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Inspection Date: 07/09/2020 Time 1:00 pm Compass Direction: North
Weather: Sunny Temperature: 90 degrees



14426 Rosehill Estates Ln
Cypress, TX 77429



PROPERTY INSPECTION REPORT

Prepared For: Jerry Morton
(Name of Client)

Concerning: 14426 Rosehill Estates Ln, Cypress, TX 77429
(Address or Other Identification of Inspected Property)

By: Daniel Beard, Lic #TREC #8004 07/09/2020
(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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some

of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional Information Provided By Inspector

Inspector's Voluntary Notice

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

Client Notice about Reported Items Please Read Carefully

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman 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 and documentation to verify that proper repairs have been made.

Client Comment: Recommend that all repairs be completed prior to closing as hidden damages are often revealed during the repair process. Unless otherwise noted, no environmental tests were performed as a part of this inspection. (Including but not limited to, Air Quality, Lead Paint, Mold, Mold Spores, Defective Drywall, Etc.)

***Client Comment:* If the client has any concerns of safety, operation factors, repairs or replacement costs, then a licensed or trade professional, specializing in their specific trades, recommended for further evaluation and consultation. Acceptance of present and future conditions, the performance rests solely with the buyer/client.**

AIM Property inspection Services LLC and Client Inspection Agreement

This Inspection Agreement (the "Agreement") Contract is made this **July 09, 2020** (the Effective Date), by and between, **Jerry Morton** ("CLIENT") and AIM Property Inspection Services, LLC ("INSPECTOR") The "CLIENT", as follows: INSPECTOR shall perform a visual inspection survey of the home and provide CLIENT with the Report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the Report. The Report is only supplementary to the Seller's disclosure.

The inspection survey shall be performed in compliance with the accepted Standards of Practice and performance as established by the Texas Real Estate Commission (TREC) (www.trec.state.tx.us) and conforms to or exceeds the standards established by the American Society of Home Inspectors (ASHI) and the National Association of Certified Home Inspectors (NACHI), notwithstanding certain limitations, exceptions and exclusions.

The inspection survey and Report shall be performed and prepared for the use of CLIENT, who shall give INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.

CLIENT understands and agrees that INSPECTOR shall not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

Cosmetic defects that are not readily apparent, but not limited to, such as termite damage, water damaged materials inside walls, interior slab cracks, and environmental hazards such as toxic or hazardous wastes or substances, are not included in this inspection survey and Report, and INSPECTOR assumes no warranty or responsibility.

INSPECTOR is not at liberty to:

Perform destructive or disruptive testing or assessments, lift carpets, remove ceiling panels, insulation, vapor barriers, etc;

Move appliances, furniture, heavy, delicate or personal items; Check mechanical equipment during inappropriate weather; and

Check wire connections within unexposed locations. Therefore, this inspection survey and Report is not a certification that the home is free of defects.

CLIENT shall indemnify and hold INSPECTOR harmless for any damages claimed by others arising out of INSPECTOR's performance of this Agreement. Neither CLIENT nor INSPECTOR shall be liable to the other for consequential, incidental, direct, indirect, special, or punitive damages, whether or not the possibility of such damages has been disclosed or could have been reasonably foreseen.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (a) written notification of adverse conditions within 14 days of discovery, and (b) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.

The undersigned parties hereby acknowledge and agree that in the event of a conflict, dispute, or controversy between CLIENT and INSPECTOR, the parties shall resolve all such conflicts, disputes, or controversies between them by binding arbitration. The arbitration shall be conducted in Houston, Harris County, Texas before a single arbitrator according to the American Arbitration Association rules and procedures which are incorporated herein by reference. The decision or award made by the arbitrator shall be final, binding, and conclusive upon each of the parties and enforceable in a court of law. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay INSPECTOR's costs and expenses, including attorney's fees, in defending such claims. The Inspector's financial liability shall be limited to the fees charged of the inspection.

If any court declares any provision of this Agreement to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

CLIENT shall have no cause of action against INSPECTOR after one year from the Effective Date.

