



MAGNOLIA HOME INSPECTION SERVICES

832-303-8048

info@mhis1.com

<https://www.magnoliahomeinspectionsservices.com/>



HOME INSPECTION REPORT

4219 Country Heights Ct
Spring TX 77388

Brandon Roth
AUGUST 28, 2020



Inspector
Keith Jeanes
Keith Jeanes

832-303-8048
info@mhis1.com



Agent
Neal Hogg
CB The Woodlands
936-537-0860
neal.hogg@cbunited.com



PROPERTY INSPECTION REPORT

Prepared For: Brandon Roth

(Name of Client)

Concerning: 4219 Country Heights Ct, Spring TX 77388

(Address or Other Identification of Inspected Property)

By: Keith Jeanes

(Name and License Number of Inspector)

08/28/2020 1:00 pm

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, 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 license holders 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

Occupancy: Furnished, Occupied

Type of Building: Single Family

In Attendance: Selling Agent

Temperature (approximate): 94 Fahrenheit (F)

Weather Conditions: Cloudy

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Is performing as Intended:

The foundation is performing as intended. No significant problems were observed.

TREC Limitations:

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

1: Corner pops

🔴 Repair/Replace

The corner of the foundation has broken apart. This has or can lead to the foundation no longer providing the proper support for the brick cladding. Recommend to repair.



Example Rear Exterior Wall

2: Cracks noted in beam

🔴 Repair/Replace

Cracks noted in beam. Recommend to seal cracks and monitor.



I	NI	NP	D
---	----	----	---

Example Right Exterior Wall



Example Front Exterior Wall

Example Right Exterior Wall



Example Rear Exterior Wall

Example Garage

3: Remove Form boards

🔴 Repair/Replace

Remove form boards



Example Rear Exterior Wall

B. Grading and Drainage

Comments:

Erosion Limitation:

An evaluation of soil stability is beyond the scope of this inspection. As with many ravine lots, there is potential for erosion. If erosion problems are suspected, a soils engineer should be consulted to evaluate this condition and the remedies available for correction.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

1: Damaged fence (post,pickets, framing)

🔴 Repair/Replace

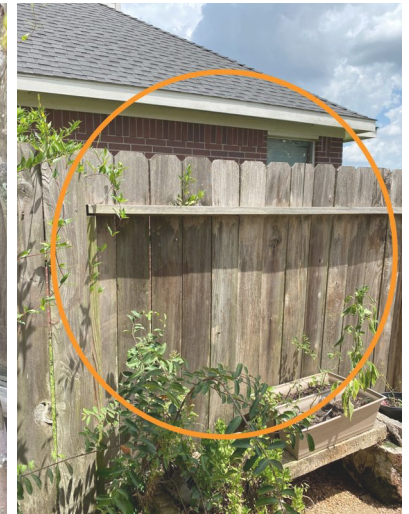
General damaged was found to the fence or the operation of the gate. Recommend to have repaired.



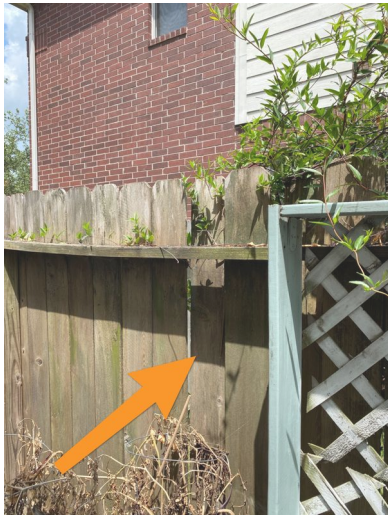
Weedeater damage



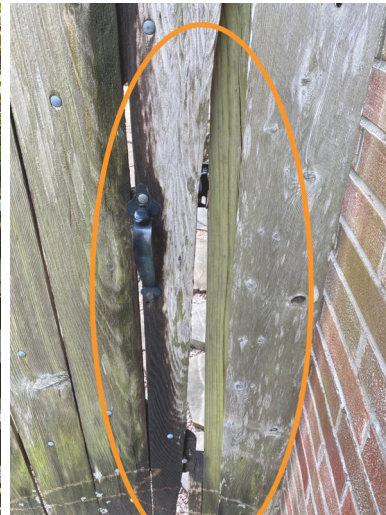
Example Left Exterior Wall



Luz pickets



Loose Pickett



Example Front Exterior

2: Fence rusting

🔴 Repair/Replace

Fence rusting. Remove rust and paint with rust preventative paint.



