

The doors leading to the pool area do not comply with current codes. Doors leading to the pool area should be equipped with a lock that is located 60" above the floor. All doors leading from the interior of the property to the pool area should be equipped with a alarm to notify the occupants that someone has entered the pool area.

General Comments

Safety Recommendations:

Water is a foreign environment for the human species, and immersion into this environment is potentially dangerous. Swimming and other activities such as diving, sliding, or water games require entering this environment with a proper understanding of water safety.

The first step in the prevention of an accident is to prevent people from being in the pool area when they should not be. The installation and maintenance of the barriers should be considered a priority. However, barriers are only deterrents and should never be considered to be a guarantee of protection.

Safety in the water is the responsibility of everyone. According to the CDC, drowning is the second leading cause of unintentional death with children between 1 - 14 years of age. Teaching children and adults to swim is an important first step in the prevention of drowning. The following are a few recommendations for safety & rescue equipment that should be located near the pool area:

- light strong non-telescopic reaching pole not less than 12'
- a rope with an approved floatation ring attached

Many chemicals used to maintain a pool and spa are classified as toxic and dangerous. Chemical accidents are a result of the injured person having chemicals on their skin or in their eyes or inhaling or swallowing the chemical. Caution should always be used when handling chemicals.

Additional information can be found at the National Swimming Pool Foundation website www.nspf.com

Specific Limitations

All pools, spas, and related equipment are inspected visually only. The water is not removed from these items to examine the interior surfaces. **The pool, spa, and plumbing were not inspected for underground leaks.** The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas, and related equipment are made in this report. The inspector will not fill the pool, spa, or hot tub with water. **He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks.** The inspector will not dismantle or otherwise open any components or lines and will not operate any valves. He will not uncover or excavate any lines or other concealed components of the system. All ancillary equipment, i.e. computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners are not inspected.