



Your Professional Inspection Report Has Been Prepared Exclusively For You.

**Frank Gonzalez
421 Huckleberry Dr
Lake Jackson, TX 77566
November 3, 2022**

Inspected By: Christian Jorsch TREC 22321
(832) 331-6999

BUILT ON INTEGRITY





PROPERTY INSPECTION REPORT FORM

Frank Gonzalez

Name of Client

11/03/2022

Date of Inspection

421 Huckleberry Dr, Lake Jackson, TX 77566

Address of Inspected Property

Christian Jorsch

Name of Inspector

TREC 22321

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection Time Started: **2 pm**

Weather Conditions Inspection: **Partly Cloudy**

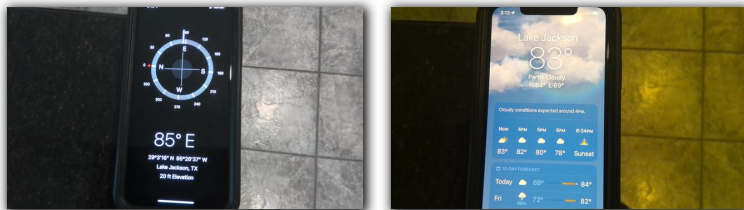
Outside temperature inspection: **83 Degrees** Time Finished: **5:30 pm** Building Orientation **East**

Inspection Provided by this Inspector: Home Inspection, Wood Destroying Insect Inspection, Boat Dock Inspection

Property was: **Vacant** at the time of Inspection:

(When a property is Occupied during an Inspection there may be various areas where damages or deficiencies may be blocked from the Inspectors view. The inspector will do everything he can to observe and report these deficiencies. However there may be areas he cannot observe.)

Parties that were present during the inspection: **Buyer, Buyers Agent**



THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE OF Frank Gonzalez. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a qualified, licensed and/or certified specialist and/or technician to inspect, repair and/or service the entire system and/or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) **anything buried, hidden, latent, or concealed;**
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrant ability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;

- (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, **please call our office prior** to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, **please call the office** to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three or more deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

On 11/03/2022 at 2:00 pm Inspector Christian Jorsch opinion was that the foundation *appeared to be in acceptable condition* . At this time, I **did observe** visible evidence that I would consider as being indications of movement and/or settlement. The area inspected were, but may not be limited to the accessible **Walls, Floors, Doors, Windows** which indicated **signs** of movement and/or settlement. As well as the attic space which showed no signs of visible indications of movement and/or settlement.

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 11/03/2022 .

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **foundation** that were noted on this structure at the time of the Inspection:



BN - There appears to be previous foundation repair on this structure .

I recommend finding out whom or what company has performed the repairs and consulting with them about the repairs. If there is an ongoing warranty on the foundation you may want to consider keeping the warranty intact in the event the foundation has future problems.



NI - There are multiple areas around the foundation that are blocked by heavy foliage and/or high soil that could not be seen to inspect.



D-Common hairline cracks, generally referred to as spider cracks, were noted on the floor of the garage.

These are cosmetic in nature and are not considered a major concern.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

B. Grading and Drainage

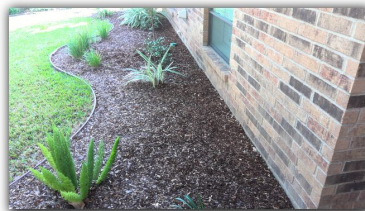
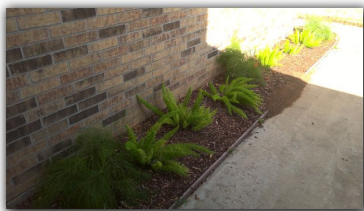
Comments:

In this Inspectors opinion the **Grading and Drainage** appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **grading and drainage** that were noted on this structure at the Time of the Inspection:



D - Structure has heavy foliage. Recommend trimming foliage away from structure to reduce the possibility of insects' invasion. (I.e. Carpenter ants).

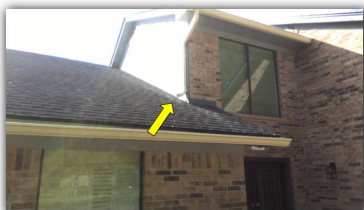


D - Soil levels against the exterior grade beam were noted to be too high. When soil levels are high against the face of the foundation it promotes water penetration into the structure and possible insect infestations. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have 6 inches of clearance.

