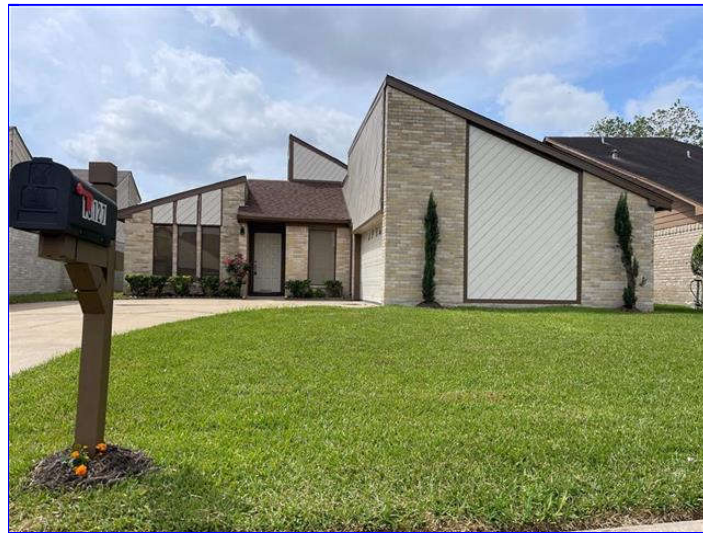




Inspection Report

Thi Thuy Duy Tran

Property Address:
13127 Hollowcreek Park Dr.
Houston TX 77082



GOLDEN SCOPE INSPECTION SERVICES

Phone: (832) 833-2863

Email: Goldenscopeinspection@gmail.com

Vi Tran - TREC License # 20411

PROPERTY INSPECTION REPORT

Prepared For:

Thi Thuy Duy Tran

(Name of Client)

Concerning:

13127 Hollowcreek Park Dr., Houston, TX 77082

(Address or Other Identification of Inspected Property)

By:

Vi Tran - TREC License # 20411 5/19/2022

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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, bathrooms, 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 require 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:

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Home faces (general direction):

North

In Attendance:

Client

Home is:

Vacant

Temperature:

80 to 90 degrees

Weather:

Clear

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[I STRUCTURAL SYSTEMS](#)

[II ELECTRICAL SYSTEMS](#)

[III HEATING, VENTILATION AND AIR
CONDITIONING SYSTEMS](#)

[IV PLUMBING SYSTEM](#)

[V APPLIANCES](#)

[General Summary](#)

Date: 5/19/2022	Time:	Report ID: Hollowcreek
Property: 13127 Hollowcreek Park Dr. Houston TX 77082	Customer: Thi Thuy Duy Tran	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

Buyers Limitation Notice: Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Type of building: Single Family (1 story)	Approximate age of building: Over 25 Years	Home faces (general direction): North
In Attendance: Client	Home is: Vacant	Temperature: 80 to 90 degrees
Weather: Clear		

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Post tension slab on grade

Comments:

Buyers Advisory Notice: Limitations Regarding Foundation: The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

Note: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. 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, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

The foundation has evidence of excess movement. In my opinion this foundation should be further evaluated by structural engineer or foundation specialist. Some observed evidence of excess movement are: cracks in the brick veneer, drywall cracks, floors found to be excessively out of level. Crack(s) was/were observed. The crack(s) is/are potentially related to movement of the foundation or repair of the foundation. The future performance of this portion of the slab is unknown. If the client has further concerns regarding this condition a qualified, verified, structural engineer or qualified, verified foundation contractor should be consulted regarding this condition prior to purchase of the home.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



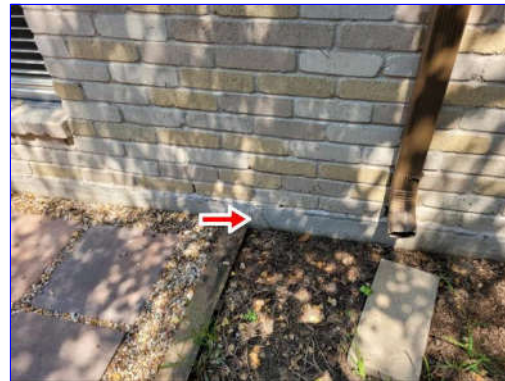
A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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

I NI NP D



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)

Evidence of previous foundation repair was observed. This inspection was performed without any data regarding the extent or final results of these repairs. Foundations repairs may not leave the foundation completely level and often the indications of excess movement before the repairs are still visible. In my opinion this foundation is not currently demonstrating evidence of defects that will adversely affect the overall performance of the foundation or evidence that suggests recent excessive movement. I do recommend that prospective buyers obtain as much documentation as possible regarding previous repairs and warranty information. The future performance of foundation is difficult to predict and other foundation inspectors, structural engineers or foundation experts may form a different opinion when evaluating this foundation. It may be advisable to consult with a structural engineer or foundation specialist before purchasing the home, regarding both its current condition, and the best measures to prevent further movement in the future.

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

I NI NP D



A. Item 14(Picture)

Tree(s)/tree root(s) was/were observed near the foundation. Opinions vary regarding the minimum allowable distance between trees and a foundation. The size and species of the tree should be considered. It should also be noted that some experts believe tree removal may negatively affect the foundation. If concerned with this condition, a structural engineer and/or a professional arborist should be consulted. This is a link to find arborists near you, should one be needed now or in the future <http://www.asca-consultants.org/>.



A. Item 15(Picture)

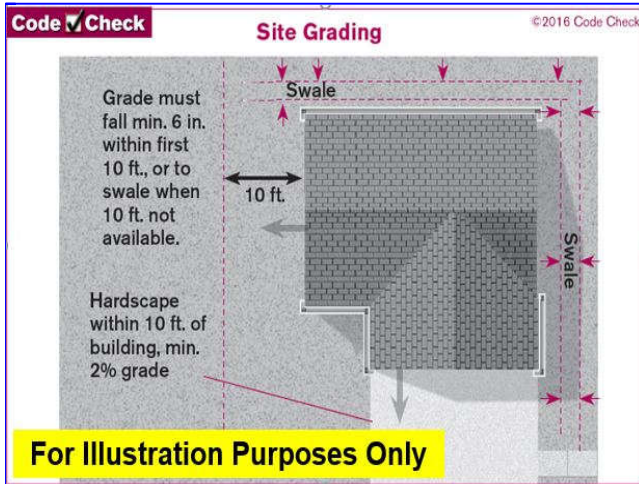
B. Grading and Drainage

Comments:

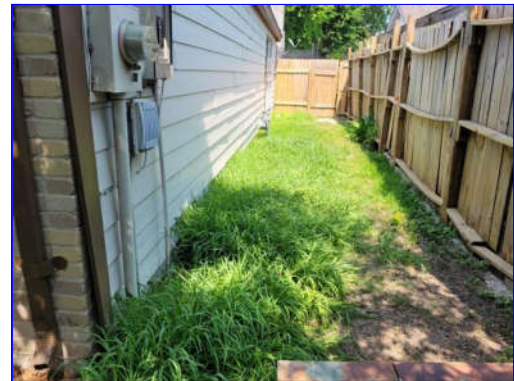
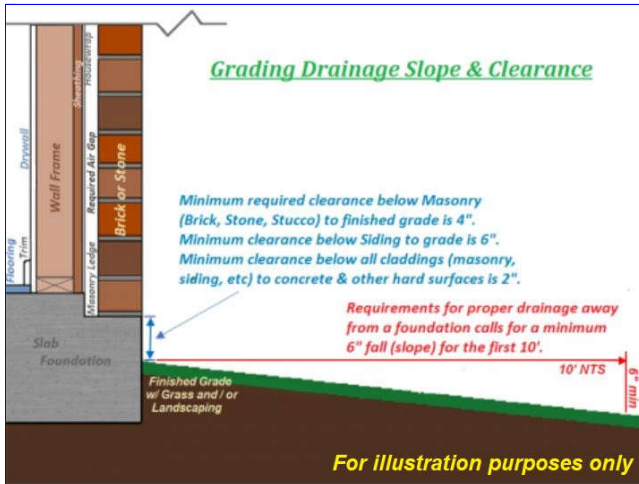
General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.

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

I NI NP D

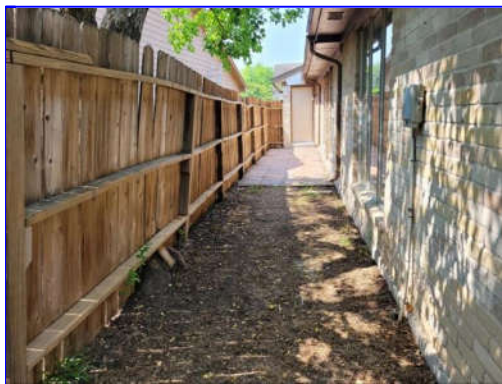


B. Item 1(Picture) Grading



B. Item 3(Picture)

B. Item 2(Picture) Grading

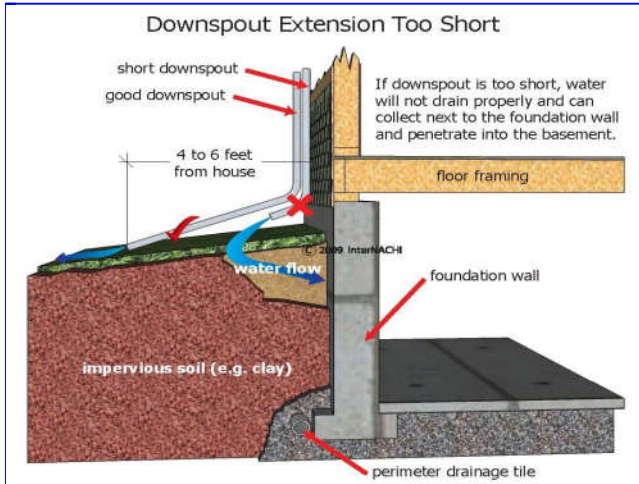


B. Item 4(Picture)

The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.