This Agreement represents the entire agreement between the parties. No change or modifications shall be

Report Identification: 20200709-01 Jerry Morton, 14426 Rosehill Estates Ln, Cypress, TX

enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties, heirs, executors, administrators, successors and assignees. This Agreement shall be governed by the internal laws of the State of Texas.

Upon acceptance of this report, CLIENT accepts the limitations and their attendant risks.

Credit Card Payments for Inspection Services are subject to a \$15.00 convenience fee.

AIM Property Inspection Services LLC; may have an affiliation with third party service providers (TPSP) in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

The above is understood and agreed to, and the CLIENT acknowledges receipt of a copy of this Agreement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade, Post Tension

Comments:

Foundation Comment. In my opinion, the foundation type and system appears to be functioning as intended and providing adequate support for the structure at the time of this inspection. There did not appear to be any visible abnormalities relating to the attached structures or indications of any noticeable/visible deficiencies related with the foundation performance for this structure at the time of inspection.

Advise/Client Notice: This inspection is one of first impression. 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 and could be made without the use of specialized tools or procedures.

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this 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 an engineer of your choice.

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B. Grading and Drainage

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

C. Roof Covering Materials

Types of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles

Viewed From:

Roof Ladder Ground 2nd Level Windows

Roof Areas Inaccessibility Reasons: _

Beyond Reach of Ladder Steep Pitch Hot Surfaces Unsafe Conditions

Estimated Roof Pitch:

2:12 or less 4:12 5:12 7:12 plus

Comments The Following Deficiencies Found

There appears to have been some hail storm damage to the roof evident by the numerous bruise dent marks on the shingles located at various areas of the roof slopes. It is difficult to determine if the damages warrant replacement or repairs which may be recoverable by the current owner's home insurance policy.

Recommend having an insurance claim filed by the current owners insurance claims department in order to determine if the roof needs to be replaced or that the damages do not warrant replacement. The final written assessment should be passed to the client/buyer for future reference.

The shingles on the roof of the house are considered aged and are near there term of life expectancy. There is granule loss conditions present, feathering of the edges, which expose the fiberglass matting material. Some of the areas of the shingles have lost the adhesive seals under the tabs, which do not adhere to the underlying shingles as originally intended.

There are brittle and cracked shingles along the hip ridge. The excessive granule loss has exposed the matting and fiberglass materials. There are numerous exposed nail heads missing silicone sealant.

Under certain conditions high winds can cause improper lifting of the shingles.

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Advise/Comment: The roof inspection portion of the Standards of Practice will not be as comprehensive as an inspection performed by a qualified roofing contractor. Due to variations in installation requirements and the huge number of roof covering materials/products available. The home inspection does not confirm proper installation. The home inspector is trained to identify common deficiencies and to recognize conditions that require evaluation by a roofing specialist/tradesman. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. Certain areas of the roof may not be readily or safely accessible during the inspection process due to the roof pitch or inaccessibility in regards to the height. **Any roof pitch beyond 5:12 will not be physically accessed. If during the inspection process the inspector cannot visually inspect certain areas due to inaccessibility such as two and three story structures, neighboring buildings blocking view or any other obstruction, the client is advised to seek further due diligence and consult/retain a roofing specialist for further evaluation.**

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D. Roof Structures and Attics

Viewed From: Attic Access Entrance and Hard Decking Only

Approximate Average Depth of Insulation: 12 Inches Loose/Blown Rolled
Comments

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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E. Walls (Interior and Exterior)

Comments: The Following Deficiencies Found

The perimeter of the exterior light fixtures are not sealed with silicone adhesive. The open perimeters will allow moisture and insect penetration.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

F. Ceilings and Floors

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

G. Doors (Interior and Exterior)

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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H. Windows

Comments: The Following Deficiencies Found

There are defects present in the glass panes located at several of the exterior windows most visible at the west wall.

The interior surfaces of the glass panes appear to have deterioration of the "transparent metallic oxide coating" or the reflective coating. This is considered a manufacture defect.

The windows are in need of further evaluation by the original manufacture or competent window manufacture in order to determine the cause of damage and repairs/replacement considered.