Example Right Exterior

3: Grading Too High

I	NI	NP	D
---	----	----	---

🔴 Repair/Replace

High elevation of grading noted. The grading should be improved by the removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



Example Front Exterior Wall

-
-
-
-

C. Roof Covering Materials

Types of Roof Covering: Asphalt
Viewed From: Binoculars, Ground

Comments:

All Repairs Listed should be performed by a licence roof company. Home inspectors are not licenced for roof repairs and service, for this reason when repairs are performed the licence roof company should evaluate the entire roof system.

The house has been recently painted. This can prevent identification of leaks. Recommend to monitor.



Drip Edge is installed:

Inspector has determined that drip edge has been installed.

I	NI	NP	D
---	----	----	---

TREC Limitations:

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

1: Flashing General Damage

🔴 Repair/Replace

The Flashing has general damage, holes, rusting, loose, etc. Damaged flashing can lead to water intrusions. Recommend to have flashing evaluated and repaired by a roofer.



Example Left Exterior Wall

2: Gutter - Downspouts on Roof Should Discharge To Gutter

🔴 Repair/Replace

Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



Example Front Exterior Wall



Example Front Exterior Wall

3: Roof - Bulge/dip in roof decking

🔴 Repair/Replace

A bulge/dip where noted in the roof decking. It is recommended that this condition be further evaluated and repaired by a license roofer. (This repair may be done when shingles are up dated)



Example Front Exterior

4: Roof - Lifted shingles

🔴 Repair/Replace

Lifted shingle noted. Recommend to repair as needed.



Example Front Exterior



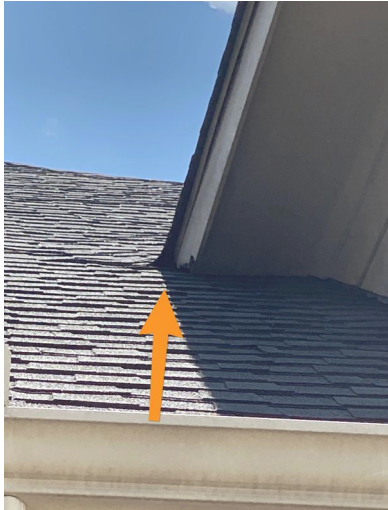
Example Rear Exterior

5: Roof - Seal Penetrations

🔴 Repair/Replace

All roof penetrations should be examined by a qualified roofer and sealed.

I	NI	NP	D
---	----	----	---



Example Front Exterior Wall



Example Front Exterior Wall

D. Roof Structures & Attics

Viewed From: Binoculars, Ground, Attic

Approximate Average Depth of Insulation: 11 Inches

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

1: Soffit/Facia Caulking repairs

🔴 Repair/Replace

Caulking repairs to soffit/facia.



Example Right Exterior Wall



Example Rear Exterior Wall



Example Front Exterior Wall

2: Soffit penetration points

🔴 Repair/Replace

Soffit penetration points should be sealed to help prevent moisture and vermin intrusion.

I	NI	NP	D
---	----	----	---



Example Front Exterior Wall



Example Front Exterior Wall

3: Self closing hinges

➔ Repair/Replace

Self closing hinges missing on attic door



Example Garage Example

E. Walls (Interior and Exterior)

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

1: Caulking repairs needed

➔ Repair/Replace

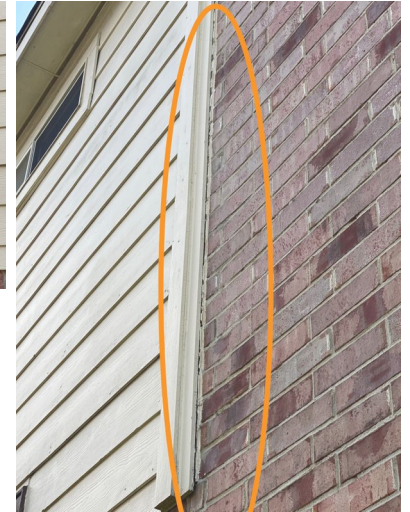
Caulking repairs needed around exterior siding and trim. Repairs are not limited to the photos provided.



