

HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections
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www.houstoninspect.com



INSPECTED FOR

Samantha & John Bryant
14911 Bramblewood Dr
Houston, TX 77079


May 9, 2019

PROPERTY INSPECTION REPORT

Prepared For: Samantha & John Bryant
(Name of Client)

Concerning: 14911 Bramblewood Dr, Houston, TX 77079
(Address or Other Identification of Inspected Property)

By: Dennis Inman, Lic #20664 05/09/2019
(Name and License Number of Inspector) (Date)

Shawn Emerick Lic #4623 
(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
GENERAL INFORMATION**

Present at Inspection: Buyer (Onsite for Part of Inspection), Buyers Agent (Onsite for Part of Inspection), Additional Inspectors (Pool)

Building Status: Staged

Weather Conditions: Cloudy

Ambient Temperature At Time of Inspection: 70 to 80

Wind Conditions (Approximate Speed): 0- 5 MPH

How To Interpret This Report:

Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

Items Damaged, Non-Functional, or Operating Improperly= Red Text

Items in need of repairs either because they are broken, not functioning, or damaged.

General Comments & Specific Limitations= Black Text

These are general information, limitations, or notices.

NOTICE

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.

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. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- 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.

- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- 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. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.

The property being inspected appears to have been recently remodeled. During remodeling, evidence of previous water penetrations, wood-destroying insect damage, settling, and other problems can be concealed, which would make it difficult to detect during the inspection.

According to the information provided to us by the individual who scheduled the inspection, this property was built prior to 1978. Many properties built prior to 1978 contain paint that has high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. Information can be obtained from the US Department of Housing & Urban Development in regards to lead-based paint. A lead-based paint inspection was not performed during this inspection. Risk assessment and inspection to identify lead-based paints in your property is expensive. It is sometimes better to just assume that if the structure was built prior to 1980, that it contains some lead based paints (Even though lead-based paints were banned in 1978, it is certain that some builders and paint suppliers continued to sell and use existing stocks beyond that date). The Housing and Urban Development department of the federal government (HUD) has a 16-page brochure giving tips on dealing with lead paint.

The property inspected has one or more gas-fired appliances installed on the interior of the property (water heater or furnaces in closets, laundry rooms, etc). During the inspection, I did not notice a carbon monoxide detector installed. The U.S. Consumer Product Safety Commission (CPSC) recommends that consumers purchase and install carbon monoxide detectors with labels showing they meet the requirements of the new Underwriters Laboratories, Inc. (UL) voluntary standard (UL 2034). The UL standard, published in April 1992, requires detectors to sound an alarm when exposure to carbon monoxide reaches potentially hazardous levels over a period of time. Detectors that meet the requirements of UL 2034 provide a greater safety margin than previously-manufactured detectors.

About 200 people die each year from carbon monoxide poisoning associated with home fuel-burning heating equipment. Carbon monoxide is a colorless, odorless gas that is produced when any fuel is incompletely burned. Symptoms of carbon monoxide poisoning are similar to flu-like illnesses and include dizziness, fatigue, headaches, nausea, and irregular breathing. Carbon monoxide can leak from faulty furnaces or fuel-fired heaters or can be trapped inside by a blocked chimney or flue. Burning charcoal inside the house or running an automobile engine in an attached garage also will produce carbon monoxide in the home.

The first line of defense against carbon monoxide is to make sure that all fuel-burning appliances operate properly. Consumers should have their home heating systems (including chimneys and flues) inspected each year for proper operations and leakage. Inspectors should check all heating appliances and their electrical and mechanical components, thermostat controls, and automatic safety devices.

Properly working carbon monoxide detectors can provide an early warning to consumers before the deadly gas builds up to a dangerous level. Exposure to a low concentration over several hours can be as dangerous as

exposure to high carbon monoxide levels for a few minutes - the new detectors will detect both conditions. Most of the devices cost under \$100. Each home should have at least one carbon monoxide detector in the area outside individual bedrooms. CPSC believes that carbon monoxide detectors are as important to home safety as smoke detectors are.