Explanation/Description: Glass designed for improving thermal insulation is "Low-E or Low-Emissivity Glass". Low-E glass has a transparent metallic oxide coating, which acts almost like a one-way thermal gateway. The coating works by selectively reflecting long wave radiation, characteristic of internal heating sources.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

I. Stairways (Interior and Exterior)

Comments:

Not Present Not Inspected No Issues to Report

J. Fireplaces and Chimneys

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

L. Other

Comments:

Not Present Not Inspected No Issues to Report

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Manufacture: GE

Service Main Breaker: 125- Amp

Location: West Wall

Photo:



Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper 3-Wire Ground Aluminum 2-Wire Not Ground

Comments: The Following Deficiencies Found

The gfci electrical outlet located at the front exterior wall did not have any electrical power. The gfci outlet would not reset.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Manufacture Unit #1: Carrier

Type of Systems: Forced Air / Central

Energy Sources: Natural Gas

Location: Attic

Photo



Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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B. Cooling Equipment

Manufacture Unit #1: Carrier

Model:38BRC048320 Serial 1703EJ9520

Temperature: In 75° Out 54°f = Delta T: 21°

Differential Air Temperature Test (Delta T) (16° to 21° Degrees Acceptable)
(Tested with "Field Piece SPK1 Thermometer)

Type of Systems: Central - Air Conditioner

Location: Exterior East Wall

Comments: The Following Deficiencies Found

R-22 Equipment

The A/C unit installed in the home uses R-22 coolant. R-22 is being phased out and will be illegal to sell in the U.S. on January 1, 2020. The industry is now switching to R410a (Puron). Some units can be retrofitted to R410a and do not require complete replacement of the cooling equipment. Inspector recommends further evaluation by a licensed HVAC technician to confirm if the current system can be converted or if complete replacement is required. (This is not considered a deficiency and is purely FYI)



No Gutter Flashing

As a quality assurance, consider a gutter system or metal flashing installed at the roof edge over the AC equipment to divert water away. This will avoid damage to the fan blades and keep debris from gathering inside the equipment.

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There is water present inside the secondary drain pan indicating the primary drain pipe is clogged or the evaporator coil is leaking water during operations. The rusted pan should be replaced during repairs as a preventative maintenance precaution.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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C. Duct Systems, Chases, and Vents

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Water Pipe Material:

Copper PEX-Plastic CVPC Galvanized

Location of water meter:

Street Curb

Location of main water supply valve:

Interior Garage

Static water pressure reading: 65 PSI

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

B. Drains, Wastes, and Vents

Type Of Drain Pipe Material:

Plastic PVC Iron Cast Metal

Sewer Clean Out Location

North Exterior of the House

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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C. Water Heating Equipment

Manufacture Unit #1 :Bradford White

Model # MI403S6EN1Z Serial #ZC2830922

Energy Sources: Natural Gas Capacity: 40 Gallon Location Attic Garage



Comments: The Following Deficiencies Found

The water supply valve is defective for the water heater. The valve will not open and close as intended.

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

D. Hydro-Massage Therapy Equipment

Comments: The Following Deficiencies Found

There was not a 12 x 12 access panel opening to inspect the support under the hydro-tub, to verify bonding of the electric motor, water leaks at the jet connections and water leaks at the drain connections.

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

E. Other

Comments:

Not Present Not Inspected No Issues to Report

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V. APPLIANCES

A. Dishwashers

Manufacture:GE

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

B. Food Waste Disposers

Manufacture: Badger

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

C. Range Hood and Exhaust Systems

Manufacture:Not Present

Recirculate Venting Exterior Venting

Comments:

D. Ranges, Cooktops, and Ovens

Cook-Top Stove: Manufacture:GE

Heat Sources: Gas Electric

Comment:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Oven #1: Manufacture:GE

Heat Sources: Gas Electric

Comment:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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E. Microwave Ovens

Microwave Manufacture: GE

Recirculate Venting Exterior Venting

Comments: The Following Deficiencies Found

The light fixture inside the microwave did not function as intended.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