Gutters and downspout's:

In this Inspectors opinion the **Gutter & Downspout System** appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **gutter & downspout system** that were noted on this structure at the Time of the Inspection:



D - 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 and around the end of the roof downspout. Recommend repairs be undertaken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Walked on roof

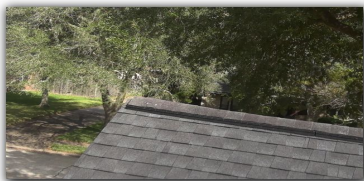
Comments:

Roof Cover Material:

At the time of the inspection, the inspectors opinion of the roof covering is as follows. The roof covering was estimated to be in the **middle** of its life and it appeared to be in **serviceable condition**. The roof decking appeared to be **Plywood type decking** and it appeared to be in **acceptable condition**. The roof fasteners appearing to be **fastened properly**.

At the Time of the Inspection:the Inspector **did not** observe any repairs on the Roof

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Roofing Material** that were noted on this structure at the time of the Inspection:

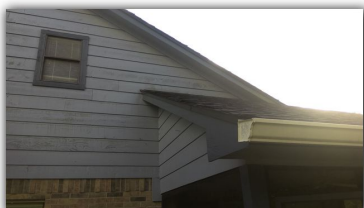


D - Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. Sealing and/or caulking the affected areas can usually remedy this condition.



D - The vertical wall is touching the roof line.

There should be a relief clearance between the vertical wall siding and the roofing material for water to pass freely under the siding. There should also be flashing between the wall and the roof material.



D - Whenever weathered, curled , damaged, and/or missing shingles are detected, we must mention them in our report. We recommend consulting a Qualified Roofing Contractor so a corrective course of action can be evaluated before closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D - The composition roofing material has experienced considerable granular loss in various locations throughout the roof.



D: One or more nails were coming through shingles. Recommend repair.

The performance of this roof is subjective and it is sometimes difficult for two individuals to agree on the life of a roof. Consulting a qualified roofing specialist may assist you to better understand the roof conditions. Asking your roofing specialist to create a roof maintenance schedule for your roof will assist you in minimizing your overall expense

D. Roof Structures and Attics

Viewed From: Attic Decked Space Only

Approximate Average Depth of Insulation: 7" to 9"

Comments:

Description of Roof Structure: Rafter Assembly

Roof & Attic Structure:

At the time of the Inspection it was the Inspectors opinion that your roofing and attic structure appeared to be in fair condition

Areas of the attic structure that are blocked from the view of the inspector due to loose filled and batt and blanket insulation, spray foam insulation, wood decking, wood walkways, ect. could not be fully inspected. However the inspector made every effort to inspect the attic structure thoroughly to provide you the best information possible.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Roof Structure and Attics** that were noted on this structure at the time of the Inspection:

I=Inspected

NI=Not Inspected

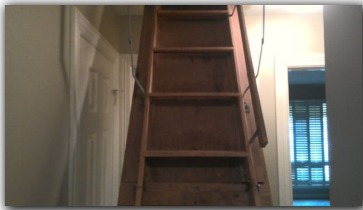
NP=Not Present

D=Deficient

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



NI - There are portions of this structure with no accessible attic space due to no walkway or decking. It is unsafe for the inspector to balance on and find thru insulation ceiling joist. If this is a concern it is recommended a walkway be added to better inspect the attic.



D - Ideally, the attic access hatch should be better insulated.



D - The attic access ladder is damaged and recommended to be repaired.



D - Evidence of condensation (in the form of mildew) was observed on the underside of the roof sheathing. This condition can weaken the sheathing and ultimately necessitate replacement. Improved roof and attic ventilation (see Insulation and Ventilation) typically control condensation. During any planned re-roofing, the sheathing should be investigated to determine if replacement is needed.