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

I NI NP D



B. Item 5(Picture) Drainage



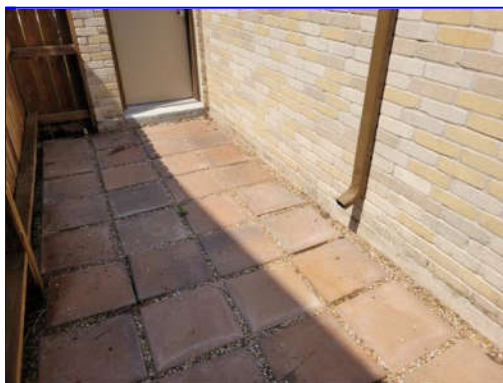
B. Item 6(Picture) Extension

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

I NI NP D



B. Item 7(Picture) Splash Block



B. Item 8(Picture)

The gutters were observed to be in need of repair(s). Loose gutters should be properly secured and checked for proper slope to drain. Any damaged or deteriorated sections of gutter and down spouts should be replaced on as needed bases. Defective gutters may create leakage into the roof eave causing structural damaged into the home.



B. Item 9(Picture)

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

I NI NP D

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed Roof From: Walked roof

Comments:

Examples of Roof Views

Buyers Advisory Notice: Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing contractors. As with any repair person or repair company, references should always be verified to protect the homeowners interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>

Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems : Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

The drip edge flashing was observed to be damaged and improperly installed at various locations. Repairs are needed

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

Kick out flashings were observed to be missing. Kick out flashings should be installed to help direct the water away from the home. Bent counter flashing is not a substitute for proper kickout flashings. A qualified, verified roofing contractor should be consulted regarding repairs.

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

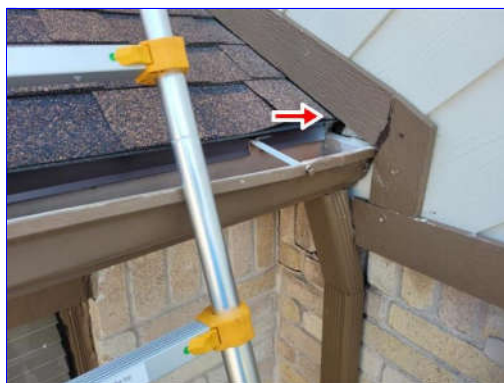
I NI NP D



C. Item 6(Picture) Kick out flashing



C. Item 7(Picture)



C. Item 8(Picture)

Flashing was observed to be missing at the front roof. Additional flashing to be installed



C. Item 9(Picture)

One or more vent jacks was observed to be damaged or deteriorated. Repairs are needed to prevent moisture intrusion.

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

I NI NP D



C. Item 10(Picture)

Excessive deflection was observed at the roof surface. This condition is in consistency with the state of the framing at the time of inspection. Rafters are pulling away from the ridge and shifting and causing the sheathing to deflect. This condition should be further evaluated and a qualified, verified roofing contractor or framing specialist should be contacted if the condition worsens.



C. Item 11(Picture)



C. Item 12(Picture)

The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.



C. Item 13(Picture)



C. Item 14(Picture)

The flashing at the chimney chase is lifted. This condition will allow water intrusions. Repair is needed

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

I NI NP D



C. Item 15(Picture)

Tree limb(s) was/were observed to be in contact or near the roof surface. The tree limbs that are in contact with roof or hanging near the roof should be trimmed. The roof covering below the tree should be further examine for defects. Repairs should be undertaken by a qualified roofers if necessary.



C. Item 16(Picture)



C. Item 17(Picture)

Plumbing vents were observed to be excessively short. Repairs should be made on the next roof replacement.

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof or 6 inches (152 mm) above the anticipated snow accumulation, whichever is greater, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (2134 mm) above the roof.



C. Item 18(Picture)

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

I NI NP D

D. Roof Structures and Attics

Attic info: Pull Down stairs

Method used to observe attic: From attic walkways

Roof decking: Plywood

Roof Ventilation: Soffit Vents, Passive Vents

Roof Structure: Stick-built

Attic Insulation: Fiberglass, Cellulose

Approximate Average Depth of Insulation: 4 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

Comments:

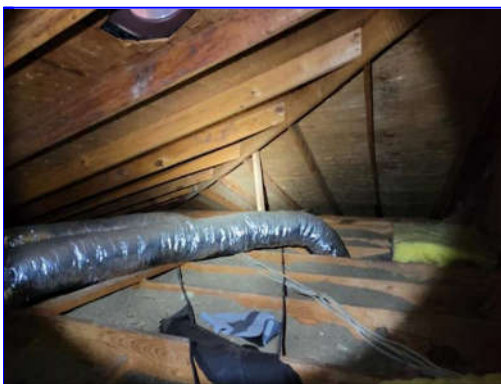
Examples of Attic Views



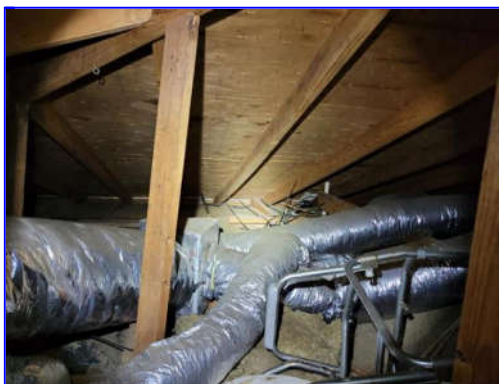
D. Item 1(Picture)



D. Item 2(Picture)



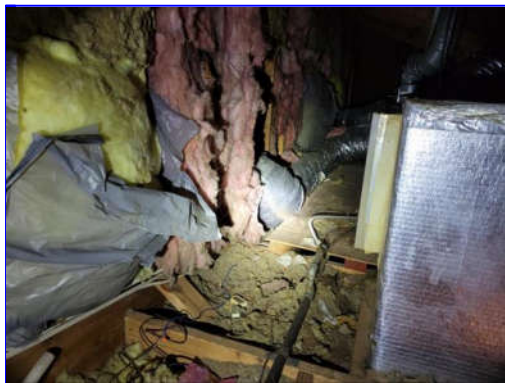
D. Item 3(Picture)



D. Item 4(Picture)

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

I NI NP D



D. Item 5(Picture)



D. Item 6(Picture)



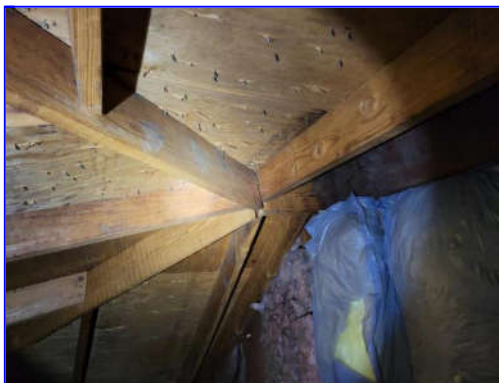
D. Item 7(Picture)



D. Item 8(Picture)



D. Item 9(Picture)



D. Item 10(Picture)

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

I NI NP D



D. Item 11(Picture)



D. Item 12(Picture)



D. Item 13(Picture)

Accessibility and Limitation Notice: Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic. Excessive air gap was detected along the eave and soffit. Repair is needed to prevent insect intrusions.

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

I NI NP D



D. Item 14(Picture)



D. Item 15(Picture)



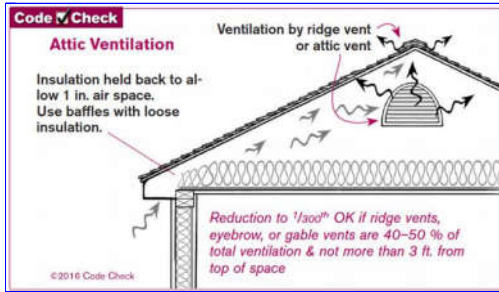
D. Item 16(Picture)

The pull down stairs was/were observed to have the following defect(s): loose hardware and is considered dangerous, not in direct contact with structural members (excessive gaps). This is not in compliance with manufacturer instructions.. Repair or replacement should be made.

The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills. The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates it will help reduce the potential for ice dams on the roof and condensation within the attic.

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

I NI NP D



D. Item 17(Picture)

The attic walkway to the appliances should be improved. The walkway should be solid and a minimum of 24 inches wide. The service platform for the appliances should be at least 30 inches by 30 inches. A light fixture should be installed to illuminate the walkway and the appliance. A control switch should be installed near the entry to the walkway. An electrical receptacle should be installed at or near the appliance to allow for safe maintenance and servicing of the appliances.

E. Walls (Interior and Exterior)

Exterior Wall Covering: Stone veneer, Fiber cement siding, Wood siding

Comments:

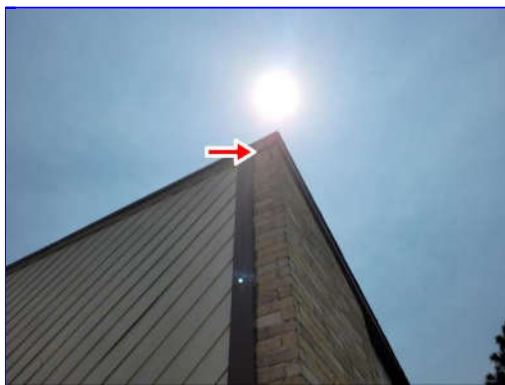
Buyers Advisory Notice: Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.