G. Garage Door Operators

Garage Door Opener #1 Manufacture: Genie

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

H. Dryer Exhaust Systems

Power Source: 4-Prong Electric Gas Older Type 3-Prong

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Comments:

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I. Other

Comments:

Not Present Not Inspected No Issues to Report

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Not Inspected

The water sprinklers system is not part of the "TREC Home Inspection Service". If the client has any concerns recommended to have the sprinkler system further evaluated by a competent licensed irrigation specialist in order to note possible deficiencies that may exit. The evaluation should consist of operational capacity, functionality of the system, area water coverage, functionality rain/solenoid sensors, control box functions and any maintenance tips or recommended repairs or modifications.

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

Type of Construction: Pool Construction Types

Comments:

Not Inspected

The Swimming Pools, Spas, Hot Tubs and Equipment are not part of the "TREC Home Inspection Service".

C. Outbuildings

Comments:

Not Inspected

The Outbuildings are not part of the "TREC Home Inspection Service".

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

Not Inspected

The Private Water Wells System is not part of the "TREC Home Inspection Service".

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D=Deficient

I	NI	NP	D
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E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

Not Inspected

The Private Water Wells System is not part of the "TREC Home Inspection Service".

F. Other

Comments:

No Issues To Report

Client Inspection Report Summary List

Major Concerns: Licensed Professionals Recommended

ROOF COVERING MATERIALS

◆ There appears to have been some hail storm damage to the roof evident by the numerous bruise dent marks on the shingles located at various areas of the roof slopes. It is difficult to determine if the damages warrant replacement or repairs which may be recoverable by the current owner's home insurance policy. Recommend having an insurance claim filed by the current owners insurance claims department in order to determine if the roof needs to be replaced or that the damages do not warrant replacement. The final written assessment should be passed to the client/buyer for future reference.

The shingles on the roof of the house are considered aged and are near there term of life expectancy. There is granule loss conditions present, feathering of the edges, which expose the fiberglass matting material. Some of the areas of the shingles have lost the adhesive seals under the tabs, which do not adhere to the underlying shingles as originally intended.

There are brittle and cracked shingles along the hip ridge. The excessive granule loss has exposed the matting and fiberglass materials. There are numerous exposed nail heads missing silicone sealant.

Under certain conditions high winds can cause improper lifting of the shingles.

COOLING EQUIPMENT

◆ R-22 Equipment

The A/C unit installed in the home uses R-22 coolant. R-22 is being phased out and will be illegal to sell in the U.S. on January 1, 2020. The industry is now switching to R410a (Puron). Some units can be retrofitted to R410a and do not require complete replacement of the cooling equipment. Inspector recommends further evaluation by a licensed HVAC technician to confirm if the current system can be converted or if complete replacement is required. (This is not considered a deficiency and is purely FYI)

WATER HEATING EQUIPMENT

◆ The water supply valve is defective for the water heater. The valve will not open and close as intended.

Minor Concerns: Skilled Tradesman / Handy-Man Services

WALLS (INTERIOR AND EXTERIOR)

- ◆ The perimeter of the exterior light fixtures are not sealed with silicone adhesive. The open perimeters will allow moisture and insect penetration.

COOLING EQUIPMENT

- ◆ No Gutter Flashing

As a quality assurance, consider a gutter system or metal flashing installed at the roof edge over the AC equipment to divert water away. This will avoid damage to the fan blades and keep debris from gathering inside the equipment.

COOLING EQUIPMENT

- ◆ There is water present inside the secondary drain pan indicating the primary drain pipe is clogged or the evaporator coil is leaking water during operations. The rusted pan should be replaced during repairs as a preventative maintenance precaution.

HYDRO-MASSAGE THERAPY EQUIPMENT

- ◆ There was not a 12 x 12 access panel opening to inspect the support under the hydro-tub, to verify bonding of the electric motor, water leaks at the jet connections and water leaks at the drain connections.

Monitor / Periodically Inspect / Preventative Maintenance

Safety Concerns: Safety Hazards Safety Awareness