The inspection of this property was limited due to the fact that it is currently occupied / staged. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed herein;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed;
 - (v) sub-surface drainage systems; or
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
 - (vii) concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Grade Concrete

Foundation Performance Opinion(s):

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

Note: *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

I=Inspected

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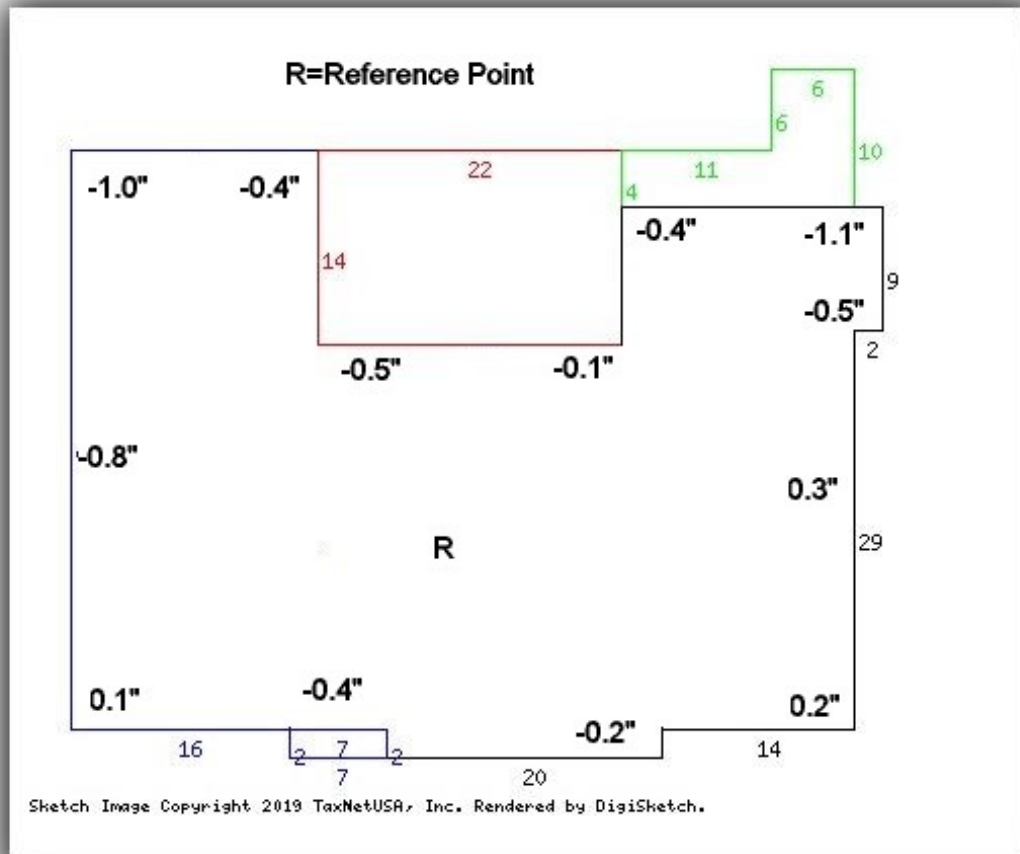
NP=Not Present

D=Deficient

I NI NP D

General Comments

The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



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I	NI	NP	D
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B. Grading and Drainage

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Grading does not slope away from the structure(s) as required (6" in first 10').

Items Damaged, Non-Functional, or Operating Improperly

The top soil and / or mulch around the structure is too high in some areas. The soil should be lowered to provide 4-6" exposure of the foundation. Lowering the top soil will reduce the likelihood of damage at the exterior veneers, allow proper ventilation of the wall cavities, and assist in monitoring the foundation for movement.



General Comments

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

Specific Limitations

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

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C. Roof Covering Materials

Comments:

Type of Roof: Sloped / Pitched

Roof Covering Material(s): Composition Shingles

Viewed From: Ground Level, Accessible Attic Areas, Drone - Unmanned Air Craft

Performance Opinion

The roof covering appears to be nearing the end of its serviceable life. The roofing shingles have experienced severe loss of aggregate, curling, and cupping. A qualified tradesman should be consulted to completely evaluate the roof covering and perform all necessary repairs. Replacement of the roof covering should be considered.