Example Example Rear Exterior Wall



Example Left Exterior Wall



Example Left Exterior Wall

2: Cracks in brick

➔ Repair/Replace

Cracks found in bricks. Recommend to repair as needed.



Example Rear Exterior Wall

3: Cracks in mortar.

➔ Repair/Replace

Recommend to repair cracks in mortar.



Example Rear Exterior Wall

4: Cracks - Minor

🔴 Repair/Replace

Minor cracking was observed in wall structure. This is common in homes this age. Recommend to seal cracks and monitor.



Example Master Closet

5: General Damage found to Siding and Trim

🔴 Repair/Replace

General damaged was found to siding and trim. Recommend to repair as needed.



Example Front Exterior Wall



Example Rear Exterior Wall



Example Rear Exterior Wall



Example Right Exterior Wall

6: Nail pops

🔴 Repair/Replace

Nails not fully seated in siding recommend to repair.



Example Right Rear 2nd Floor Guest Bedroom



Example Master Bathroom

7: Penetration points

🔴 Repair/Replace

Recommend to seal all penetration points.

I	NI	NP	D
---	----	----	---



Example Rear Exterior Wall



Example Left Exterior Wall

F. Ceilings and Floors

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

G. Doors (Interior and Exterior)

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

1: Caulking repairs

🔴 Repair/Replace

Caulking repairs need around the exterior of door trim and casings. Repairs not limited to the photos provided.

I	NI	NP	D
---	----	----	---



Example Garage



Example Garage

2: Damaged door trim

🔴 Repair/Replace

Damaged door trim

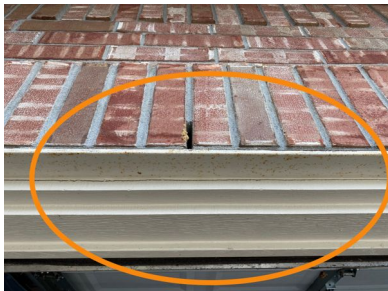


Example Right Exterior Wall

3: Door Lintels Rusting

🔴 Repair/Replace

Door lintels starting to rust. Recommend to treat for rust and repaint.



Example Garage

H. Windows

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Cold Weather Limitation:

During cold weather, condensation and rainbowing between panes of glass, which indicate leaking

I	NI	NP	D
---	----	----	---

seals, may not appear at the time of inspection and may appear later during when the weather is warmer. The report can only contain conditions at time of inspection.

1: Caulking repairs needed

🔴 Repair/Replace

Caulking repairs need to windows. Repairs not limited to the photos provided.



Example 2nd Floor Front Exterior Wall

2: Damaged glazing trim

🔴 Repair/Replace

Damaged glazing trim should be replaced as needed.



Example Front Exterior Wall



Example Front Exterior Wall

3: Exterior caulking

🔴 Repair/Replace

Caulking repairs needed to the exterior of windows.

I	NI	NP	D
---	----	----	---



Example Rear Exterior Wall



Garage Rear Exterior Wall



Example Rear Exterior Wall



Example Rear Exterior Wall



Example Front Exterior Wall



Example Front Exterior Wall

4: Rusted lintels

🔴 Repair/Replace

Rust window lintels need to be sanded and treated for rust and the repainted.



Example Rear Exterior Wall

I. Stairways (Interior and Exterior)

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

J. Fireplaces and Chimneys

I	NI	NP	D
---	----	----	---

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

1: Fireplace Glass Doors Are Recommended

▲ Safety Hazard

Glass doors are recommended to be installed on fireplace to prevent sparks from entering the room and as a safety precaution for small children. (and some grown men).



K. Porches, Balconies, Decks, and Carports

Comments:

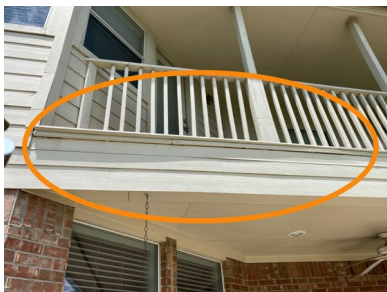
TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Caulking repairs at balcony

🔴 Repair/Replace

Caulking repairs needed



Example Rear Exterior Wall

2: Concrete or pavers high elevation

🔵 Informational/Monitor

It is recommended that the materials used for decking be installed at least 4" below the brick line. This is to help prevent water intrusion during heavy rains. Recommend to monitor as needed.