Masonry (brick / stone) cracks were observed. These cracks are potentially related to structural movement. Cracks should be repaired and/or monitored over time for further movement.

Brick/mortar cracks should be repaired by a qualified, verified mason. Moisture intrusion may occur if not repaired.

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

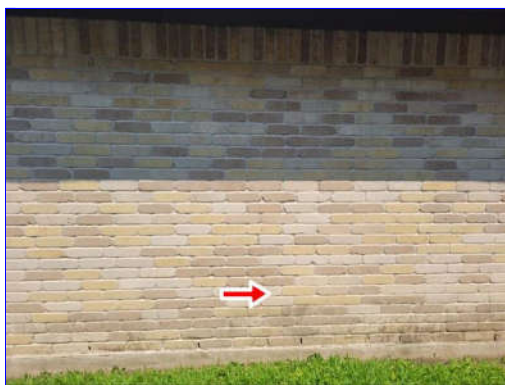
I NI NP D



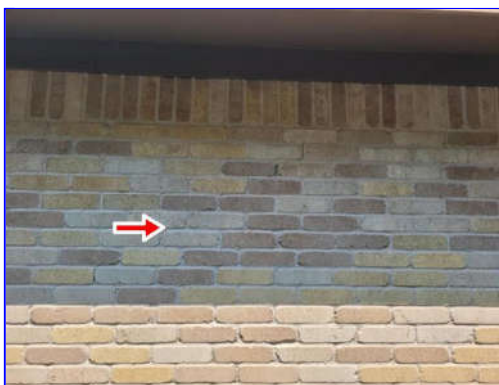
E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



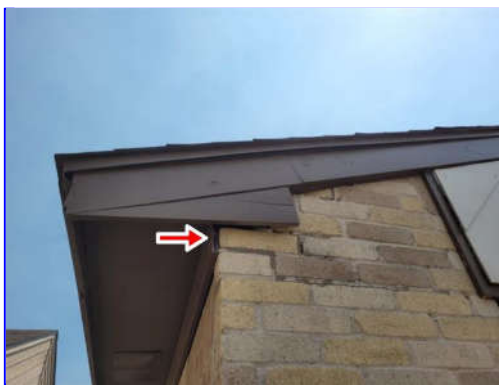
E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

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

I NI NP D



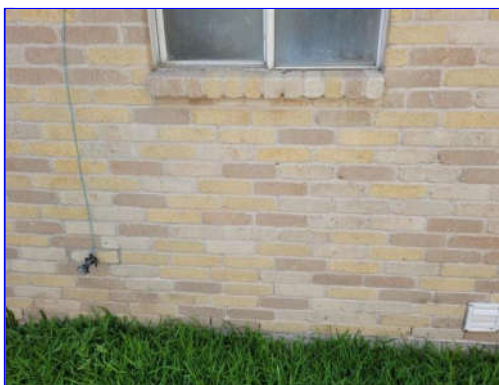
E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)

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

I NI NP D



E. Item 15(Picture)



E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)

The siding and/or trim was/were observed to have the following defect(s): missing and damaged. I recommend repair as needed.

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

I NI NP D



E. Item 19(Picture)



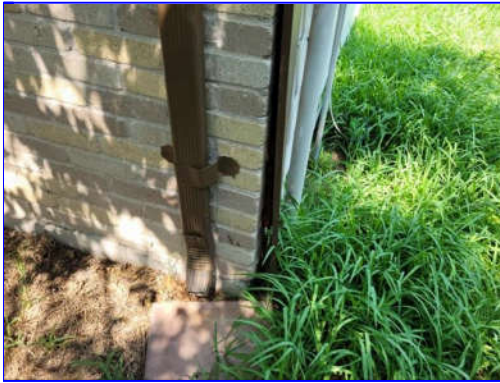
E. Item 20(Picture)



E. Item 21(Picture)



E. Item 22(Picture)



E. Item 23(Picture)

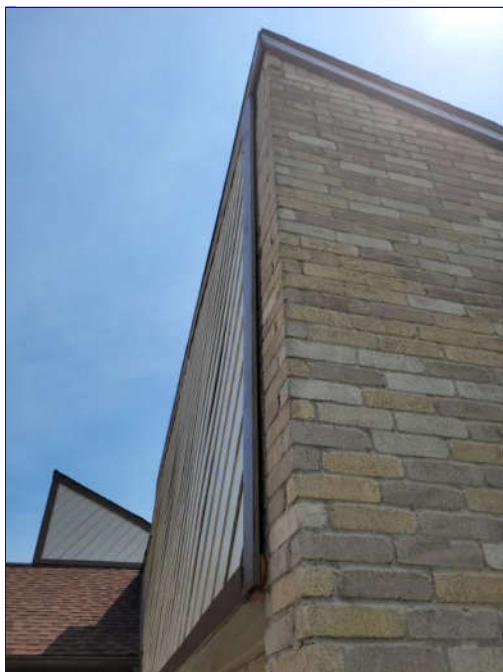


E. Item 24(Picture)

Many vertical trims are not properly installed leaving excessive open gap at various locations. Repairs are needed

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

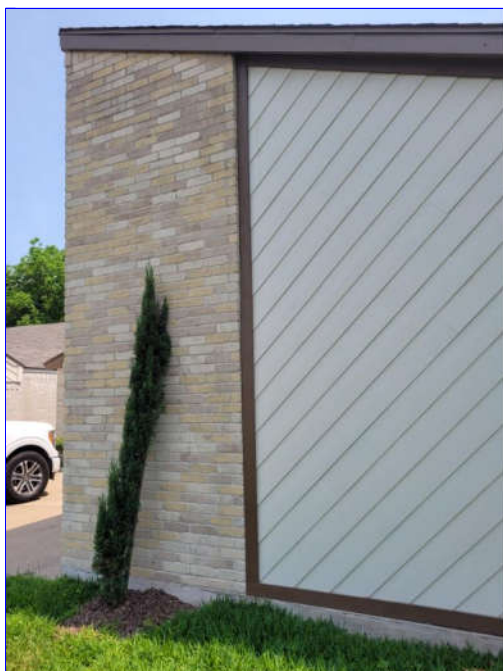
I NI NP D



E. Item 25(Picture)



E. Item 26(Picture)



E. Item 27(Picture)



E. Item 28(Picture)

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

I NI NP D



E. Item 29(Picture)

The siding at the rear of the house are not properly installed, loose and falling off. A qualified, verified exterior/interior contractor should be consulted regarding this condition and possible repair or replacement.



E. Item 30(Picture)



E. Item 31(Picture)



E. Item 32(Picture)



E. Item 33(Picture)

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

I NI NP D

Caulking at the brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was observed to need improvement. Make improvements as needed.



E. Item 34(Picture)



E. Item 35(Picture)



E. Item 36(Picture)



E. Item 37(Picture)

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

I NI NP D



E. Item 38(Picture)



E. Item 39(Picture)



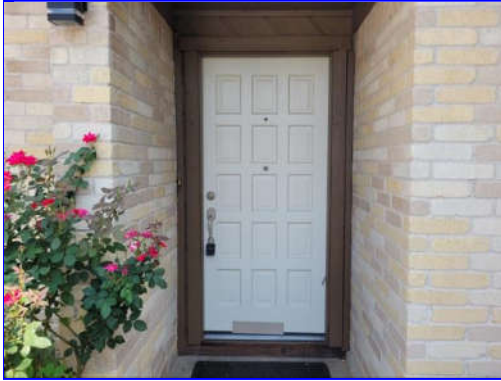
E. Item 40(Picture)



E. Item 41(Picture)

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

I NI NP D



E. Item 42(Picture)

Hardie Planks siding were observed to be installed vertical. This type of siding is not suitable for vertical installation. Repairs are needed



E. Item 43(Picture)



E. Item 44(Picture)



E. Item 45(Picture)



E. Item 46(Picture)

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

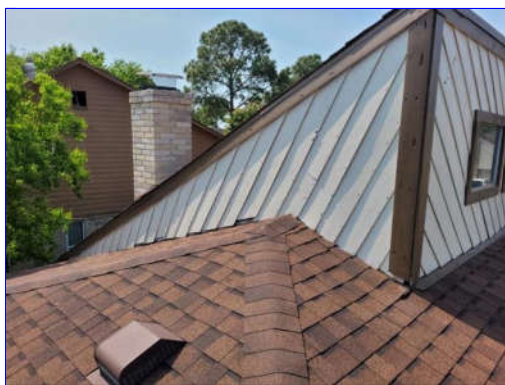
I NI NP D



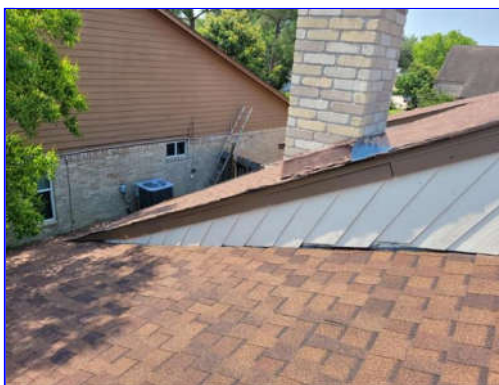
E. Item 47(Picture)



E. Item 48(Picture)



E. Item 49(Picture)



E. Item 50(Picture)

Siding is missing at the roof. It should be installed



E. Item 51(Picture)

Wall cracks and/or twisting drywall tape were observed in various locations. These cracks are related to foundation settlement. See section 1A Foundations for more information. Repairs are needed