Building Codes, TREC Standards, Installation Standards or Safety Issues

Kickout or diverter flashing is not installed at the required locations. This creates a possibility of water penetrations if not corrected.



Items Damaged, Non-Functional, or Operating Improperly

Loss of aggregate was noted during the inspection of the roof covering as evidence of aging.



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Damaged and / or missing shingles were found during the inspection of the roof covering. Recommend repairs by a qualified tradesman.



The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.



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A plastic bucket was found beneath a roof vent at the rear left portion of the attic as indication of roof leaks. Repair by a qualified tradesman is recommended.



Gutter downspouts at the rear left and right roof are not installed in a typical manner. This installation may be more prone to displacement. These areas should be monitored and repaired/improved as needed.



Specific Limitations

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

A radiant barrier (cool ply, foil roof decking, radiant paint, etc) has been installed at the roof decking. This restricts the visibility of the wafer-board decking making it difficult to view evidence of water penetrations / roof leaks. Small roof leaks and / or evidence of previous leaks could be concealed behind this material.

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D. Roof Structures and Attics

Comments:

Viewed From: Entered Attic, Some Areas Obstructed from Inspection

Approximate Average Depth of Horizontal Insulation: 0-10"

Accessibility of Attic: Partial

Performance Opinion

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection. It should be noted that some of the structural members dimensions do not comply with current building codes, i.e. purlins, ridge braces, etc.

Description of Roof Structure & Framing: Rafter Assembly

Roof Structure

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Ridge board is not properly sized (Does not support full face of rafters)
- Purlin braces are spaced improperly according to current codes (maximum of 4' apart).
- Palm brace(s) missing or improperly constructed -

Attic Access, Ladders, and Service Walks

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Attic ladder not installed properly - Safety Hazard for occupants, Recommend securing. The attic ladder has not been installed properly. The stairway should be corrected before future use. This is a safety issue as the ladder could break or come out of the ceiling if not corrected. The ladder should be secured on all four sides with shims and secured using 16D nails or 3" lag screws as directed by the manufacturer.
- Attic door casings not constructed properly (joists at opening should be doubled on all four sides and secured with joist hangers).
- Attic ladder is not insulated
- Missing weather-striping at attic door.
- Missing attic stairway landing - Safety Hazard
- Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard The walkway has not been installed properly leading to the mechanical system(s) in the attic. Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.
- Work platform(s) not installed or not sized properly at mechanical system(s) (3' x 3').

Items Damaged, Non-Functional, or Operating Improperly

The attic ladder is unstable due to loose or missing hardware, improperly cut items, or other problems. It is recommended that the ladder be repaired or replaced prior to use for safety reasons.

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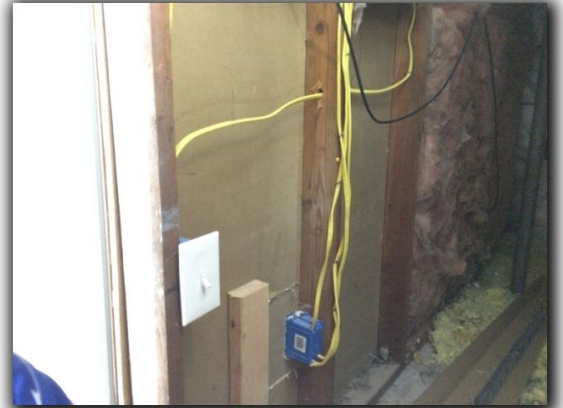
D=Deficient

I NI NP D

Attic Insulation

Items Damaged, Non-Functional, or Operating Improperly

Missing insulation was noted in portions of the attic. Recommend installing insulation at the needed areas to improve the energy efficiency of the building.



Missing insulation was found at sections of the ceiling / attic while using an infrared camera. Improvements in the insulation is recommended to increase the energy efficiency of the building.