I	NI	NP	D
---	----	----	---



Example Front Exterior Wall



Example Rear Exterior Wall

3: Cracks in deckings.

🔴 Repair/Replace

Recommend to seal cracks in decking.



Example Rear Exterior

4: Rotted Boards or Post

🔴 Repair/Replace

One or more boards or post are showing signs of rot. Recommend a qualified contractor evaluate and repair.



Example 2nd Floor Balcony



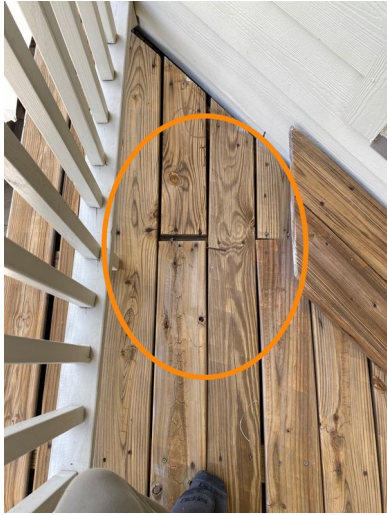
Example 2nd Floor Balcony



Example 2nd Floor Balcony

5: Balcony boards sepera tng

🔴 Repair/Replace



Example Rear Exterior Wall

6: Warped Boards

🔴 Repair/Replace



Example 2nd Floor Balcony

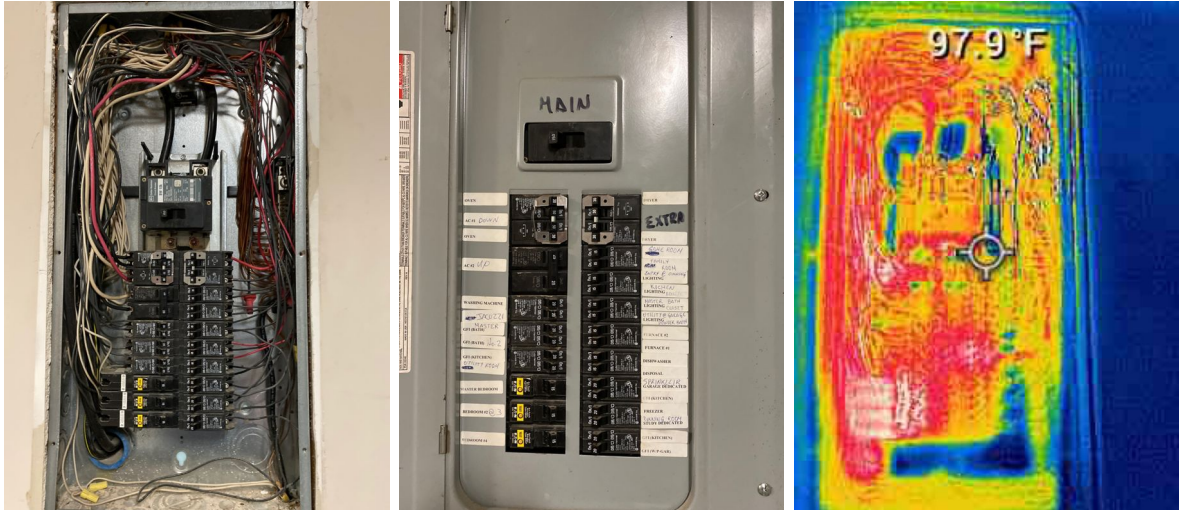
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

