





Rashi Jain &lt;jain.rashi202@gmail.com&gt;

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**3322 Orchard Mill Ln Pearland Tx 77581**

3 messages

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**Nick Verlinden** <nick@affordable-1.com>  
To: Jain.rashi202@gmail.com

Fri, Aug 5, 2022 at 1:03 PM

Inspection of Roofing surface at 3322 Orchard Mill Ln was as follows.

General condition of roof is satisfactory and should have many years of trouble free service, extreme weather (Hail, Hurricane, Tornado)permitting.

Services performed: all exposed fasteners were sealed using sealant approved for roofing/UV exposure.

No other necessary service noted at this time.

Nick Verlinden  
Affordable 1 Home Services  
Director of Sales  
832-814-1878

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**Rashi Jain** <jain.rashi202@gmail.com>  
To: Nick Verlinden <nick@affordable-1.com>

Fri, Aug 5, 2022 at 1:26 PM

Thank you so much , Nick.

Regards

**Rashi Jain**

Cell - [\(801\)-635-7631](tel:(801)635-7631)

Email - [jain.rashi202@gmail.com](mailto:jain.rashi202@gmail.com)

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**Rashi Jain** <jain.rashi202@gmail.com>  
To: vibhor jain <vibhorjain82@gmail.com>

Fri, Aug 5, 2022 at 1:26 PM

Regards

**Rashi Jain**

Cell - [\(801\)-635-7631](tel:(801)635-7631)

Email - [jain.rashi202@gmail.com](mailto:jain.rashi202@gmail.com)

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Dashboard



Service Requests



Payments



My Contracts



Managers



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### Service Request

Good Evening, Vibhor Jain

[← Back to Service Request List](#)

### 3322 Orchard Mill Ln, Pearland TX

Dispatched Service Provider	Request Date / Time	Contract Number	Service Work Order Number
Top Pool Services	3/10/2022 9:24 PM	P10012	8593684

#### Service Request #1

Request Trade	Service Item(s)	Location	Problem Description
Plumbing	Pool/Spa		
Pool/Spa	Heater		



Dashboard



Service Requests



Payments



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### My Contracts

Good Evening, Vibhor Jain

#### 3322 Orchard Mill Ln, Pearland TX

[Renew](#)

Current Coverage	Contract Number	Included Coverage	Term Expires
Single Family P9Z	P10012	<ul style="list-style-type: none"> <li>Comprehensive Plus</li> <li>Pool/Spa</li> </ul>	10/25/2022 12:00 AM
Comprehensive Plus Renewal			
Term	Status	Service Trade Call Fee	
7	<b>Active</b>	<b>\$75.00</b>	



*This is an auto-generated email, please do not reply.*

Fidelity National Home Warranty (FNHW) has assigned Bi Polar Air to address your Air Conditioning at 3222 Orchard Mill Ln, Pearland, TX 77584. You should hear from them within two business days to schedule a mutually convenient appointment. If you do not hear from Bi Polar Air within two business days, or if you need to change or cancel your appointment time, please call them directly at (832) 909-0022

We recommend that you review your Contract for specific coverage details to help know what is covered and what is not covered by your FNHW before the Service Provider arrives.

Please save your Service Request Information below for reference:

Property Address:	3222 Orchard Mill Ln, Pearland, TX 77584
Service Work Order Number:	8282418
Contract Number:	P10012
Trade Call Service Fee Due:*	\$75.00
*(if not previously paid)	<a href="#">PAY ONLINE</a>
Appliance/System needing service:	• A/C Central
Date:	7/21/2021

If you have not set up your account with us online, [click here](#). Your online account can help you manage your needs for submitting a service request, managing payments, and renewing your FNHW.

## What's Next?

**Schedule the Appointment** - The Service Provider will call you during normal business hours to schedule a mutually convenient appointment.

**Service Fee** - The Service Trade Call Fee is due when you request service. You may pay the Service Trade Call Fee on line at [www.homewarranty.com](http://www.homewarranty.com) or by calling 1-800-308-1420.

**Diagnosis** - The Service Provider will diagnose the system or appliance and report the results to FNHW. If FNHW determines that the failure is covered under your warranty, the Service Provider and FNHW will begin the necessary steps to resolve your service request.

**Repair/Replacement** - If a covered system or appliance malfunction can be repaired, the Service Provider will repair it. If your covered item cannot be repaired, FNHW will replace the item with one of similar features, efficiency, and capacity. Please refer to your Contract's Terms of Coverage #3 for more specific details on replacement. To complete a repair or replacement, parts may need to be ordered. Once the parts arrive, the Service Provider will contact you to set up a return appointment, without an additional service trade call fee.

**Cancel or Reschedule?** - If you need to cancel within 24 hours of your service appointment time, please contact our Customer Service Department at 800-308-1420. If you need to cancel or change your appointment earlier, you may call Bi Polar Air at (832) 909-0022.

**Are there any additional out of pocket costs?** - Your Contract may not cover for all costs associated with a particular service on a covered system or appliance. When these additional costs apply, a FNHW representative will discuss your Contract's terms and associated costs. You are welcome to contact your assigned Service Provider directly for these costs as well. More information can be found in your Contract under the Terms of Coverage and Limits of Liabilities.