Attic Ventilation & Screening: Soffit, Gable, Exhaust Ports, Mechanical Fan(s)

Building Codes, TREC Standards, Installation Standards or Safety Issues

Multiple ventilation types installed (ridge, exhaust ports, etc.).

This could lead to improper ventilation - Refer to manufacturer specifications.

General Comments

A radiant barrier (paint, foil, etc) has been installed at the roof decking. In theory this will, in turn, improve the energy efficiency of the structure.

Specific Limitations

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

The power fan / ventilator was inaccessible for inspection due to the height / location in the attic.

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E. Walls (Interior and Exterior)

Comments:

Exterior Cladding's: Brick Veneer, Cement Board, Siding, Wood, Siding, Wood Trim, Stucco Veneers

Interior Cladding's: Drywall, Tile

Building Codes, TREC Standards, Installation Standards or Safety Issues

Brick / Masonry Veneer

Vertical expansion joints are missing at the brick veneers (25' Foot Run of Wall).

Weep holes are missing and / or spaced improperly

Stucco Veneers (Hard Coat, EIFS, Faux Stone)

Weepscreeds / drainage openings missing at the stucco walls - This could lead to the build up of moisture / water in the wall cavities and create future problems.

Items Damaged, Non-Functional, or Operating Improperly

Exterior Walls

Evidence of rodent damage (chew marks, scratch, etc) were found on the exterior of the structure.



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All exterior wall penetrations (electrical panels, electrical disconnects, light fixtures, etc.) and openings (expansion joints, windows, door thresholds, etc.) should be sealed with an approved material to prevent water penetrations into the wall cavities. Properly sealed exterior veneers help provide a barrier against the weather, insects, and enable environmental control of the interior spaces.



Damaged and / or missing items were found on the exterior of the property. The damage was found at the following locations:

1. Right rear fascia
2. Garage rear siding

Recommend repairs / replacement of the affected areas. In addition, areas where decay is present should be removed, exposing underlying materials for inspection prior to repair by a qualified tradesman.



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Interior Walls

Damaged and missing grout/caulking was noted in the upstairs guest bathroom shower/bathtub enclosure and sinks. It is recommended that the damaged or missing items be repaired/replaced.



Specific Limitations

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

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I	NI	NP	D
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F. Ceilings and Floors

Comments:

Specific Limitations

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections. No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

G. Doors (Interior and Exterior)

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The dead bolt is difficult to operate at the rear right exterior door. All dead bolts should be adjusted to operate properly and easily.

General Comments

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

Specific Limitations

If the property is occupied, only accessible doors were operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments:

Style: Double Pane

Building Codes, TREC Standards, Installation Standards or Safety Issues

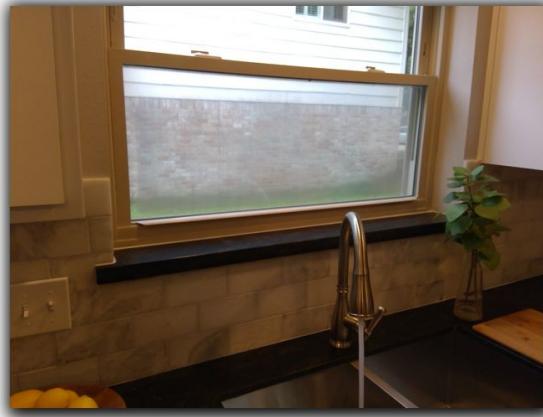
Safety glass is not present in the following locations: 24" from Exterior Doors
Safety / tempered glass is required to be installed in these locations as they are considered hazardous by current codes.

Items Damaged, Non-Functional, or Operating Improperly

The thermal seals appear to have failed at windows in the follow locations:

1. Kitchen

This was evident by the build up of condensation and / or discoloration between the two window panes. A qualified tradesman should be consulted to repair or replace the windows found deficient and evaluate the other windows in the property for additional lost seals.



Specific limitations

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows.