Attic Insulation & Venting

The **Ventilation** for the Roof Structure and Attic was being provided by **Ridge Vents, Soffit vents, Gable vents** and appeared to be in **fair condition**. The **Insulation** type is **Batt or Blanket** and appeared to be in **fair condition**.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

E. Walls (Interior and Exterior)

Comments:

Interior

At the time of the inspection the Inspectors opinion was that the **Interior walls** were a **Drywall type** and appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Interior Walls** that were noted on this structure at the Time of the Inspection:

NI - The inside of the walls thru out the structure could not be inspected due to no access. What is behind sheet rock and other wall cladding can not be seen by the inspector. The inspector can not remove or cause damage to anything at or on the structure. This is a visual inspection of what is acquiring on the day of the inspection.

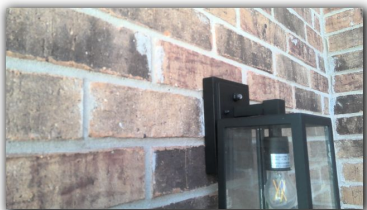


D - Common hairline wall cracks were noted in the interior wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (In any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.

Exterior

At the time of the inspection the Inspectors opinion was that the **Exterior walls** were a **brick veneer type, wood type** and appeared to be in **fair condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Walls** that were noted on this structure at the Time of the Inspection:



D - There are areas on the exterior wall that are in need of caulking. Any area where moisture can penetrate between the exterior and interior wall should be kept water tight.

I=Inspected

NI=Not Inspected

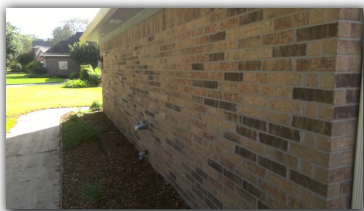
NP=Not Present

D=Deficient

I NI NP D



D - Evidence moisture damage was noted at but may not be limited to One or more areas. Water damaged materials are considered a conducive condition for water penetration and insect infestation. Whenever water damaged materials are noted in this report, we recommend consulting a qualified contractor so a corrective course of action can be evaluated.



D - Brick ties where found to be Loose Front Yard.
Recommend a certified contractor further evaluate and repair as needed.



D - Blocked weep holes (openings in the mortar joints, typically found at foundation level) in the brick veneer wall structure should be cleared.

F. Ceilings and Floors
Comments:

Ceilings:

In the Inspectors opinion the **Ceilings** appeared to be in **fair condition** condition on the Day of this Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Ceilings** that were noted on this structure at the Time of the Inspection:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

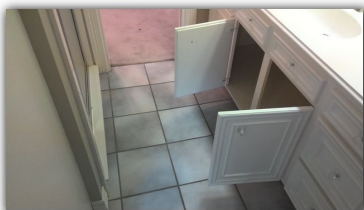


D - Loose and/or weakened finish was detected on the garage ceiling. This is recommended to be repaired and/or replaced to prevent further damage.

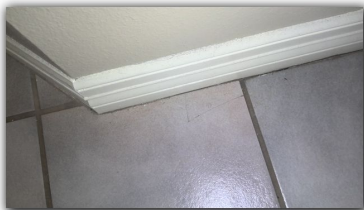
Floors:

In the Inspectors opinion the **Interior floors** appeared to be in **fair condition** condition on the Day of this Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **Floors** that were observed on this structure are noted below



D - The tile floor is loose. This should be repaired before it becomes a trip hazard.



D - The tile floor is cracked. This should be repaired before it becomes a trip hazard.

G. Doors (Interior and Exterior)

Comments:

At the time of the Inspection the **Interior and Exterior Doors** appeared to be in **serviceable condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Doors** that were noted on this structure at the Time of the Inspection:

I=Inspected

NI=Not Inspected

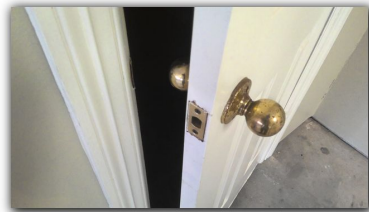
NP=Not Present

D=Deficient

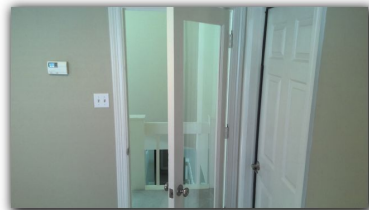
I	NI	NP	D
---	----	----	---



D - The door between the garage and the interior of the house should have auto closing hinges to prevent automobile fumes from entering the house.