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

I NI NP D



E. Item 52(Picture)



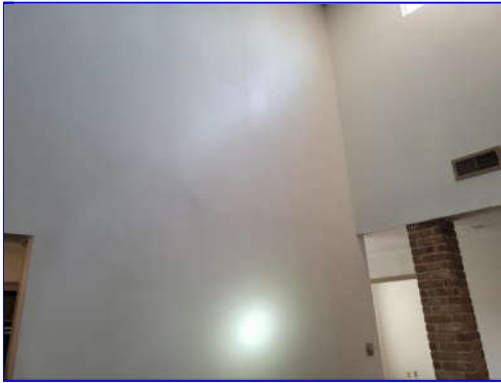
E. Item 53(Picture)



E. Item 54(Picture)



E. Item 55(Picture)



E. Item 56(Picture)



E. Item 57(Picture)



E. Item 58(Picture)



E. Item 59(Picture)

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

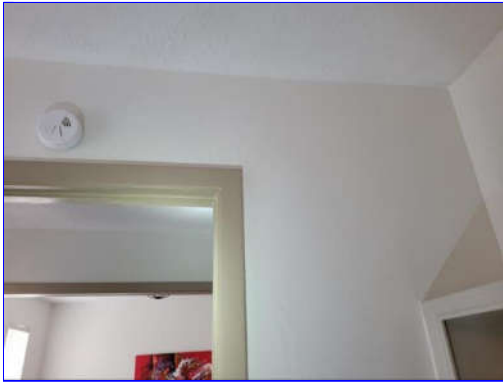
I NI NP D



E. Item 60(Picture)



E. Item 61(Picture)



E. Item 62(Picture)

The wall(s) was/were observed to have the following defect(s): wet stains indicating moisture or intrusion has or may continue to occur. Some moisture was confirmed with a moisture meter. Repair is needed. A qualified, verified contractor should be consulted. Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional.



E. Item 63(Picture)

F. Ceilings and Floors

Comments:

Buyers Advisory Notice: Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

The floor covering is not fully installed at the hallway. Repair is needed

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

I NI NP D



F. Item 1(Picture)

A section of the floor in the living room behind the kitchen sink and next to the wet bar were observed to be wet from possible sewage leaks. The floor covering at this section is water damaged and should be further evaluated or replaced.

G. Doors (Interior and Exterior)

Comments:

The interior door(s) at the front bedroom was/were observed to have the following defect(s): does not latch.



G. Item 1(Picture)

The double doors at the primary bedroom are not equip with a locking device. Repair is needed

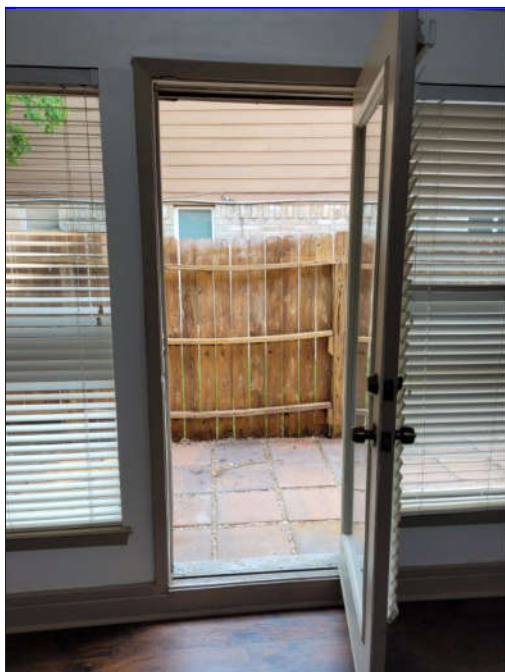
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



G. Item 2(Picture)

The exterior door(s) at the at the side entrance was/were observed to have the following defect(s): excessive air gaps, missing weather-stripping. Repair or replacement is needed.



G. Item 3(Picture)

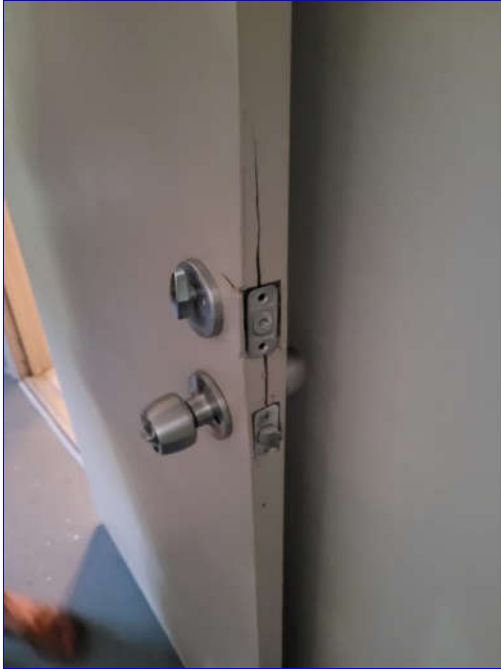


G. Item 4(Picture)

The door to the garage is damaged and should be replaced.

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

I NI NP D



G. Item 5(Picture)

Excessive air gap was detected at the garage door. Repair is needed



G. Item 6(Picture)

H. Windows

Window type: Single Pane, Aluminum frame

Comments:

Plastic glazing strip(s) was/were observed to be damaged and/or missing at various windows.

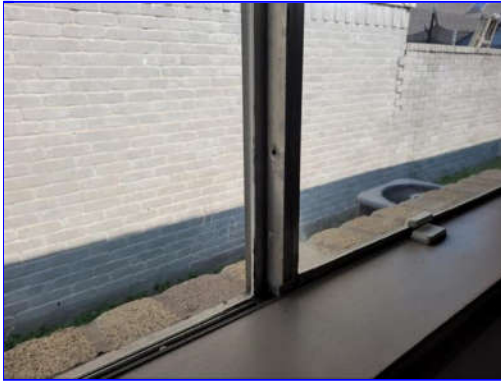
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



H. Item 1(Picture)

Window(s) was/were observed to have the following defect(s): broken latch(es). Broken or damaged hardware should be repaired or replaced.

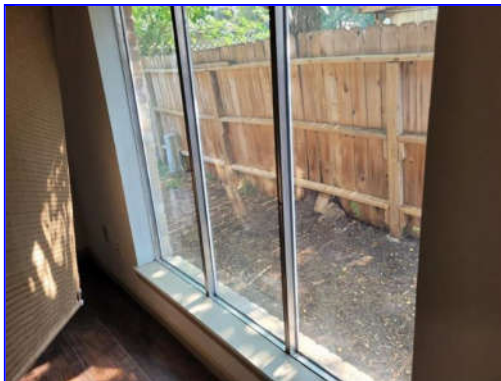


H. Item 2(Picture)

The window(s) in the primary bedroom are fixed widows and not openable. Windows generally serve as the required secondary means of fire egress from sleeping areas. At minimum, windows openings should be at least 20 inches wide, and 24 inches high. The minimum net clear opening space should be 5.7 square feet. The windows to be replaced.



H. Item 3(Picture)



H. Item 4(Picture)

I. Stairways (Interior and Exterior)

Comments:

J.

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

I NI NP D

Fireplaces and Chimneys

Types of Fireplaces: Masonary fireplace

Comments:

The chimney cap is loose and should be secured

A qualified, verified chimney sweep should be consulted regarding the condition of the chimney or fire place prior to operation of this system. A licensed, qualified plumber may also be needed if the fire place is fueled by gas. Inspector is recommending these conditions be examined BEFORE use of the system.



J. Item 1(Picture)

Buyers Advisory Notice:

Inspector does not light gas fireplaces and does not start fires with organic materials. Many potential safety hazards exist lighting units that are not in regular use. Given the limited winter in our area of Texas, many fireplaces are not used regularly. A qualified, verified chimney professional and/or plumber should be consulted regarding further inspection, should the buyer need a full inspection of the gas aspects of the fireplace.

If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org).

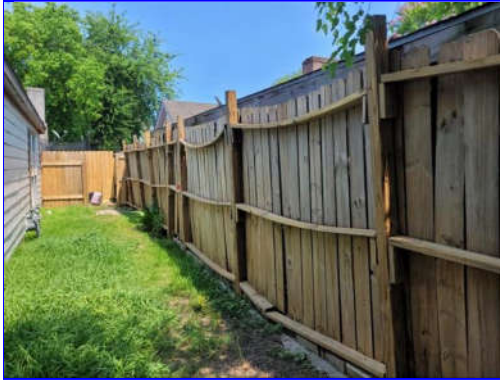
K. Porches, Balconies, Decks and Carports

Comments:

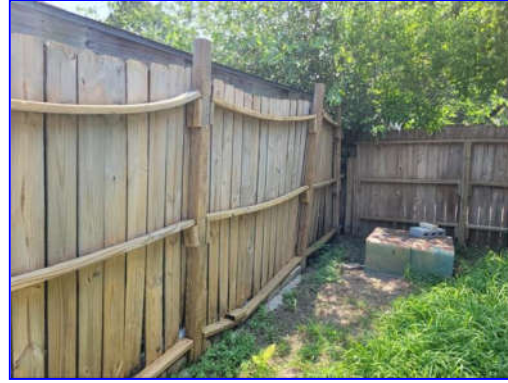
Fence was observed to be damaged or deteriorated. Repair or replacement should be made.

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

I NI NP D



K. Item 1(Picture)



K. Item 2(Picture)



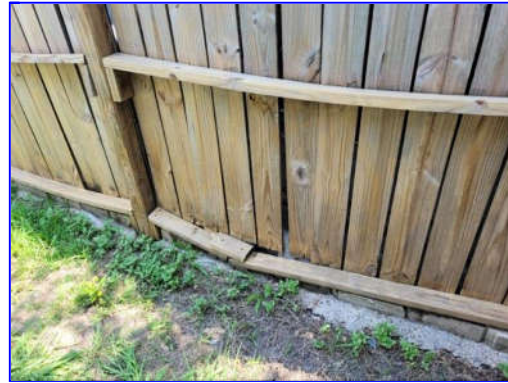
K. Item 3(Picture)



K. Item 4(Picture)



K. Item 5(Picture)



K. Item 6(Picture)

The concrete driveway at the front of the home was/were observed to have the following defect(s): settlement cracks., uneven and can be a tripping hazard. Water can cause further deterioration if not repaired and sealed properly.