I	NI	NP	D
---	----	----	---

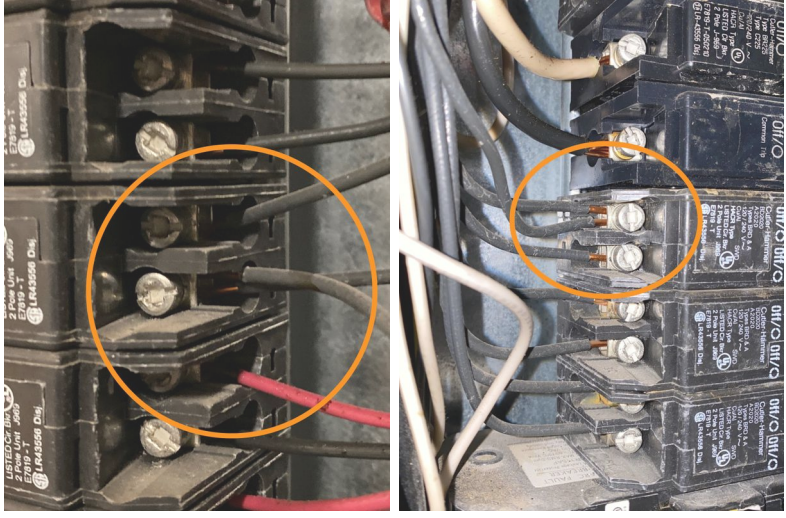


TREC LIMITATIONS:
 TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

1: Double-tapping on breakers

🔴 Repair/Replace

Double-tapping was found on electrical panel breakers. Each breaker should have only one set of wires. Repair as needed. This became a requirement in 2002 by NEC.



Garage

Garage

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble

I	NI	NP	D
---	----	----	---

mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Photo Sensor Lights:

Outdoor photo sensor lights that allow lights to come on after dusk cannot be tested during a day time inspection. As a result, our company will not be liable if these are found defective.

1: Screw missing cover plate

🔴 Repair/Replace



2nd Floor inside balcony

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of Systems: Central Air, Gas-Fired Heat

Energy Sources: Natural Gas

Manufacturer Info: York -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.



1st Floor

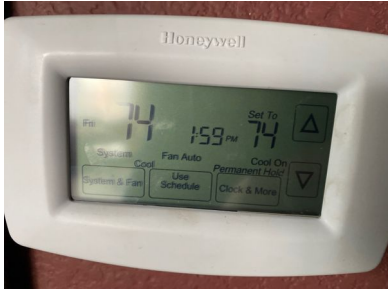


2nd Floor

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

I	NI	NP	D
---	----	----	---



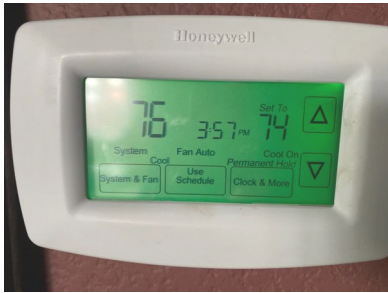
1st Floor Start



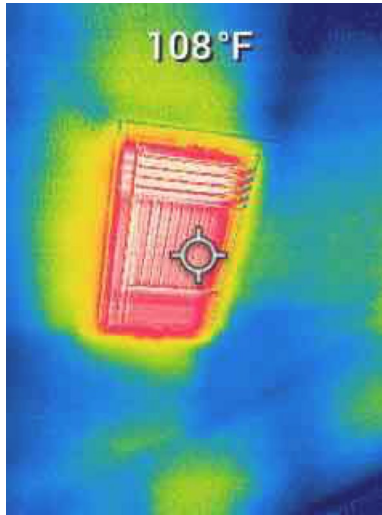
2nd Floor Start



2nd Floor End



1st Floor End



Unit 1 Register Temp: 121

Unit 2 Register Temp: 108

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

B. Cooling Equipment

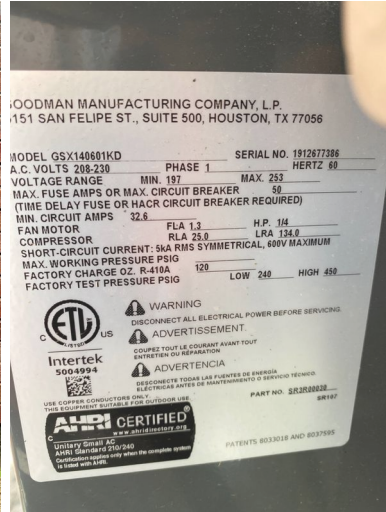
Type of Systems: Central Air Conditioner

Manufacturer Info: Goodman/American Standard -

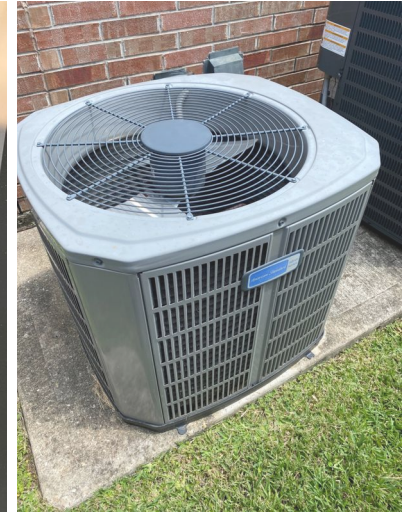
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.