**Can I request expedited service?** - If you ask the Service Provider to perform non-emergency service outside of normal business hours, you will be responsible for payment of additional fees, including overtime charges.



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

[tammyb@redstarinspections.com](mailto:tammyb@redstarinspections.com)

<https://www.redstarhomeinspection.com>



## REDSTAR RESIDENTIAL INSPECTION

3322 Orchard Mill Ln  
Pearland TX 77584



Inspector

Timothy Jones

TREC #24624

832-643-9724

[tammyb@redstarinspections.com](mailto:tammyb@redstarinspections.com)



# PROPERTY INSPECTION REPORT

Prepared For: RDFN Ventures

(Name of Clients)

Concerning: 3322 Orchard Mill Ln, Pearland TX 77584

(Address or Other Identification of Inspected Property)

By: Timothy Jones - TREC #24624

(Name and License Number of Inspector)

07/12/2021 2:00 pm

(Date)

Jeremy Benefiel TREC #8595

(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](http://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**

: Occupied, Furnished

*In Attendance:* Tenant, Inspector Only, Dogs

*Temperature (approximate):* 90 Fahrenheit (F)

*Weather Conditions:* Humid, Cloudy, Hot

*Type of Building:* Single Family

*Storage Items/Furnished Home:*

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.



*Appliances Not Inspected:*

Refrigerators, trash compactors, freezers, clothes washers, and dryers are not included in the inspection.

*Automatic Gate Not Included:*

Automatic gate was not included in the scope of this inspection. It was not operable at the time of inspection. Recommend further evaluation if desired.



<b>I   NI   NP   D</b>
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## VIRTUAL REALITY REPORT

*Click button below:*



## Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

**Written report below**

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

*Foundation Performance: Performing w/ Settlement :*

Visual inspection of the property did reveal some signs of movement/settlement at the time of inspection. These signs may include:

- Minor Cracks at the exterior brick and mortar walls.

Zip level readings taken at the time of inspection show deflection of the foundation in excess of 1.6". (see below for foundation drawing showing elevation readings)

While these signs were observed, it is my opinion that the foundation is performing its intended function at the time of inspection.

For more information of slab on grade foundations, go to [Houston Slab Foundations](#)

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

*Areas of foundation obstructed:* High soil conditions, Heavy foliage, Stored items/Debris, Concrete/Wood deck against home, Pool Equipment Etc. -

These conditions resulted in areas of the foundation slab not being readily visible or were obstructing inspection. A minimum of 2-4" of foundation exposure should be maintained around home, and foliage/soil kept clear. Inspector does not move any debris or stored items, or pull back any heavy foliage or high soil conditions. Correction of these conditions may reveal hidden issues.



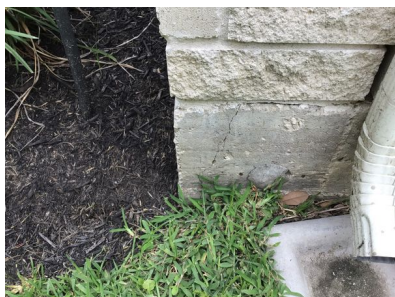
**1: Slab: Corner Pops**

🔴 **Recommendation**

Cracks were noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

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Recommendation: Contact a qualified concrete contractor.



**B. Grading and Drainage**

**1: Landscaping: Trim trees and heavy foliage**

👉 Recommendation

Recommend trimming foliage in contact with the structure to prevent damage to the veneer and moisture penetration over time. Recommend all tree limbs be cleared back a minimum of 3' from the roof covering and foliage 18" from the exterior walls.

Recommendation: Contact a qualified landscaping contractor

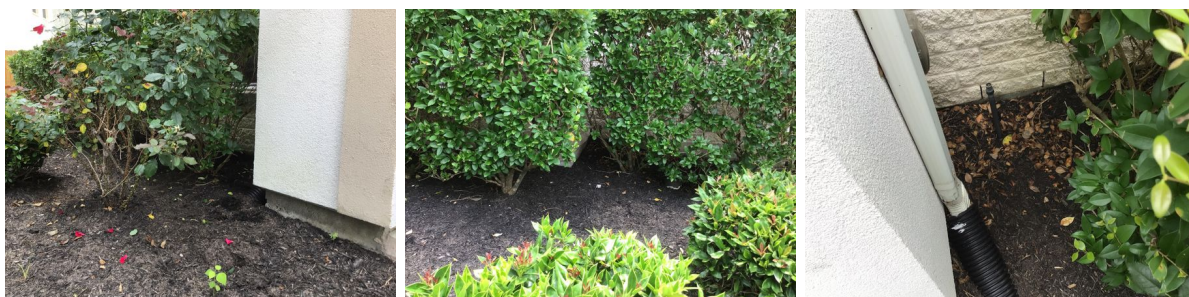


**2: Landscaping: High Soil**

👉 Recommendation

High soil conditions observed at the various locations around the structure. The soil level should be reduced to allow for a minimum of 2-4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction.

Recommendation: Contact a qualified landscaping contractor



**3: Grading & Drainage: Soil Erosion**

👉 Recommendation

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Soil erosion was observed at various locations around the home, likely being contributed to the by the dog. This condition can lead to grading issues and standing water. Recommend further evaluation and correction as needed to prevent further erosion and ensure proper drainage conditions.