I. Stairways (Interior and Exterior)

Comments:

Building Codes, TREC Standards, Installation Standards or Safety Issues

Handrail is not continuous on one side of the stairway

Specific Limitations

The inspector is not required to and will not exhaustively measure every stairway component.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

Type of Fireplace / Chimney: Masonry

Attic Fire Stopping: Not Visible / Accessible

Chimney Cap: Present

Gas Features Present: Gas Valve, Faux Logs

Building Codes, TREC Standards, Installation Standards or Safety Issues

Damper is not blocked open as required when ornamental logs are installed
Gas logs have been installed in the fireplace, and the damper has not been blocked open. Current codes require that the damper be permanently blocked open when gas logs are installed.

Specific Limitations

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

K. Porches, Balconies, Decks, and Carports

Comments:

Specific Limitations

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

L. Other

Comments:

Items Damaged, Non-Functional, or Operating Improperly

Uneven materials were observed at the flatwork. Flatwork should have a uniform surface (to prevent tripping) and slope away from the dwelling (i.e. patios, driveways, sidewalks, etc.).



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Service: Overhead **Main Service Size:200**

Wire Type: Copper **Service Conductors: 2/0**

Location of Main Electrical Panel:Garage



Type of Visible Grounding / Bonding: Ground Rod Connection

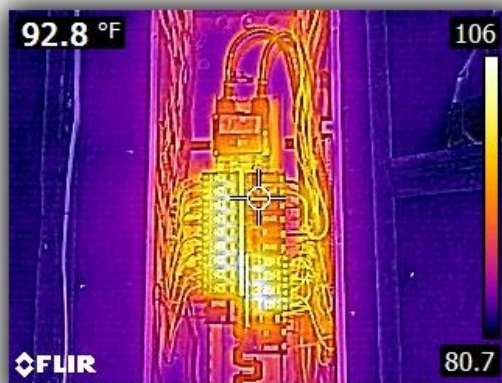
Building Codes, TREC Standards, Installation Standards or Safety Issues

- Bonding not present / visible at gas lines
- Overhead conductors located within 10' horizontally of the pool's edge (safety hazard).
- Low voltage ground not present

General Comments

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

During the inspection of the electrical panel with a infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific Limitations

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

-

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper; Grounded Three Wire

GFCI Safety Protection Present in Following Locations:

Exterior/Garage (Partial)/Kitchen (Partial)/Bathrooms/Laundry Room (Partial)/Pool Light(s)/Bar

Reset Locations for GFCI's:

Exterior: Exterior

Garage: Garage, Partial - GFCI Needed

Kitchen: Kitchen, Partial- GFCI Needed

Bathrooms: Each Bathroom

Laundry Room: Laundry Room Partial - GFCI Needed

Pool: Breaker Panel

Bar: Bar

Smoke Detector Locations: Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)

Carbon Monoxide Detectors Present at Property: None Found / Present

Building Codes, TREC Standards, Installation Standards or Safety Issues

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (**All countertops, dishwasher, disposal, etc.**), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Carbon monoxide detectors were not found / are not present in the property being inspected. Current codes require carbon monoxide detectors to be installed in properties that have fueled fired appliances (gas water heaters, furnaces, etc.) and attached garages.

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

Items Damaged, Non-Functional, or Operating Improperly

The ceiling fan is off balance in the master bedroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

General Comments

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

Specific Limitations

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Units #1 & 2

Type of System: Forced Air

Energy Source: Gas , Flex, Black Iron

Location: Attic

Performance Opinion(s)

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.

General Comments

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

B. Cooling Equipment

Comments:

Type of System(s): Split System Electric

Unit #1

Approximate System Size: 5 Ton

Approximate Manufactured Date: 2003

Approximate Seer Rating: 14

Today's Temperature Differential (Delta T): 17

Location: Exterior and Attic

Performance Opinion

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit #2:

Approximate System Size: 2 Ton

Approximate Manufactured Date: 2017

Approximate Seer Rating: 14

Today's Temperature Differential (Delta T): 15

Location: Exterior and Attic

Performance Opinion(s)

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

Primary Drain Line(s) Point of Termination(s):Plumbing Vent Attic

Secondary Drain Line(s) Point of Termination(s):Soffit(s)

Building Codes, TREC Standards, Installation Standards or Safety Issues

Electrical receptacles missing at exterior and / or interior units

Items Damaged, Non-Functional, or Operating Improperly

Damaged and missing insulation on the visible portions of the primary drain lines should be repaired/replaced.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The primary drain line terminates in a plumbing vent in the attic, which could lead to water damage on the interior of the home if the line becomes obstructed. The primary drain lines are combined in the attic, which can increase the frequency/likelihood of obstruction. Recommend improvements.