1st Floor



1st Floor



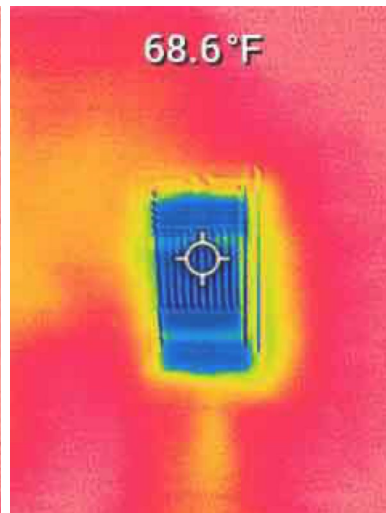
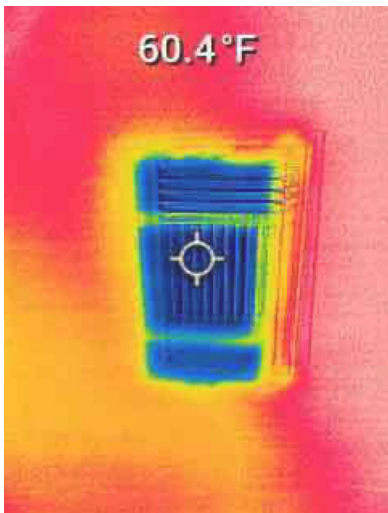
2nd Floor



2nd Floor

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.



I	NI	NP	D
---	----	----	---



Unit 1 Register/Return Air Temps: 68/73

Unit 1 AC Differential Test: 15

Unit 2 Register/Return Air Temps: 60/74

Unit 2 AC Differential Test: 14

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Dampners Not Tested:

If HVAC duct dampners are installed, they were not tested because, when they fail, they will fail in the open position.

1: Drain Pan Has Water

➔ Repair/Replace

The auxiliary drain pan installed below the of the air conditioning system contains water and debris. Most likely a clogged drain. This should be emptied and cleaned.



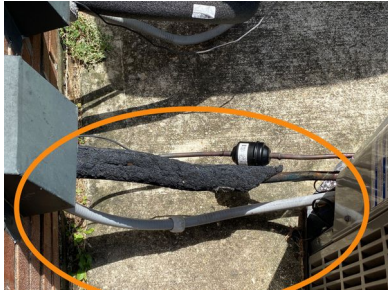
2nd Floor

2: Insulation Missing or Damaged

➔ Repair/Replace

I	NI	NP	D
---	----	----	---

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

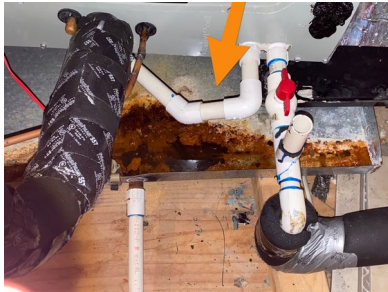


Example Right Exterior Wall

3: Rusted drain pan

➔ Repair/Replace

Minor amount of rust in drain pan. Recommend to clean rust and flush drain lines.



2nd Floor

C. Duct System, Chases, and Vents

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Within 5 ft from street



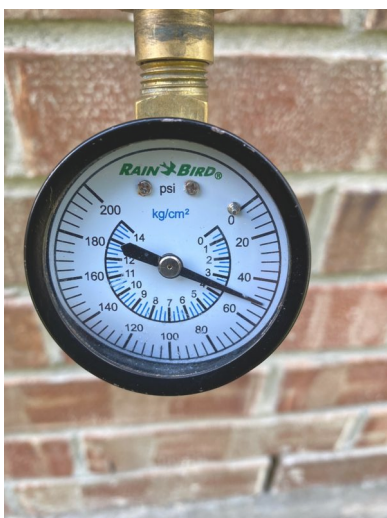
Example Front Exterior Wall

Location of Main Water Supply Valve : Garage interior wall, At meter



Garage

Static Water Pressure Reading: 50



Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing

I	NI	NP	D
---	----	----	---

system.