Recommendation: Contact a qualified landscaping contractor

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Binoculars, Ladder, Walking the Roof Surface

*Certified Roof Technician:*

The roof covering shows multiple issues that require further evaluation to determine the extent of necessary repairs. A Certified Roofing Company should be consulted for further evaluation.

*General Photos:*



**ROOF ACCESS WAS LIMITED BY::** Too Steep, Too High -

The above stated conditions limited the inspectors ability to inspect the roof. Inspector is not required to access roofs that are unsafe, and all efforts are made to inspect the roof despite these limitations. Certain areas were deemed inaccessible by the inspector.

**1: Exposed Nails**

**🔴Recommendation**

Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.

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## **2: Shingles: Granule Loss Noted**

[Maintenance Item](#)

Moderate granule loss of the asphalt roofing shingles was observed at some locations. This condition is typical for an aging roof, and does not seem to be affecting the performance of the roof covering at this time. Recommend regular monitoring and inspection of this condition. Consult with roofing contractor if you desire further evaluation of this condition.



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## **3: Flashing: Deteriorated Sealant**

[Maintenance Item](#)

Deteriorated sealant was observed around plumbing and other flashing components. It is vital to maintain these locations to ensure performance of the covering. Recommend correction to avoid further deterioration or potential moisture intrusion issues.

Recommendation: Contact a qualified roofing professional.



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## **4: Satellite Dish(es) on Roof**

[Maintenance Item](#)

A satellite dish was observed to be secured to the roof covering. This installation is prone to leaking over time, I recommend you consider further evaluation and repair or removal.

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

I	NI	NP	D
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**D. Roof Structures & Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 8 Inches*

*Type of Attic Roof Ventilation: Roof and Soffit Vents, Ridge Vent*

*Type of Insulation Material: Blown Fiberglass, Batt Fiberglass*

*General Photos:*



*Only Accessible Areas Were Entered:*

**Note:** Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that are unsafe or not easily accessible.

**1: Attic Door: Issues Observed**

**➔Recommendation**

Damaged/Missing weatherseal -

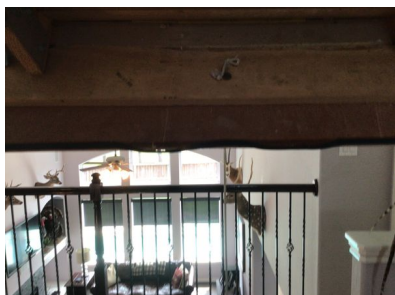
The above stated issues were observed in relation to the attic access door at the time of inspection. Attic access doors are required to be properly insulated, weatherstripped, and seal firmly for energy efficiency reasons. Pull down attic ladders are required to be properly secured to the ceiling framing with appropriate fasteners, the hardware on the doors should be kept in good condition and be regularly serviced for safety reasons. Recommend correction of any above referenced issues to ensure performance and proper installation.

Recommendation: Contact a qualified handyman.



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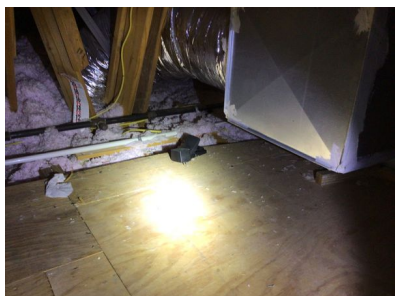


## 2: Note: Rodent Activity

### 🚫 Recommendation

There was evidence of possible rodent activity in the attic. While this is not uncommon, a qualified pest control company should be contacted if remediation or exclusion is desired.

Recommendation: Contact a qualified pest control specialist.

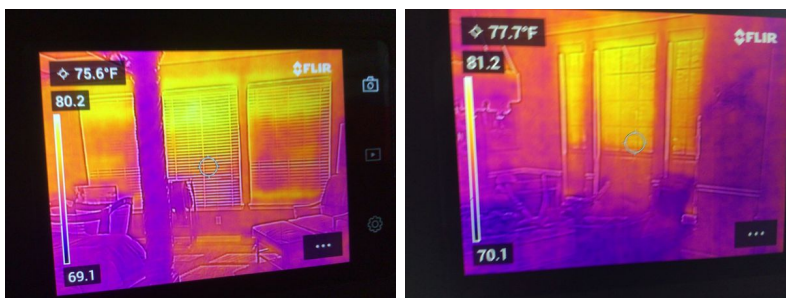


## ☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

*Types of Exterior Wall Covering:* Masonry Stucco Walls, Brick, Stone

*Thermal imaging scan:*

A thermal imaging camera was used to scan the walls on the interior of the home. This scan revealed no signs of any issues at the time of inspection.



*Stucco/EIFS Walls Present: Regular Maintenance Advised:*

**Note:** The home is finished with masonry stucco or EIFS system around the exterior. This finish relies heavily on being properly sealed at all exterior surfaces. They are susceptible to the entrapment of moisture inside the system if these seals are absent or fail. Common areas of issues include caulking and around openings (windows, doors, plumbing, electric boxes, etc). Regular maintenance should always be performed to ensure these seals are performing to their intended ability. More information may be contained in this report.