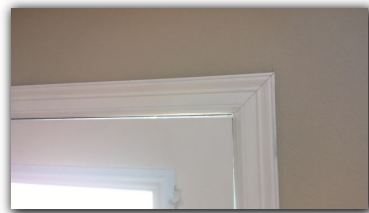


D - Damaged and/or non-functional door hardware should be repaired.

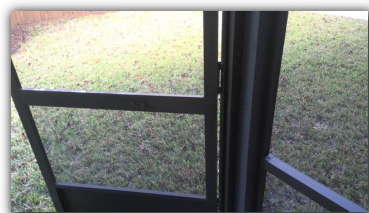


D - Safety glass etchings were not observed on the glass within the door.

Safety glass is required for glass doors and is generally identified by an etching in the corner of the glass pane.



D - One or more doors were dragging the floor or frame. Doors should be adjusted as necessary to work properly.



D - The backyard entry storm door auto closer is Missing . Recommend repairs be undertaken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

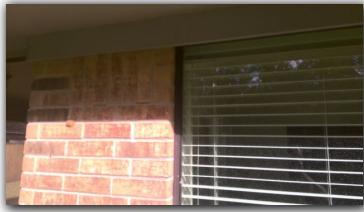
I	NI	NP	D
---	----	----	---

H. Windows
Comments:

Interior/Exterior Windows Window Screens::

At the time of the Inspection the Inspectors opinion was that the **Interior and Exterior Windows and Window Screens** appeared to be in **fair condition** .

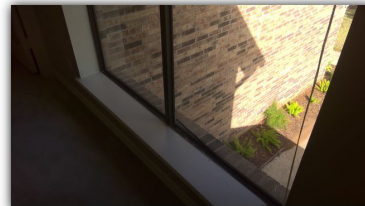
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Windows and screens** that were noted on this structure at the Time of the Inspection:



D - Your windows would be more efficient if you were to caulk around framing on the exterior. This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.



D - It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage



D - Windows on either side of an exterior door, all doors with full sheets of glass. All windows 9 sq. Ft. or larger that is within 18" and the top 36" from the floor and any windows over tubs that are tub height should be a safety glass. Recommend replacing with a safety glass type window and/or door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D - Windows and/or Glass over tubs and/or within 60" of the bottom of the tub should be safety glass.

Recommend replacing with a safety glass type window.

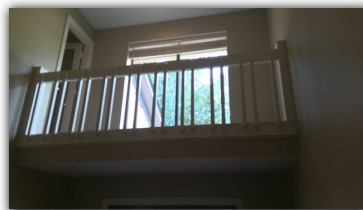
I. Stairways (Interior and Exterior)

Comments:

Stairs:

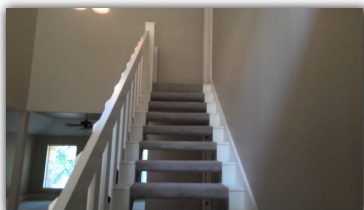
In the Inspectors opinion the Stairs appeared to be in **fair condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Stairs** that were noted on this structure at the Time of the Inspection:



D - The openings in the railing are large enough to allow an object larger than four inches to fall through.

It is recommended that this condition be repaired for improved safety.



D - The handrail was observed to be missing in the stairwell. For improved safety, it is recommended that a handrail be installed.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: wood or gas

Coping, Cap & Crown was inspected from: roof level

Fireplace / Chimney:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



At the time of the Inspection the Inspectors opinion was that the interior/exterior **fireplace and chimney** appeared to be in **serviceable condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the fireplace and chimney that were noted on this structure at the Time of the Inspection:



D - Fireplace damper did not have a “c” clamp. This clamp is designed to attach to the damper to ensure that even while the damper is in the “closed” position, the exhaust flue will be slightly open. This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.

D - Flue has an excessive amount of creosote build up. Recommend having a chimney sweep check and clean the system before using.

D - Damper is missing and/or damage..