The house has been recently painted. This can prevent identification of leaks. Recommend to monitor.



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Remodeled & Vacant Home Limitation:

If a house has been recently remodeled, and/or, if a house has been sitting vacant for an extended period of time, plumbing leaks may not occur during the time of inspection, but may occur later when the home is occupied and the plumbing is put under a normal load.

1: Bathtub or shower Caulk/Grout

🔴 Repair/Replace

Cracked, deteriorated and/or missing grout and caulk should be replaced.



Example 2nd Floor Guest Bathroom



I	NI	NP	D
---	----	----	---

Example 2nd Floor Guest Bathroom

Example 2nd Floor Right Guest Bathroom



Example Master Bathroom

Example Master Bathroom

Example 2nd Floor Right Guest Bathroom



Example Master Bathroom Example

2: Diverter Valve

🔴 Repair/Replace

Water coming out of tub spicket and shower head at the same time indicates that the diverter valve is not making a complete seal. Recommend to repair.

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

I	NI	NP	D
---	----	----	---



Example Right 2nd Floor Guest Bathroom

B. Drains, Wastes, & Vents

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

TREC Limitations.:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Vacant / Older House Disclaimer:

Based on inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear to be operational at this time with the exceptions noted within this report. However, older homes and vacant homes could have hidden issues with the main sewer line. For example, at the time of inspection, the sewer lines may have leaks and cracks caused by tree roots thus allowing drains to appear normal at time of inspection. After the house is occupied and in use, solids are passed, get caught on the tree roots, and drains begin to drain slowly or to clog.

Visual Inspection:

Detecting small water leaks behind the walls can be very difficult, if not impossible to detect. We use thermal imaging cameras and moisture sensors which are used when we suspect that a problem might exist. A small leak may still go undetected. Home inspectors perform visual inspections only. Walls are not opened up and ground is not dug up to inspect the condition of the plumbing.

C. Water Heating Equipment

Energy Sources: Gas

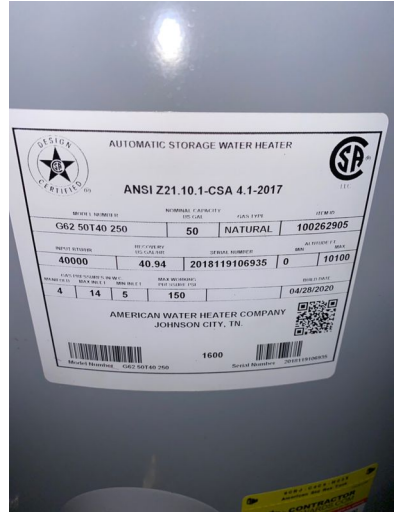
Capacity: 40 Gallons

Manufacturer Info: American standard -

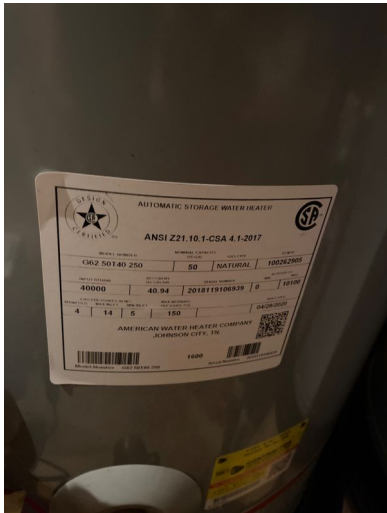
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

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

I	NI	NP	D
---	----	----	---



Comments:
 All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.



TREC LIMITATIONS:
 TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector s reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

D. Hydro-Massage Therapy Equipment

Comments:
 All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

I	NI	NP	D
---	----	----	---



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulatory pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

V. APPLIANCES

A. Dishwashers

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; turning water or gas valves on test trash compactor ram pressure; or determine the adequacy

I	NI	NP	D
---	----	----	---

of venting systems.