*Stucco Inspection: Visual Inspection Only:*

The inspection performed on the stucco finish is a *visual* inspection only, no invasive testing or moisture testing was performed on the covering. The inspector does utilize visual inspection techniques as well as

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is equipped with surface moisture detection and thermal imaging equipment for areas of concern that are identified.

While visual inspection can identify many common issues, determining underlying conditions cannot be determined by a visual inspection alone. Recommend any stucco concerns expressed in this report be further investigated by a qualified specialist to perform invasive stucco inspection and moisture reading techniques. More information may be contained within this report.

*Inspection Limited:* Furniture, Heavy foliage, Homeowner/Animals present, Stored Items/Equipment, Area rugs, High soil conditions -  
Inspection of areas on the interior or exterior of the home were obstructed from view by the above stated conditions. The inspector does not move any furniture, stored items, heavy foliage, or any other obstruction. Areas that are locked or otherwise obstructed are not included in the scope of this inspection. High soil conditions or low footings can also obstruct potential issues. More information may be contained within the report.

Areas that are obstructed can potentially hide issues from view. Recommend further evaluation of all areas once these conditions are corrected or items are removed.



*Stored Materials:*

Excessive storage of materials or debris may limit the visibility of the wall structure, foundation and limit the inspectors visibility. Recommend removal of items stored near the structure for home health.

**1: Minor cosmetic/maintenance Issues**

 Maintenance Item

Paint finish damaged or worn, Paint touch up needed -  
The paint and caulk touch up at windows and door frames was observed. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



**2: Caulking and Sealing Needed**

 Recommendation

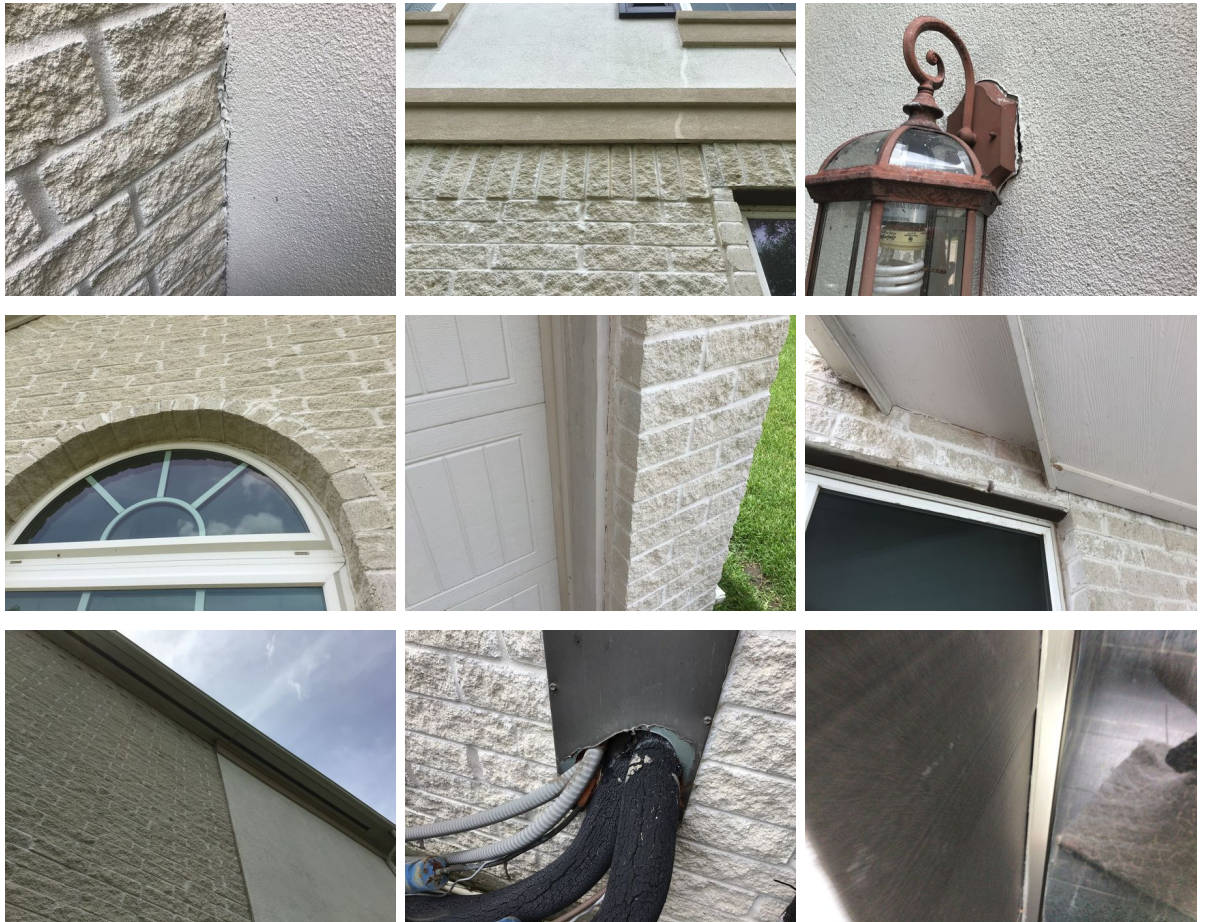
Around windows, Electrical penetrations, Shower enclosures -

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



### **3: Siding: Minor Damage/Maintenance Recommended**

[Maintenance Item](#)

Detached garage

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, I recommend you consider correction to avoid further deterioration and as apart of normal maintenance.