General Comments

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

The air conditioning system(Unit #1) and / or associated components appear to be older and could be approaching the end of their useful lives. The client should be aware that an older a/c may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

During the inspection of the HVAC system (Unit #1) labeling was found that indicates an older type of refrigerant gas has is being utilized in the cooling system. Older gases can create a financial hardship or other obstacles when repairs are needed or being performed. If this is a concern we recommended contacting a licensed HVAC contractor to obtain further information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.



Specific Limitations

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

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C. Duct Systems, Chases, and Vents

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Ducts in contact in attic

Specific Limitations

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Front of Property

Locations of Main Water Supply Shut Off Valve: Left Exterior



Static Water Pressure Reading: 56

Type of Water Supply Piping: Copper; CPVC; Galvanized / Steel - This property has been plumbed with galvanized/steel piping. The older steel piping is subject to corrosion on the interior of the pipe. This corrosion leads to two different problems. The first problem relates to water pressure. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. The second problem can more costly. Depending on the mineral makeup of your water supply, the piping can deteriorate to the point the pin hole leaks develop throughout the supply piping. Both of these problems are difficult to detect during a limited visual inspection. A licensed plumber can further evaluate the piping and make recommendations in regard to repairs and provide estimates. Predicting future performance of the piping is beyond the scope of this inspection.

Gas Valve Present In Laundry Room For Use with Dryer: Yes No Not Visible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Items Damaged, Non-Functional, or Operating Improperly
Exterior

The supply piping should be insulated to protect from freezing.



Kitchen

The sink faucet is loose at the counter top.



Bar

The sink sprayer attachment does not properly retract.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Specific Limitations

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

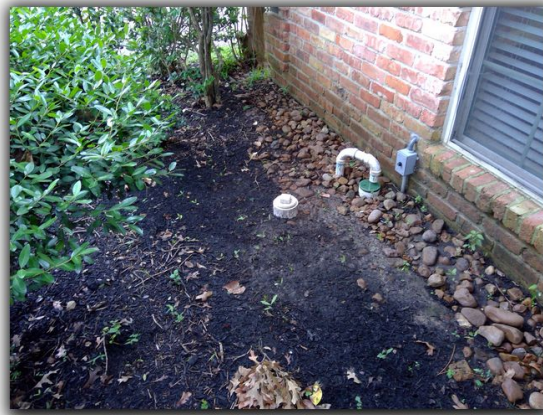
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B. Drains, Wastes, and Vents

Comments:

Type of Waste Piping: Plastic, Cast Iron / Metal - Portions of the waste piping are older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis. Under ground / under slab plumbing lines are beyond the scope of this inspection and were not inspected. The integrity of the below grade plumbing lines was not determined during this inspection. If this type of inspection is desired, a licensed plumber should be consulted to perform this specialized testing.