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

I NI NP D



K. Item 7(Picture)



K. Item 8(Picture)



K. Item 9(Picture)



K. Item 10(Picture)



K. Item 11(Picture)

L. Other

Home Is: Vacant

Structure Type: Single Family

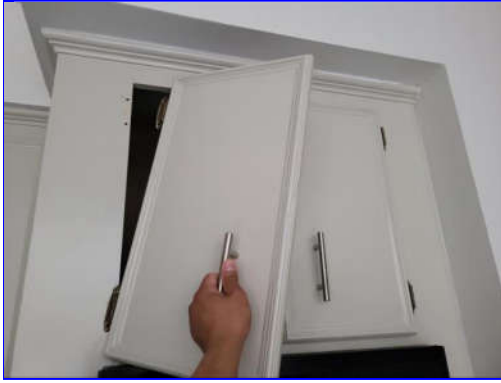
Comments:

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

One cabinet door in the kitchen is detached. Repair is needed

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

I NI NP D



L. Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed (if required) contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Located: Exterior of the home

Main Disconnet Located: In the main panel

Electrical Service Connectors: Underground

Electric Panel Manufacturer: Square D

Main Breaker Amps: 125 AMP

Feeder wire type: Aluminum

Branch wire type: Copper

Comments:

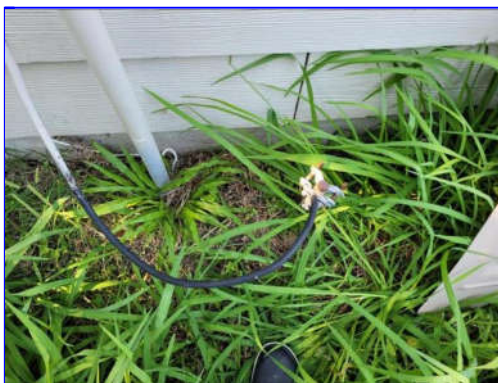
Panel Views

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

I NI NP D



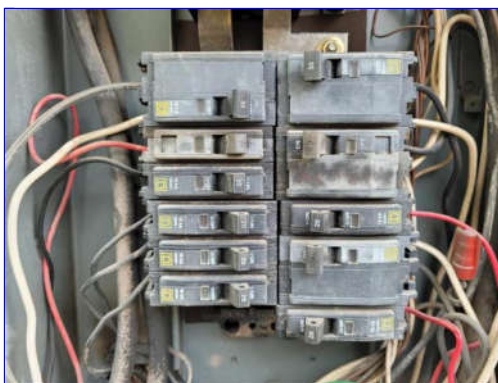
A. Item 1(Picture)



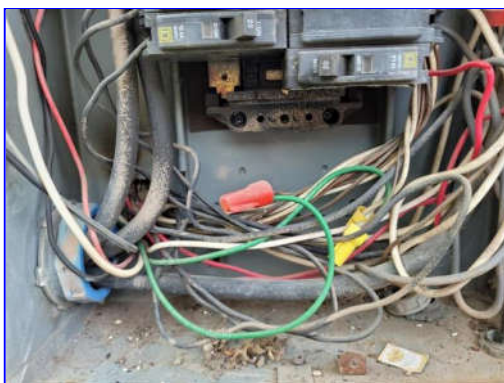
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

Buyers Advisory Notice: Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

The transformer at the rear yard is sinking. This is a potential safety hazard. The current owner should be consulted with the energy and HOA for proper repairs.

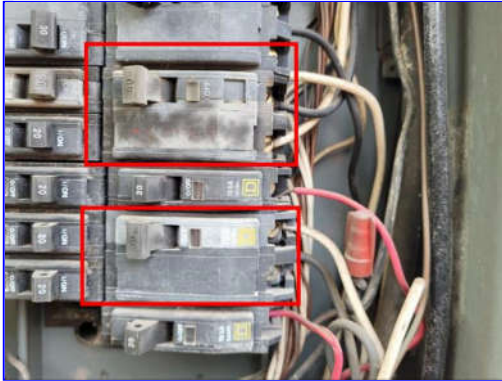
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 6(Picture)

Two 40 and 50 amps breaker(s) that is/are oversized for the wire they protect was/were observed. This condition is a safety hazard that should be corrected by a licensed, qualified electrician.



A. Item 7(Picture)

The protective conduit at the electrical meter is loose. Repair is needed

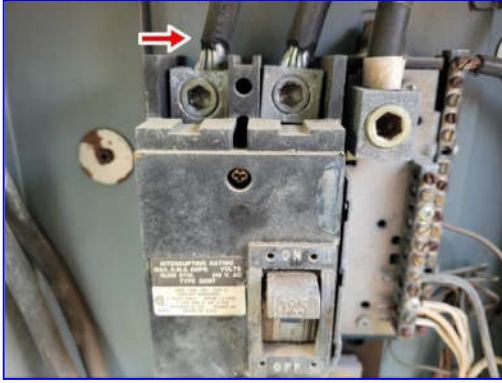


A. Item 8(Picture)

The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

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

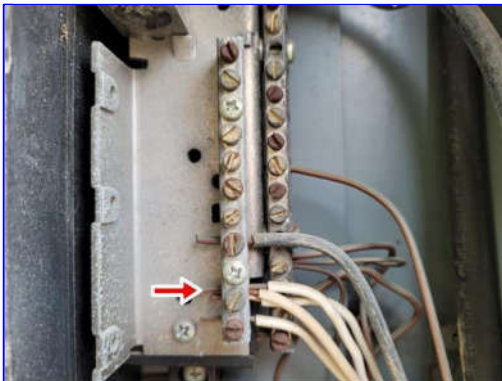
I NI NP D



A. Item 9(Picture)

Breaker labeling was observed to be missing. This is considered to be a potential safety hazard. Breakers should be identified and labelled accordingly. Without proper labelling the inspector cannot determine the proper amperage for appliances such as the HVAC condensing unit(s).

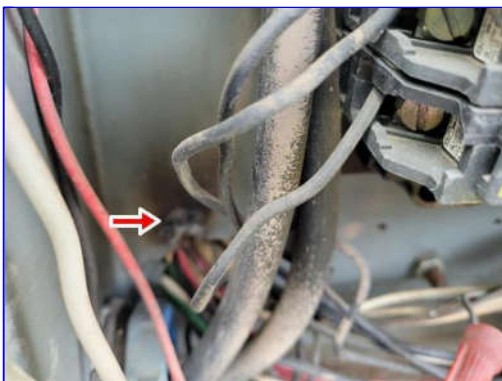
Double or over lugged terminals were observed. Only one conductor/wire is allowed per terminal.



A. Item 10(Picture)

The electrical conductors entering the panel are not protected from the edge of the enclosure by a bushing. This may result in damage to the electrical conductors. A bushing should be installed to prevent damage.

The panel has evidence of overheating at the wire entrance area. It should be further evaluated by a licensed electrician for proper repairs.



A. Item 11(Picture)

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

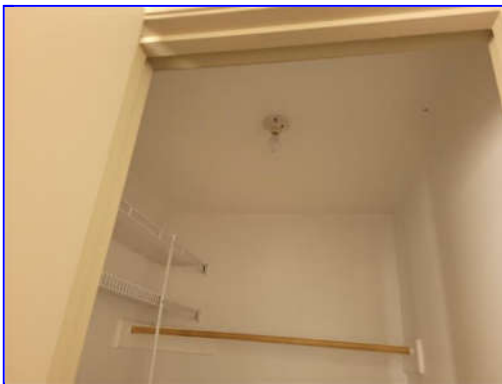
Buyers Advisory Notice: The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

Buyers Advisory Notice:

Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

Carbon monoxide detectors should be present in the home and installed to manufacturer instructions when gas utilities are present in the home.

Many light fixtures are inoperative. They should be replaced

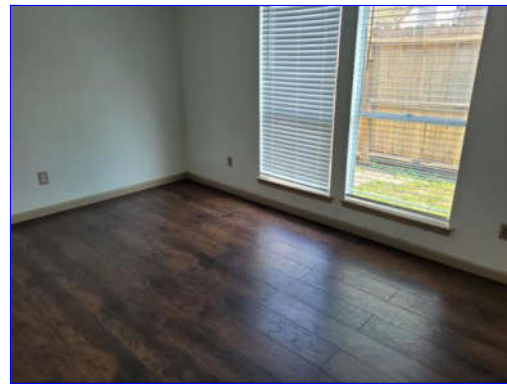


B. Item 1(Picture)

Most receptacle outlets in the rear bedroom are open grounded. Repairs are needed



B. Item 2(Picture)



B. Item 3(Picture)

Several receptacle outlets are inoperative. They should be repaired

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

Two ground fault interrupt receptacle(s) in the primary bathroom was/were observed to have the following defect(s): is tripped and will not reset. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection Repairs should be undertaken by a qualified, verified, licensed electrician.