Recommendation: Contact a qualified handyman.



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I	NI	NP	D
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#### 4: Masonry: Moderate Cracks/Separations

🔴 Recommendation

Moderate cracks and/or separations were observed in the masonry walls around the exterior of the home. Common areas of issues include around windows, doors, and/or expansion joints. These cracks and separations are excessive and I recommend further evaluation to determine extent of necessary repairs.

Recommendation: Contact a qualified masonry professional.



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#### 5: Siding: Loose sections

🔧 Maintenance Item

Detached garage

Lapped siding was observed to be damaged/loose at multiple locations around the home. Repair as needed.

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Thermal imaging inspection:*

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of inspection. This inspection revealed no sign of any moisture related issues or similiar deficiencies.

#### 1: Floors - Surface Damage

🔴 Recommendation

Some areas of the flooring covering was observed having surface damage. Some of the top coat gloss is in need of repair or refinished. Recommend a qualified person to further evaluate and repair as needed.

Recommendation: Contact a qualified professional.

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## 2: Floor Covering Damage

🔴 Recommendation

Theater room

The floor covering was observed to be damaged in one or more areas. Further evaluation is needed and repair or replace as needed

Recommendation: Contact a qualified professional.



## ☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

### 1: Threshold missing

🔴 Recommendation

The threshold was observed to be missing at garage .Recommend installing threshold to prevent water intrusion and unwanted rodents from entering the area.

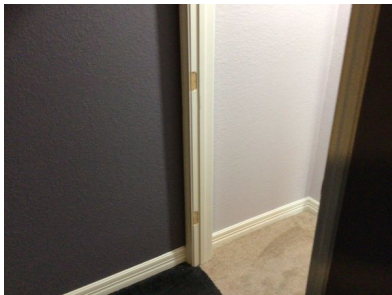
Recommendation: Contact a qualified professional.

### 2: Interior Door: Missing

🔴 Recommendation

An interior door was observed to be missing or not fully installed. Recommend repair.

Recommendation: Contact a qualified professional.



### 3: Front/ back door

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🔴 Recommendation

Inspector observed multiple issues with the front and back exterior doors. These issues included organic growth, rust, and damaged weather stripping. Recommend correction.

Recommendation: Contact a qualified professional.



**4: Small garage door**

🔴 Recommendation

Inspector observed the smaller detached garage door to be quite difficult to operate. Recommend correction.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **H. Windows**

**1: Failed Seal**

🔴 Recommendation

Multiple locations

The seal appears compromised on the double pane window glass at the above stated locations. This condition is indicated by build-up observed between the panes of glass and will potentially require replacement of the glass. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D
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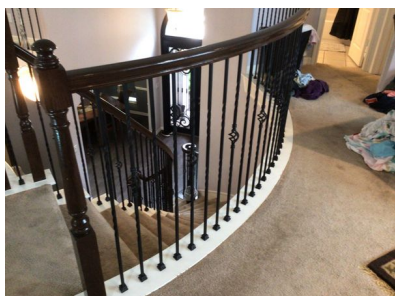
**I. Stairways (Interior and Exterior)**

**1: Handrails: Loose**

**▲ Safety Hazard**

The handrail was observed to be loose. Repair as needed for safety purposes.

Recommendation: Contact a qualified professional.



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

*Performing as intended:*

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

**J. Fireplaces and Chimneys**

*Fireplace Functioning :*

The fireplace was functioning as designed at the time of the inspection.



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**L. Other**

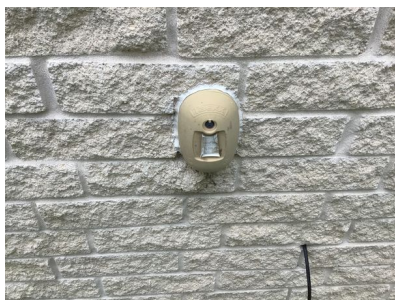
*Comments:*

**1: Subterranean termite monitoring stations**

 Maintenance Item

Inspector observed termite monitoring stations around the perimeter of the foundation. Recommend consulting with the seller regarding these items to determine why the system was installed and if the system is currently being monitored or is under warranty. Recommend consulting with a qualified pest control to evaluate the system or removal as desired.

Recommendation: Contact the seller for more info



## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Main Disconnect/Service Box Type and Location:* Breakers-Garage -

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*Service Entrance Cable Location:* Not Visible -

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*Service Size:* 150 Amps -

•

*Photo of Sub Panel:*



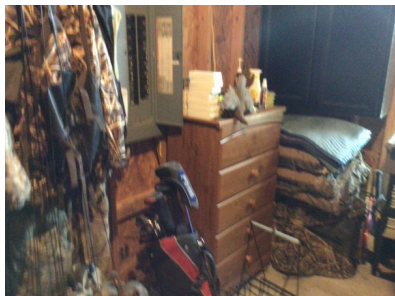
*Inaccessible :*

Inspector was unable to fully access the electrical panel due to obstructions at the time of inspection. Visible portions were still examined.



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

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Electrician needed:*

Multiple issues observed with the branch wiring and fixtures for the property. Recommend consulting with a qualified electrician to evaluate further and determine the extent of necessary repairs.