Main Sewer Cleanout Location: Front of Property



Building Codes, TREC Standards, Installation Standards or Safety Issues

- PVC piping exposed on exterior not painted to protect from UV rays

I=Inspected

NI=Not Inspected

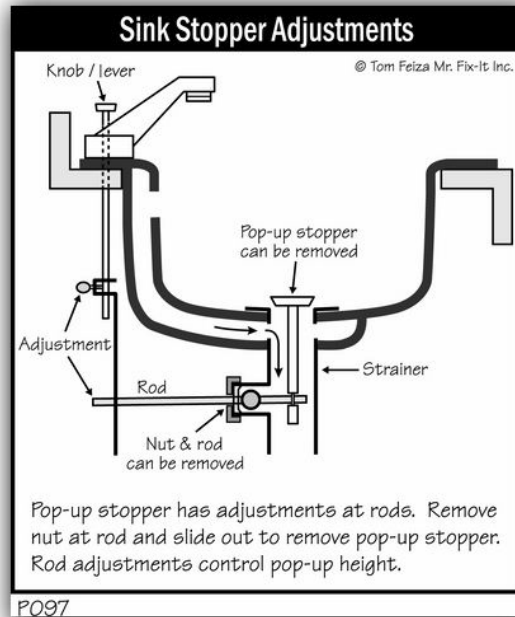
NP=Not Present

D=Deficient

I NI NP D

Items Damaged, Non-Functional, or Operating Improperly
Upstairs Guest Bathroom

The stopper is not functioning properly at the bathroom front sink and tub.



Specific Limitations

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Comments:

Energy Source: Gas with Flex / Black Iron

Capacity:40 Gallons

Location of Water Heater(s): Attic

Manufactured Date: 2007

Performance Opinion:

Noise was heard from the water heater during operation due to mineral deposits within the tank. A licensed plumber should be consulted to determine possible solutions for this problem. Replacement of the tank could become necessary to eliminate this problem.

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Building Codes, TREC Standards, Installation Standards or Safety Issues

T & P valve terminates too high at exterior of property - >6"

Dielectric fittings not installed

General Comments

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

Specific Limitations

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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E. Other

Comments:

Gas Supply Systems Notifications / Specific Limitations

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Type of Back Flow Prevention: Airgap / Line Looped

Rust / Corrosion Present at Following Components: None Found

Disconnect Location: Wall Switch - A switch / electrical disconnect has been installed for the dishwasher. This switch has to be in the on position for the dishwasher to operate.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Range Hood Type: Vents to Exterior

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range: Gas; Not Visible

Type of Oven: Gas/Not Visible

Oven Temperature Measured When Set at 350 Degrees F = 350

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

The gas valve for the range and / or oven is not accessible.

E. Microwave Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Fans terminate in attic or soffits



-

G. Garage Door Operators

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Electronic eyes installed improperly - >6"
 Lock not permanently disabled

Specific Limitations

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

-

H. Dryer Exhaust Systems

Comments:

Dryer Vents To: Exterior Wall

General

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

-

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Timer Installed At: Garage



Amount of Zones Present:6

Amount of Zones Inspected: 6

Items Damaged, Non-Functional, or Operating Improperly

Several sprinkler heads are spraying against the exterior veneers. This can lead to future damage and other problems. Recommend adjusting the heads.



General Comments

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Specific Limitations

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

Specific Limitations

The pool equipment/system was not inspected. An independent third party pool / inspection contractor and leak inspection company inspected the system.



Inspection Agreement

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good –faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTORS IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES'S TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

VI. Fee or Other Valuable Consideration Disclosure

Houston Inspections may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by Houston Inspections to perform a third party inspection. These third party companies include but are not limited to Houston Pest & Termite. By signing below the client(s) is acknowledging being informed of this arrangement between the Houston Inspections and the third party, and consent to these arrangements. Houston Inspections is not liable for work performed by third party contractors.

VII. Dispute Resolution

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

VIII. Attorney's Fees

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

IX. Exclusivity

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

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

14911 Bramblewood Dr
Inspected Address

Houston
City

77079
Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Marathon Pest Control, LLC
Name of Inspection Company

1B. 0734966
SPCS Business License Number

1C. 32222 Tamina Rd., A-5
Address of Inspection Company

Magnolia
City

TX 77354
State Zip

832-934-7378
Telephone No.

1D. Dennis Inman
Name of Inspector (Please Print)

1E. Certified Applicator [] (check one)
Technician [x]

2. n/a
Case Number (VA/FHA/Other)

3. Thursday, May 9, 2019
Inspection Date

4A. Samantha & John Bryant
Name of Person Purchasing Inspection
Seller [] Agent [] Buyer [x] Management Co. [] Other []

4B. Owner of Record
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [x] Seller [] Agent [x] Buyer [x]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. Two story house

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B. Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: Wooden deck. Some areas at the property being inspected were inaccessible or access was restricted due to stored items and / or furniture.