B. Item 7(Picture)

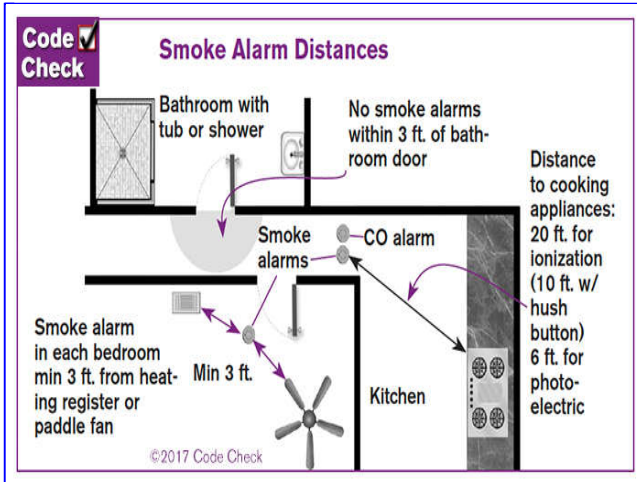


B. Item 8(Picture)

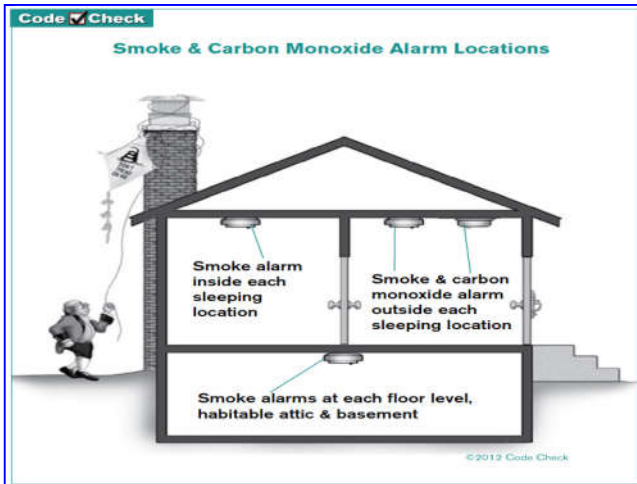
Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

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

I NI NP D



B. Item 9(Picture) Smoke Alarm Distances



B. Item 10(Picture) Alarm Required Locations

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed electrician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Number of forced air gas furnaces: One, Central forced air gas furnace(s)

Heat System Brand: Lennox

Comments:

View of Furnace(s) and Data Plate(s) (if available)

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



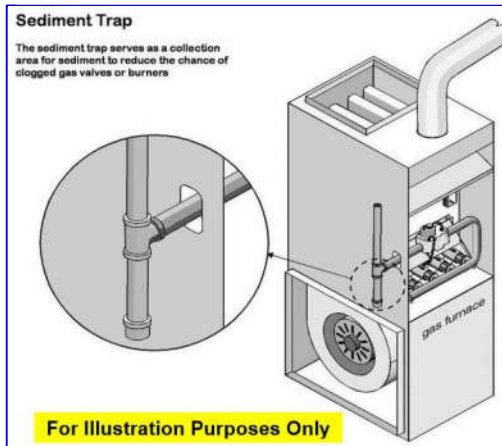
A. Item 6(Picture)

Buyers Advisory Notice: Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.

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

I NI NP D



A. Item 7(Picture)

The furnace(s) flue(s)/vent(s) was/were observed to have inadequate clearance from combustible materials. A minimum of 1" clearance is needed. Manufacturer instructions should always be followed. This condition is a potential fire hazard that should be corrected.

Buyers Advisory Notice: The furnace(s) is/are older. This equipment may be near the end of its service life. Higher maintenance and operating costs may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

B. Cooling Equipment

Outdoor Temperature at Time of Inspection (Approximate Range): 80 to 90 Degrees

Cooling system brand / BTU: Lennox, 48,000 BTU

Cooling system Delta T: 16

Comments:

Buyers Advisory Notice: The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

The cooling system does not appear to have been serviced recently. It is the inspectors recommendation to request receipts from the current home owner documenting any service that may have been performed. If the system has not been serviced within the last year, it is the inspectors recommendation to have the heating / cooling equipment serviced by a licensed HVAC technician.

Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential and multifamily dwellings may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.

A refrigerant hood is needed at the HVAC condensing unit lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified, verified contractor should be consulted regarding this installation.

The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced. The insulation should be painted with a UV paint to prevent deterioration from sunlight and UV

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

I NI NP D

rays.

The HVAC condensing unit(s) are sitting on brick veneers and they are not adequately supporting the unit. A new pad to be installed. Pads should have 3" visible clearance from grade level and be horizontally level.

Coils at the condensing unit are in needed of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.

Buyers Advisory Notice: The HVAC outdoor unit is older (xx plus years). The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

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

I NI NP D



B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)

Buyers Advisory Notice: Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

Water was observed in the safety pan serving the system. This is an indication repairs are needed. If not repaired there is a potential for water damage if system is not repaired.

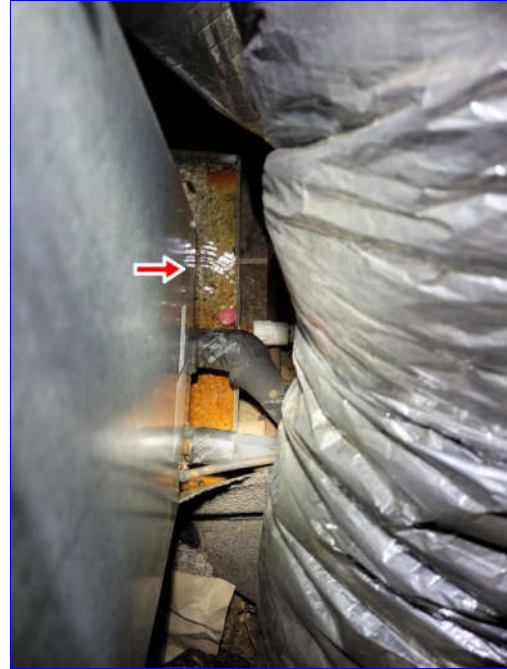
Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.

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

I NI NP D



B. Item 13(Picture)



B. Item 14(Picture)

Excessive air was observed to be leaking at the evaporator unit/return air plenum in the attic. Repairs should be made to ensure the optimal performance of the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding proper repairs.



B. Item 15(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Flexible duct

Filter Type: Disposable

Comments:

Buyers Advisory Notice: Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

D. Other

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed HVAC technician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter:** Street, Front
- Location of main water supply valve:** Left side exterior of home
- Static water pressure reading:** 50 pounds/square inch
- Water Source:** Public
- Plumbing Water Distribution (inside home):** Copper
- Location of interior shut offs:** At fixtures

Comments:

EXTERIOR PLUMBING

No visible leaks were observed

KITCHEN PLUMBING

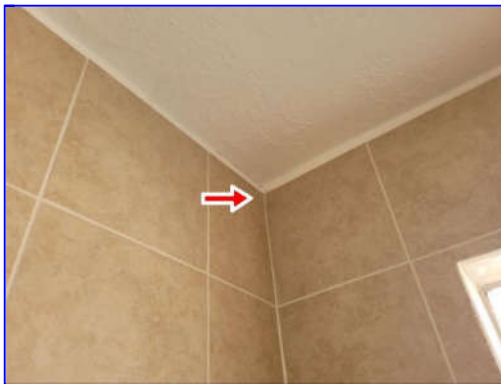
No visible leaks were observed

LAUNDRY PLUMBING

No visible leaks were observed

HALL BATHROOM PLUMBING

- The under mounted sink(s) was/were observed to have deteriorated caulking or not caulked at the counter top. In most cases the sink(s) will need to be removed to be caulked properly.
- The ceiling shower head continue to drip after turn off
- The toilet was observed to be loose at the floor. The toilet should be removed and reset. The toilet and flange should be inspected for damage. When a toilet leaks at the floor is is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.



A. Item 1(Picture)



A. Item 2(Picture)

PRIMARY BATHROOM PLUMBING

- The under mounted sink(s) was/were observed to have deteriorated caulking or not caulked at the counter top. In most cases the sink(s) will need to be removed to be caulked properly.

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

I NI NP D

- The top edge of the enclosure should be sealed to prevent moisture from entering behind the enclosure.
- The toilet was observed to be loose at the floor. The toilet should be removed and reset. The toilet and flange should be inspected for damage. When a toilet leaks at the floor is is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

ATTIC PLUMBING

No visible leaks were observed

Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems: Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

Wet bar

- The hot water is not available at the wet bar

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

B. Drains, Waste, and Vents

Plumbing Waste: ABS, Galvanized Steel Pipe

Comments:

Buyers Advisory Notice - Limitations Regarding Drain Systems: The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems. Negative sloped drain was observed. Drains should be sloped downward at 1/4" per foot. It is recommended that the client consult with a qualified, verified, licensed plumber regarding this condition.



B. Item 1(Picture)

Ponding water was detected on the floor in the living room. The water appears to be coming from the ground behind the kitchen drain. This condition could indicate a possible kitchen sewer leaks. The sewer system should be further investigate and repaired

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

I NI NP D



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

C. Water Heating Equipment

Water Heater Manufacturer: Rheem

Water Heater Capacity: 40 Gallon

Number of water heaters: One

Water Heater Energy Sources: Gas

Water Heater Location: Garage

Comments:

The water heater is not properly elevated off the floor. Under current mechanical installation standards, water heaters located in the garage should be a minimum of 18-inches above the lowest garage floor elevation. The water heater should also have protection from mechanical damage.