*Inspection limited:*

Inspection of outlets, switches and accessory connections was limited due to concealment behind furniture/storage.

*Detectors Not Tested:*

The smoke detectors were not tested due to possible inter connectivity with the house security system.

*Restriction the receptacles:*

Not all receptacles were accessible due to usage or furniture locations.

*Freezer in Garage- GFCI Not Tested:*

A refrigerator/freezer is in use inside the garage. The GFCI outlets were not tested due to risk of power loss to the appliance.

*Landscape lighting:*

The low-voltage landscape lighting around the exterior of the home is not included in the scope of this inspection.

*Audio/Video not inspected:*

The A/V equipment around the property is not included in the scope of this inspection. Recommend consulting with a qualified contractor if you desire further evaluation of this equipment and related items.

**1: Outlets: Open ground**

**▲Safety Hazard**

Open ground was observed on 3-prong outlets installed at various locations around the home. This condition presents a false sense of a ground being present, and is a code violation. This is common with older homes. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified electrical contractor.



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**2: Outlets: No Power**

🟡 Recommendation

Outlet had no power at the time of the inspection. Recommend further evaluation by an electrician.

Recommendation: Contact a qualified electrical contractor.



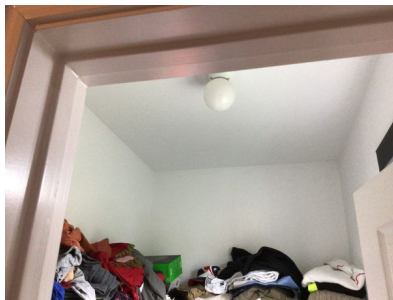
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**3: Light: Inoperable**

🟡 Recommendation

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.



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**4: Smoke Alarms: Missing**

🟡 Recommendation

The inspector observed one or more smoke alarms missing in the home. Evaluate and replace as needed.

Recommendation: Contact a qualified professional.



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**5: Foreign Object in Receptacle**

⚠️ Safety Hazard

A foreign object was observed to be inserted into one or more outlets in the home. This can be a safety hazard. Recommend correction.

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

I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.



### 6: Doorbell

➔ Recommendation

Inspector observed the front doorbell to not be operable. Recommend correction.

Recommendation: Contact a qualified professional.



## III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Type of Systems:* Forced Air, Furnace

*Energy Sources:* Natural Gas

*Routine Service is Recommended:*

**Note:** Due to the age of the system it is recommended to have the system serviced to help prolong the life.

*Heating Equipment: Performing as Intended:*

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

### B. Cooling Equipment

*Type of Systems:* Electric, Central Air Conditioner

*Ambient air test:*

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

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

I	NI	NP	D
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Supply Air Temp: 62 Degrees F

Return Air Temp: 69 Degrees F  
Temp. Differential: 7 Degrees F

Upstairs



*Ambient air test:*

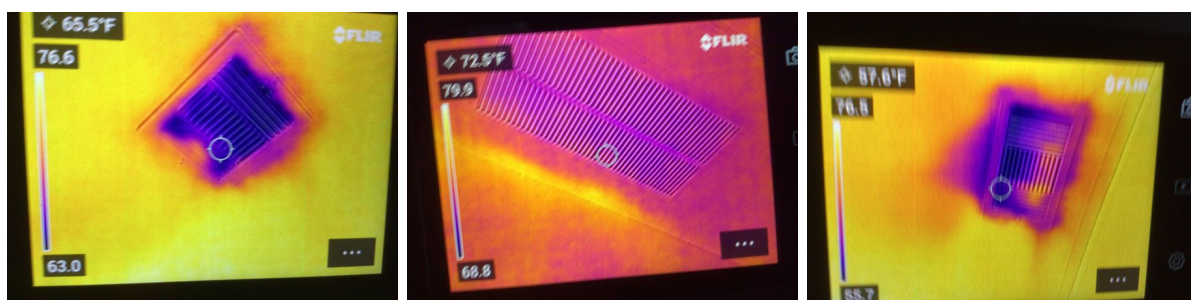
Ambient air test was performed by using thermometers on the return air and supply vents of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: 58 Degrees F

Return Air Temp: 72 Degrees F

Temp. Differential: 14 Degrees F

Downstairs



*Note: Annual Service:*

Recommend inquiring as to when the unit was last serviced. If the unit has not been serviced within the last year recommend that a licensed, competent professional HVAC contractor be consulted service the equipment and make necessary repairs.

*HVAC technician needed:*

Due to visible condition of the equipment and issues stated below, I recommend that you consult with an HVAC technician to evaluate the systems further and determine the extent of necessary repairs.