7A. Conditions conducive to wood destroying insect infestation? (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B. Yes No

7B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of: None has been observed in the following areas: None
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No
If "Yes", specify corrections: n/a

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No
Specify reason: Refer to Graph & Comments Below
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

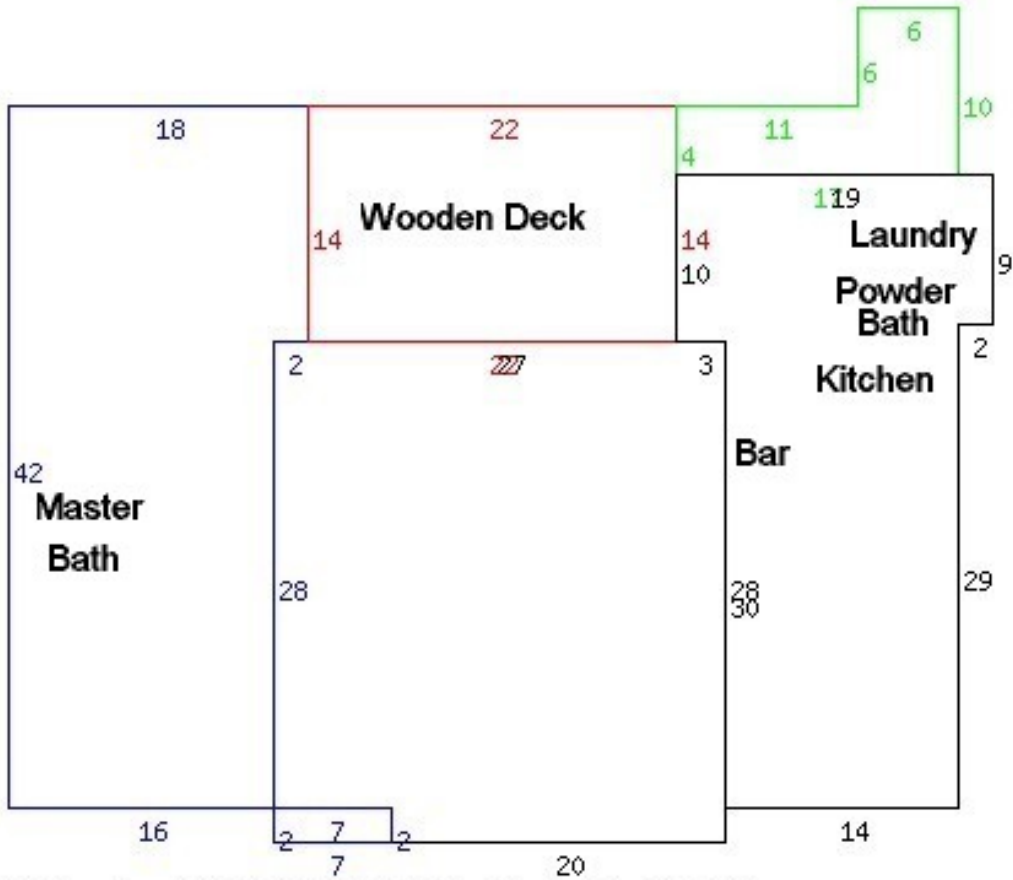
If treating for subterranean termites, the treatment was: Partial Spot Bait Other
If treating for drywood termites or related insets, the treatment was: Full Limited

10B. n/a n/a n/a
Date of Treatment by Inspecting Company _____ Common Name of Insect _____ Name of Pesticide, Bait or Other Method _____

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes No List Insects: None at this time.
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Sketch Image Copyright 2019 TaxNetUSA, Inc. Rendered by DigiSketch.

Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

Notice of Inspection Was Posted At or Near

11A. *[Signature]*
Inspector

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. *[Signature]* 0559024
Certified Applicator and Certified Applicator License Number

12B. Date Posted Thursday, May 9, 2019
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