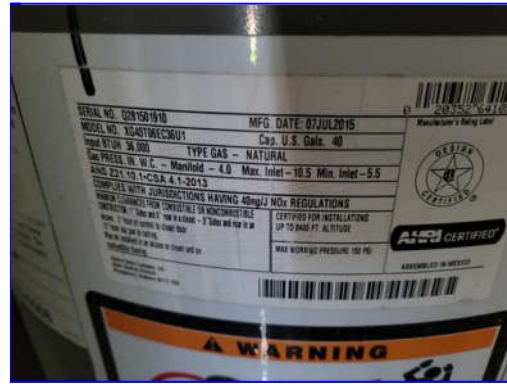
The water heater gas supply line was observed to not be equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



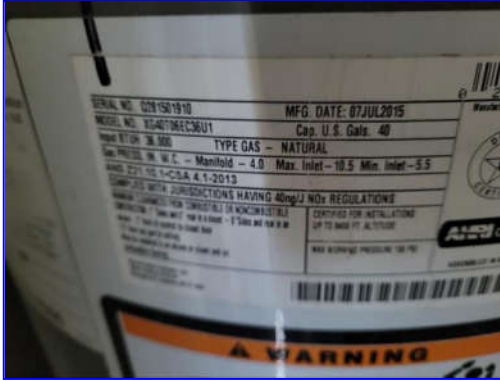
C. Item 5(Picture)



C. Item 6(Picture)

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

I NI NP D



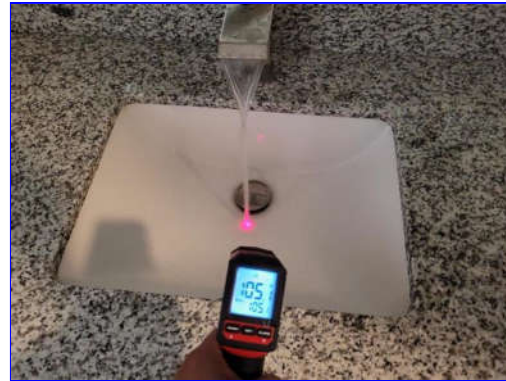
C. Item 7(Picture)



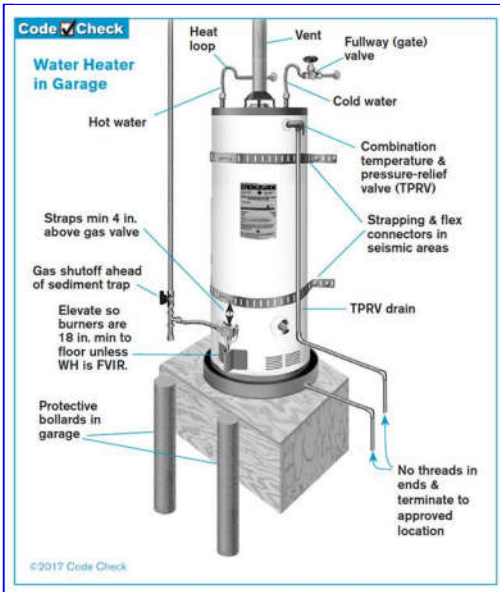
C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

Hydro-Massage Therapy Views

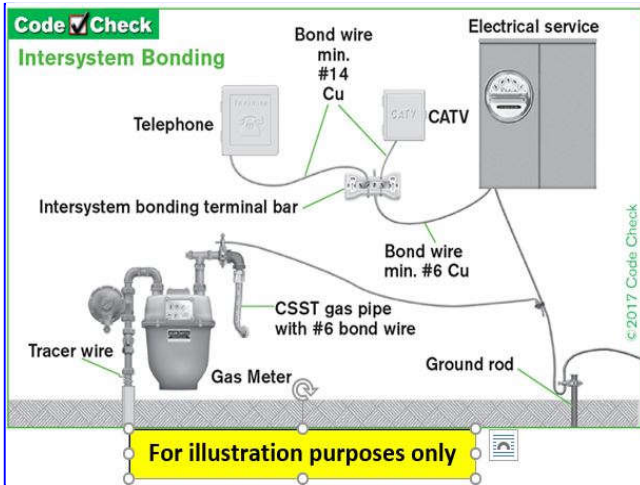
E. Gas Distribution Systems and Gas Appliances

Comments:

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

I NI NP D

Gas Meter was observed to not be bonded. Proper bonding should be metal to metal. Paint may have to be removed to ensure proper bonding. The utility company should be contacted regarding this condition.



E. Item 2(Picture)

E. Item 1(Picture) Gas Meter Bonding

F. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed plumber be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

View of Dishwasher and Data Plate (if available)

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

The dishwasher was observed to not be equipped with an air gap valve or high loop. Air gap valves/high loops prevent contaminated water from the sink from passing down the drain line and into the dishwasher.



A. Item 5(Picture) Air Gap/High Loop



A. Item 6(Picture)

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

I NI NP D

B. Food Waste Disposers

Comments:

The food waste disposal was observed to be functioning as intended.

C. Range Hood and Exhaust Systems

Comments:

View of Exhaust System and Data Plate (if available)

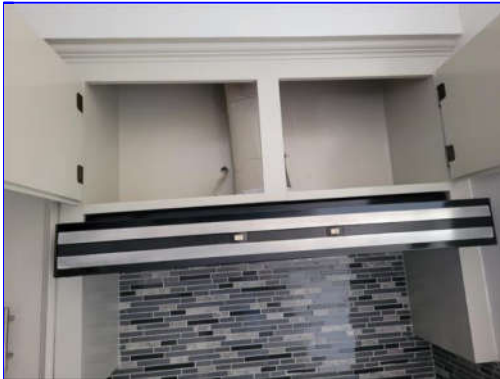


C. Item 1(Picture)



C. Item 2(Picture)

The range hood is not evenly installed. It should be improved.



C. Item 3(Picture)

D. Ranges, Cooktops and Ovens

Comments:

The electrical conduit at the cooktop is not properly secured or installed. Repairs are needed

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

Buyers Advisory Notice: The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

The oven was observed to be properly functioning as intended.



D. Item 4(Picture)



D. Item 5(Picture)

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

I NI NP D

E. Microwave Ovens

Comments:

View of Microwave and Data Plate (if available)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The laundry room does not have an exhaust fan. Bathrooms without an operable window are required to have an exhaust fan vented to the exterior.

G. Garage Door Operator(s)

Number of garage door openers: One

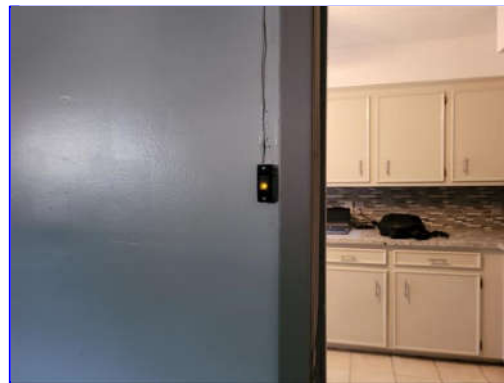
Garage door operator brand: Chamberlain / LiftMaster

Comments:

View of Opener(s) and Data Plate(s) (if available)



G. Item 1(Picture)



G. Item 2(Picture)

The garage door opener(s) was/were observed to function properly. The doors reverse automatically when the sensor is activated and the door meets with resistance.

H. Dryer Exhaust Systems

Comments:

Buyers Advisory Notice: Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

The clothes dryer vent was observed to be in need of cleaning. Clogged dryer vents can be fire hazards.



H. Item 1(Picture)

I.

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

I NI NP D

Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified appliance repair specialist to the deficient system be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

General Summary

Customer

Thi Thuy Duy Tran

Address

13127 Hollowcreek Park Dr.
Houston TX 77082

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

Foundations

Deficient

- 1 The foundation has evidence of excess movement. In my opinion this foundation should be further evaluated by structural engineer or foundation specialist. Some observed evidence of excess movement are: cracks in the brick veneer, drywall cracks, floors found to be excessively out of level.
- 2 Crack(s) was/were observed. The crack(s) is/are potentially related to movement of the foundation or repair of the foundation. The future performance of this portion of the slab is unknown. If the client has further concerns regarding this condition a qualified, verified, structural engineer or qualified, verified foundation contractor should be consulted regarding this condition prior to purchase of the home.
- 3 Tree(s)/tree root(s) was/were observed near the foundation. Opinions vary regarding the minimum allowable distance between trees and a foundation. The size and species of the tree should be considered. It should also be noted that some experts believe tree removal may negatively affect the foundation. If concerned with this condition, a structural engineer and/or a professional arborist should be consulted. This is a link to find arborists near you, should one be needed now or in the future <http://www.asca-consultants.org/>.

Grading and Drainage

Deficient

- 4 General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.
- 5 The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.
- 6 The gutters were observed to be in need of repair(s). Loose gutters should be properly secured and checked for proper slope to drain. Any damaged or deteriorated sections of gutter and down spouts should be replaced on as needed bases. Defective gutters may create leakage into the roof eave causing structural damaged into the home.

Roof Covering Materials

Deficient

- 7 The drip edge flashing was observed to be damaged and improperly installed at various locations. Repairs are needed
- 8

Kick out flashings were observed to be missing. Kick out flashings should be installed to help direct the water away from the home. Bent counter flashing is not a substitute for proper kickout flashings. A qualified, verified roofing contractor should be consulted regarding repairs.

- 9 Flashing was observed to be missing at the front roof. Additional flashing to be installed
- 10 One or more vent jacks was observed to be damaged or deteriorated. Repairs are needed to prevent moisture intrusion.
- 11 The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.
- 12 The flashing at the chimney chase is lifted. This condition will allow water intrusions. Repair is needed
- 13 Tree limb(s) was/were observed to be in contact or near the roof surface. The tree limbs that are in contact with roof or hanging near the roof should be trimmed. The roof covering below the tree should be further examine for defects. Repairs should be undertaken by a qualified roofers if necessary.
- 14 Plumbing vents were observed to be excessively short. Repairs should be made on the next roof replacement.

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof or 6 inches (152 mm) above the anticipated snow accumulation, whichever is greater, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (2134 mm) above the roof.