- evaporator age

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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- refrigerant type

*Data labels/Info:*  
Downstairs

System size: 4 ton

System Brand: Lennox

Condenser age: 2011

Evaporator age: 2009

Refrigerant type: 410a

Upstairs

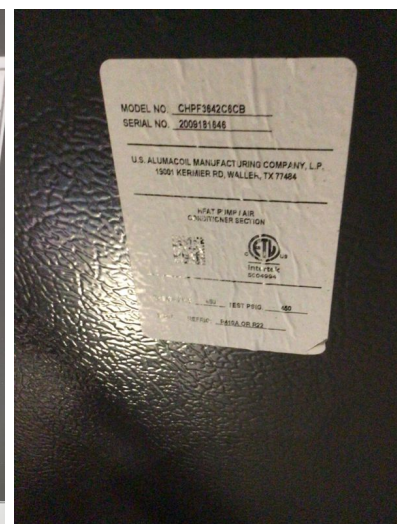
System size: 3 ton

System brand: Lennox

Condenser age: 2011

Evaporator age: 2009

Refrigerant type: 410a



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*No coil access:*

No access panel to observe the condition of the evaporator coils are present at the air handlers. Recommend technician access the coils to view condition in conjunction with regular service.

**1: Condensate: Rust in Emergency Overflow Pan**

➔ **Recommendation**

Rust was observed in the secondary drain pan, this indicates there may have been a continuous issue with the primary drain line. Recommend inquiring as to if any repairs have been made to the equipment and if the unit has been serviced within the last year.

Recommendation: Contact a qualified professional.



**2: Refrigerant Lines: Rust on Filter**

➔ **Recommendation**

Observed rust on the exterior of the refrigerant filter. Recommend to have an HVAC contractor evaluate further to ensure no failure is possible.

Recommendation: Contact a qualified HVAC professional.



**3: Temperature Differentials: Not Reached**

➔ **Recommendation**

Temperature differentials were not within the range of 15-20 degrees Fahrenheit. This indicates a possible issue with the HVAC system. Recommend further evaluation, maintenance or repair.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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**C. Duct System, Chases, and Vents**

**1: Ducts: Duct Tape Used (Improper)**

Maintenance Item

Duct tape was observed on the ducts, despite its name duct tape is not proper use for ducts. Remedy as needed.

Recommendation: Contact a qualified professional.



**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Front yard near street

*Location of Main Water Supply Valve :* Interior wall

*Static Water Pressure Reading:* 56-60 PSI -

•

*Type of Piping::* PEX

*Photo of Plumbing Manifold:*



**1: Hose Bibb (outdoor faucet): Backflow Prevention Missing**

Maintenance Item

One or more hose bibb(s) Missing a backflow preventer. These devices are inexpensive, easily installed and help prevent contamination of potable water. Repair as needed.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D
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## 2: Showerhead leaking

🚫 Recommendation

Inspector observed the master shower to be continuously leaking during the inspection. Recommend evaluation and correction by qualified plumber.

Recommendation: Contact a qualified professional.



**B. Drains, Wastes, & Vents**

*Type of Piping::* PVC

*No Access to Drains:*

No access was present to view the drain lines for the bathroom tubs. Recommend an access be added to allow for regular maintenance and inspection.

*Drain inspection limited - Items under sinks:*

Note: Inspection of the drain assemblies under the sinks were severely limited due to excessive amounts of stored items at the time of inspection. Recommend further evaluation of these locations once items are removed. Removal of these items may reveal hidden defects.

## 1: Drain Piping: Poor/Slow Drainage

🚫 Recommendation

Master bathroom

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D
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**C. Water Heating Equipment**

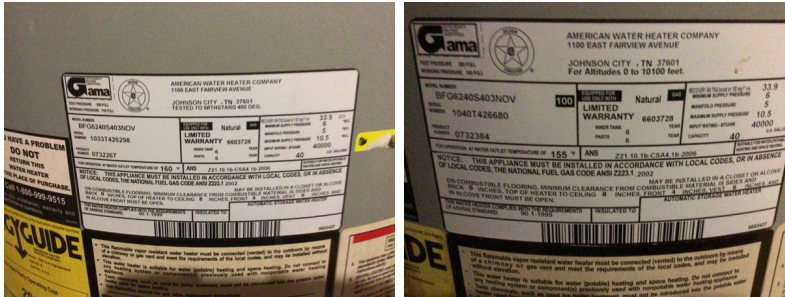
*Energy Sources:* Natural Gas  
*Capacity:* (2) 40 Gallon Units -

*Location:* Attic -

*Water Heater: Older Unit:*

The water heater appears to be performing as intended at time of inspection, however, the water heater is 10 years old and may be approaching the end of its useful life. Average life span for a water heater ranges between 10-12 years. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

*Data label:*  
 2010



**D. Hydro-Massage Therapy Equipment**

*Hydro-therapy tub: Performing as intended:*

The tub appeared to be operating properly at the time of inspection.



*No Access to Plumbing and Pump:*

There was no access point to inspect for leaks in the jets or the pump.

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

I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

*The dishwasher was performing as intended at the time of the inspection.:*



**B. Food Waste Disposers**

*Food waste disposal was performing as intended at the time of the inspection.:*



**C. Range Hood and Exhaust Systems**

*Exhaust systems were performing as intended at the time of the inspection.:*



**1: Exhaust Light is Out**

[🔧 Maintenance Item](#)

The range hood light did not function, it appears to be bulb related. Repair as needed.

Recommendation: Contact a qualified professional.



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

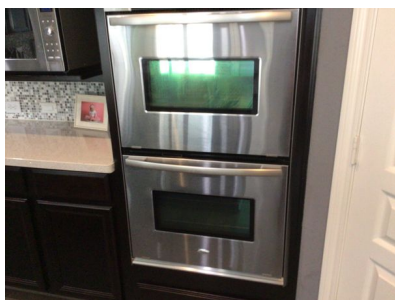
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**D. Ranges, Cooktops, and Ovens**

*Range was performing as intended at the time of the inspection.:*



*Comments:*



**1: Oven Dirty**

Maintenance Item

Recommend cleaning the oven unit for sanitary and safety purposes.