B. Food Waste Disposers

Comments:

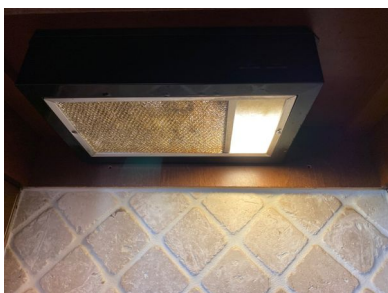


TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

C. Range Hood and Exhaust Systems

Comments:

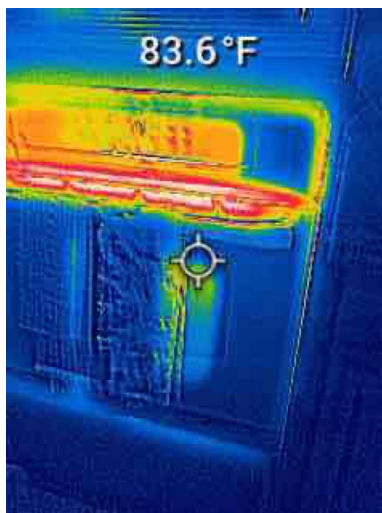


TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other

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

I	NI	NP	D
---	----	----	---

auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

E. Microwave Ovens

Comments:



TREC LIMITATIONS:

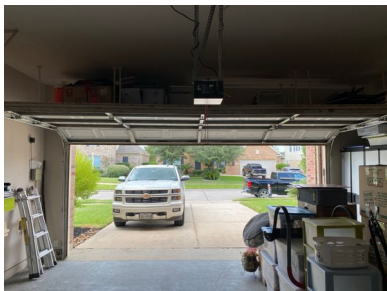
TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

H. Dryer Exhaust Systems

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Dryer is Installed:

A dryer being installed limits the ability to check the cleanliness of the vent

1: Clean vent

🔴 Repair/Replace

Vent needs to be cleaned

VI. OPTIONAL SYSTEMS

I	NI	NP	D
---	----	----	---

A. Landscape Irrigation (Sprinkler) Systems

Comments:

All Repairs Listed should be performed by a licence irrigation company. Home inspectors are not licence in irrigation, for this reason when repairs are performed the licence irrigation company should evaluate the entire irrigation system.



Left Exterior Wall

TREC LIMITATIONS:

The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.

Soakers hoses can not be examined for effectiveness.

1: Pipe insulation improvement needed.

🔴 Repair/Replace

Pipe insulation improvement needed. Repair as needed.



Left Exterior Wall

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

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or

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

I	NI	NP	D
---	----	----	---

determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Inspection Limitations:

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

Pool Leak Test Not Performed:

Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

C. Outbuildings

D. Private Water Wells

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

E. Private Sewage Disposal (Septic) Systems

TREC LIMITATIONS:

TREC LIMITATIONS: This inspection is based upon an on-site inspection of the septic system as found. Since there is no way to verify the size and/or condition of the tankage or lines without excavating, this is an estimate based upon information giving and probing. There are no guarantees, expressed or implied, that accompany this opinion. The inspector is not required to excavate or uncover the system or its components; determine the size, adequacy, or efficiency of the system; or determine the type of construction used.

F. Other

H. Boat Lift

G. Elevator

Elevator :

The interior shaft and motor are not viable at time of operation. The inspector will not operate the emergency stop nor the emergency call feature at time inspection.

K. Bulkhead Inspection

Restricted Visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

I. Jet Ski Lift

J. Docks & Piers Inspection

Restricted visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects

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

I	NI	NP	D
----------	-----------	-----------	----------

may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

L. Outdoor Kitchen Inspection

House Elevation Survey

Limitation:

Magnolia Home Inspection Inspectors are not licensed foundation engineers. An elevation plot tool is used to determine the deflection of the foundation from a central point. Once deflection is determined, Magnolia Home Inspectors can render an opinion as to whether further assessment of the foundation by a foundation engineer is warranted. We cannot make any claim as to the whether the foundation is or is not performing as intended based upon a single elevation survey.

Ideally, several elevation plots would be taken over time to determine how the foundation is performing. We do not have access to prior elevation surveys if any were taken. This is a single measurement and cannot be used to indicate that the foundation has failed without further assessment by a foundation engineer.

Cosmetic issues (dry wall cracks, cracks in brick and mortar in brick veneer, will occur before structural issues occur. These are precursors to structural damage and should be taken seriously.