Roof Structures and Attics

Deficient

- 15 Excessive air gap was detected along the eave and soffit. Repair is needed to prevent insect intrusions.
- 16 The pull down stairs was/were observed to have the following defect(s): loose hardware and is considered dangerous, not in direct contact with structural members (excessive gaps). This is not in compliance with manufacturer instructions.. Repair or replacement should be made.
- 17 The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.
- 18 The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates it will help reduce the potential for ice dams on the roof and condensation within the attic.
- 19 The attic walkway to the appliances should be improved. The walkway should be solid and a minimum of 24 inches wide. The service platform for the appliances should be at least 30 inches by 30 inches. A light fixture should be installed to illuminate the walkway and the appliance. A control switch should be installed near the entry to the walkway. An electrical receptacle should be installed at or near the appliance to allow for safe maintenance and servicing of the appliances.

Walls (Interior and Exterior)

Deficient

- 20 Masonry (brick / stone) cracks were observed. These cracks are potentially related to structural movement. Cracks should be repaired and/or monitored over time for further movement.

Brick/mortar cracks should be repaired by a qualified, verified mason. Moisture intrusion may occur if not repaired.
- 21 The siding and/or trim was/were observed to have the following defect(s): missing and damaged. I recommend repair as needed.
- 22 Many vertical trims are not properly installed leaving excessive open gap at various locations. Repairs are needed
- 23 The siding at the rear of the house are not properly installed, loose and falling off. A qualified, verified exterior/interior contractor should be consulted regarding this condition and possible repair or replacement.
- 24 Caulking at the brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was observed to need improvement. Make improvements as needed.

- 25 Hardie Planks siding were observed to be installed vertical. This type of siding is not suitable for vertical installation. Repairs are needed
- 26 Siding is missing at the roof. It should be installed
- 27 Wall cracks and/or twisting drywall tape were observed in various locations. These cracks are related to foundation settlement. See section 1A Foundations for more information. Repairs are needed
- 28 The wall(s) was/were observed to have the following defect(s): wet stains indicating moisture or intrusion has or may continue to occur. Some moisture was confirmed with a moisture meter. Repair is needed. A qualified, verified contractor should be consulted. Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional.

Ceilings and Floors

Deficient

- 29 The floor covering is not fully installed at the hallway. Repair is needed
- 30 A section of the floor in the living room behind the kitchen sink and next to the wet bar were observed to be wet from possible sewage leaks. The floor covering at this section is water damaged and should be further evaluated or replaced.

Doors (Interior and Exterior)

Deficient

- 31 The interior door(s) at the front bedroom was/were observed to have the following defect(s): does not latch.
- 32 The double doors at the primary bedroom are not equip with a locking device. Repair is needed
- 33 The exterior door(s) at the at the side entrance was/were observed to have the following defect(s): excessive air gaps, missing weather-stripping. Repair or replacement is needed.
- 34 The door to the garage is damaged and should be replaced.
- 35 Excessive air gap was detected at the garage door. Repair is needed

Windows

Deficient

- 36 Plastic glazing strip(s) was/were observed to be damaged and/or missing at various windows.
- 37 Window(s) was/were observed to have the following defect(s): broken latch(es). Broken or damaged hardware should be repaired or replaced.
- 38 The window(s) in the primary bedroom are fixed widows and not openable. Windows generally serve as the required secondary means of fire egress from sleeping areas. At minimum, windows openings should be at least 20 inches wide, and 24 inches high. The minimum net clear opening space should be 5.7 square feet. The windows to be replaced.

Fireplaces and Chimneys

Deficient

- 39 The chimney cap is loose and should be secured

A qualified, verified chimney sweep should be consulted regarding the condition of the chimney or fire place prior to operation of this system. A licensed, qualified plumber may also be needed if the fire place is fueled by gas. Inspector is recommending these conditions be examined BEFORE use of the system.

Porches, Balconies, Decks and Carports

Deficient

- 40 Fence was observed to be damaged or deteriorated. Repair or replacement should be made.
- 41 The concrete driveway at the front of the home was/were observed to have the following defect(s): settlement cracks., uneven and can be a tripping hazard. Water can cause further deterioration if not repaired and sealed properly.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels

Deficient

- 42 The transformer at the rear yard is sinking. This is a potential safety hazard. The current owner should be consulted with the energy and HOA for proper repairs.
- 43 Two 40 and 50 amps breaker(s) that is/are oversized for the wire they protect was/were observed. This condition is a safety hazard that should be corrected by a licensed, qualified electrician.
- 44 The protective conduit at the electrical meter is loose. Repair is needed
- 45 The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
- 46 Breaker labeling was observed to be missing. This is considered to be a potential safety hazard. Breakers should be identified and labelled accordingly. Without proper labelling the inspector cannot determine the proper amperage for appliances such as the HVAC condensing unit(s).
- 47 Double or over lugged terminals were observed. Only one conductor/wire is allowed per terminal.
- 48 The electrical conductors entering the panel are not protected from the edge of the enclosure by a bushing. This may result in damage to the electrical conductors. A bushing should be installed to prevent damage.

The panel has evidence of overheating at the wire entrance area. It should be further evaluated by a licensed electrician for proper repairs.

Branch Circuits, Connected Devices, and Fixtures**Deficient**

- 49 Many light fixtures are inoperative. They should be replaced
- 50 Most receptacle outlets in the rear bedroom are open grounded. Repairs are needed
- 51 Several receptacle outlets are inoperative. They should be repaired
- 52 Two ground fault interrupt receptacle(s) in the primary bathroom was/were observed to have the following defect(s): is tripped and will not reset. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection Repairs should be undertaken by a qualified, verified, licensed electrician.
- 53 Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**Heating Equipment****Deficient**

- 54 The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
- 55 The furnace(s) flue(s)/vent(s) was/were observed to have inadequate clearance from combustible materials. A minimum of 1" clearance is needed. Manufacturer instructions should always be followed. This condition is a potential fire hazard that should be corrected.
- 56 **Buyers Advisory Notice:** The furnace(s) is/are older. This equipment may be near the end of its service life. Higher maintenance and operating costs may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

Cooling Equipment**Deficient**

- 57 The cooling system does not appear to have been serviced recently. It is the inspectors recommendation to request receipts from the current home owner documenting any service that may have been performed. If the system has not been serviced within the last year, it is the inspectors recommendation to have the heating / cooling equipment serviced by a licensed HVAC technician.

Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential and multifamily dwellings may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.

A refrigerant hood is needed at the HVAC condensing unit lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified, verified contractor should be consulted regarding this installation.

The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced. The insulation should be painted with a UV paint to prevent deterioration from sunlight and UV rays.

The HVAC condensing unit(s) are sitting on brick veneers and they are not adequately supporting the unit. A new pad to be installed. Pads should have 3" visible clearance from grade level and be horizontally level.

Coils at the condensing unit are in need of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.

Buyers Advisory Notice: The HVAC outdoor unit is older (xx plus years). The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.

- 58 Water was observed in the safety pan serving the system. This is an indication repairs are needed. If not repaired there is a potential for water damage if system is not repaired.

Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.

- 59 Excessive air was observed to be leaking at the evaporator unit/return air plenum in the attic. Repairs should be made to ensure the optimal performance of the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding proper repairs.

IV. PLUMBING SYSTEM

Plumbing Supply Distribution Systems and Fixtures

Deficient

60 PRIMARY BATHROOM PLUMBING

- The under mounted sink(s) was/were observed to have deteriorated caulking or not caulked at the counter top. In most cases the sink(s) will need to be removed to be caulked properly.
- The top edge of the enclosure should be sealed to prevent moisture from entering behind the enclosure.
- The toilet was observed to be loose at the floor. The toilet should be removed and reset. The toilet and flange should be inspected for damage. When a toilet leaks at the floor it is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.

61 Wet bar

- The hot water is not available at the wet bar

Drains, Waste, and Vents

Deficient

- 62 Negative sloped drain was observed. Drains should be sloped downward at 1/4" per foot. It is recommended that the client consult with a qualified, verified, licensed plumber regarding this condition.

63

Ponding water was detected on the floor in the living room. The water appears to be coming from the ground behind the kitchen drain. This condition could indicate a possible kitchen sewer leaks. The sewer system should be further investigate and repaired

Water Heating Equipment

Deficient

- 64** The water heater is not properly elevated off the floor. Under current mechanical installation standards, water heaters located in the garage should be a minimum of 18-inches above the lowest garage floor elevation. The water heater should also have protection from mechanical damage.

The water heater gas supply line was observed to not be equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.

Gas Distribution Systems and Gas Appliances

Deficient

- 65** Gas Meter was observed to not be bonded. Proper bonding should be metal to metal. Paint may have to be removed to ensure proper bonding. The utility company should be contacted regarding this condition.

V. APPLIANCES

Dishwashers

Deficient

- 66** The dishwasher was observed to not be equipped with an air gap valve or high loop. Air gap valves/high loops prevent contaminated water from the sink from passing down the drain line and into the dishwasher.

Range Hood and Exhaust Systems

Deficient

- 67** The range hood is not evenly installed. It should be improved.

Ranges, Cooktops and Ovens

Deficient

- 68** The electrical conduit at the cooktop is not properly secured or installed. Repairs are needed

Mechanical Exhaust Vents and Bathroom Heaters

Deficient

- 69** The laundry room does not have an exhaust fan. Bathrooms without an operable window are required to have an exhaust fan vented to the exterior.

Dryer Exhaust Systems

Deficient

- 70** The clothes dryer vent was observed to be in need of cleaning. Clogged dryer vents can be fire hazards.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture,

equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Vi Tran