Recommendation: Contact a qualified professional.



**E. Microwave Ovens**

*Microwave was performing as intended at the time of the inspection.:*



**F. Mechanical Exhaust Vents and Bathroom Heaters**

**1: Dirty Vent Cover**

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

I	NI	NP	D
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**Maintenance Item**

One or more vent covers were observed to be dirty. Recommend to clean as needed.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

*Comments:*

The garage door opener was performing as intended at the time of inspection.

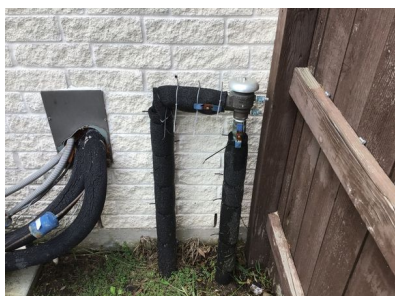
**H. Dryer Exhaust Systems**

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

*Photos of Equipment:*



**1: Valve Control not secure to wall**

**Recommendation**

The valve controls at the vacuum breaker was observed not to be secured properly to the wall. Recommend properly to prevent damage.

Recommendation: Contact a qualified professional.



**2: Damage conduit**

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Recommendation**

The conduit for the sprinkler system was observed to be damaged on the exterior wall. Recommend repairing to prevent damage to the wires.

Recommendation: Contact a qualified professional.



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

*Type of Construction:* Pool

*Recommend a Pool Contractor:*

The pool and related equipment was shown to be in need of several repairs and displayed various issues that require further evaluation by a qualified contractor. Recommend a licensed, competent pool contractor be consulted to further evaluate and perform the necessary repairs.

*Pool and Equipment Photos:*



*No Gas Supply:*

There was no gas supply to the heater is the time of inspection. The valve was in the off position. Recommend evaluation and correction by a qualified pool contractor if desired.

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

I	NI	NP	D
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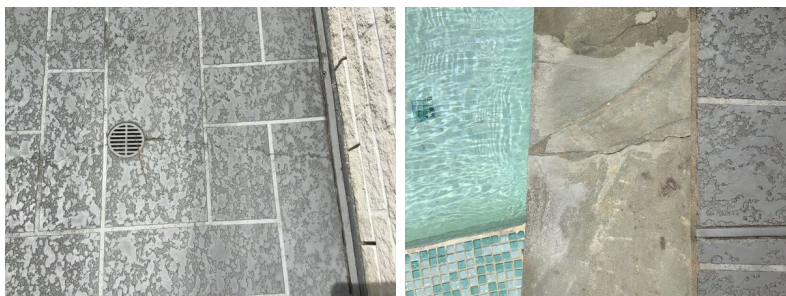


### 1: Decking Cracked

🔧 Maintenance Item

The decking around the pool was observed to be cracked/damaged at multiple locations. Recommend repair to prevent further deterioration.

Recommendation: Contact a qualified professional.



### 2: Child Safety Issues

⚠️ Safety Hazard

Several safety related items around the property were observed to not meet modern code requirements. These conditions include, but are not necessarily limited to: no self-closing feature and other latch requirements on gates as well as no audible alarm at home entry door. Recommend further evaluation and correction of these and any other modern safety requirements to avoid potential hazards, especially to children. Consult with a qualified contractor to determine extent of necessary repairs to meet modern safety and code recommendations.

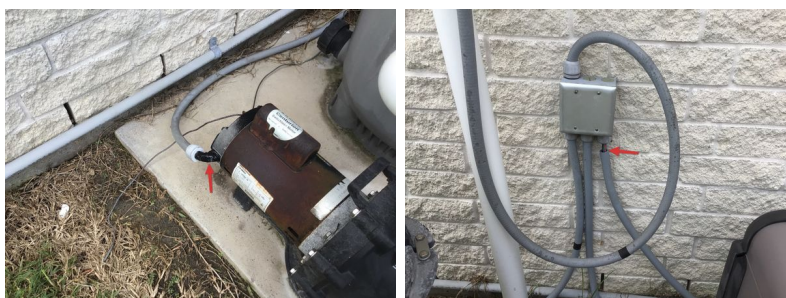
Recommendation: Contact a qualified Swimming Pool Contractor

### 3: Loose wiring or conduit

🔧 Recommendation

Loose wiring or conduit was observed at the pump motor. Recommend repairing or replacing as needed.

Recommendation: Contact a qualified professional.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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#### **4: Operating Equipment Not Labeled**

🚫 **Recommendation**

Recommendation: Contact a qualified professional.



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#### **5: Chlorine generator**

🚫 **Recommendation**

Inspector observed the chlorine generator to not be functioning at the time of inspection. Recommend evaluation by a qualified pool contractor.

Recommendation: Contact a qualified professional.



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#### **6: Pool chemistry**

🚫 **Recommendation**

High chlorine, high hardness, high alkalinity, High cyanuric acid

Recommendation: Contact a qualified professional.