The damper should be opened when the fireplace is in use to remove combustion products from the structure. The damper should be closed during the winter months to prevent the warmer interior air from drafting up the chimney flue.



D - There is no screen installed on the front of the firebox.

This screen is used to help prevent sparks and logs from being introduced into the living area when the fireplace is being used.

K. Porches, Balconies, Decks, and Carports

Comments:

Porch/Patio:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

At the time of the Inspection the Inspectors opinion was that the **porches / patios** appeared to be in **acceptable condition** on the day of the Inspection.

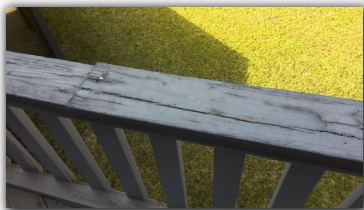
Balcony/s

At the time of the Inspection the Inspectors opinion was that the **Balcony/s** appeared to be in **poor condition** on the day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Balcony/s** that were noted on this structure at the Time of the Inspection:



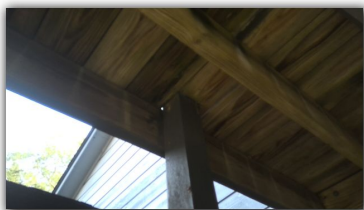
D - The openings in the railing are large enough to allow an object larger than four inches to fall through.
It is recommended that this condition be repaired for improved safety.



D - The porch shows evidence of rot and/or deteriorating.
Replacement may eventually be desired. In the interim, localized repairs could be undertaken.



D - The balcony is not properly attached to the home, recommend having a qualified contractor further evaluate and make any repairs needed



D - Missing support brackets, recommend repairs be undertaken.

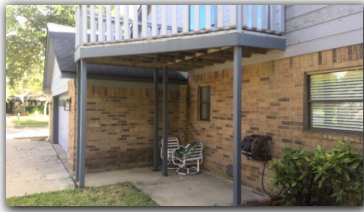
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



D - Cross supports missing, recommend repairs be undertaken

L. Cabinets
Comments:

Cabinet/s:

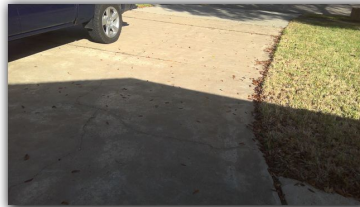
In the Inspectors opinion was that the **cabinets** appeared to be in **acceptable condition.**

M. Sidewalks & Driveways
Comments:

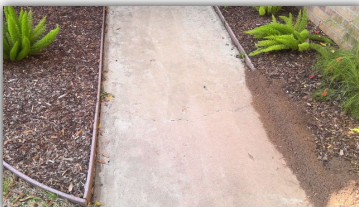
Sidewalks & Driveways

In the Inspectors opinion was that the **sidewalks and driveways** appeared to be in **acceptable condition.**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Sidewalk/s & Driveway/s** that were noted on this structure at the Time of the Inspection:



D - Cracks noted on the driveway. Recommend sealing cracks.



D - Cracks noted on the sidewalk. Recommend sealing cracks.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Panel Box : Siemens

Box Rating : Rating Not Determined / Box No Properly Labeled

Box Location: Side yard

Main Service Entrance: Underground

Type of Main Service Wiring: Copper

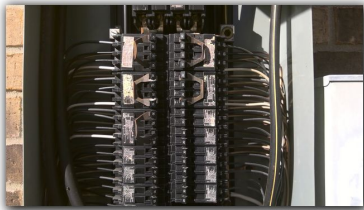
Main Disconnect Rating: 200 amps

Main Electrical :

In the Inspectors opinion is the **Main Electrical System** appeared to be in **Operable Condition on the day of the Inspection.**

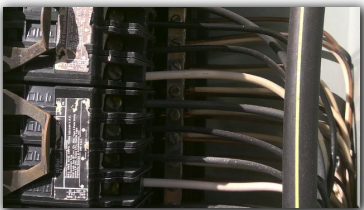
Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Main Electrical Panel/s** that were noted on this structure at the Time of the Inspection:



D - The white neutral wires in the main panel that are being used for a hot wire should be marked with a black or red piece of tape at both ends of the wire. Yours are not. Recommend wires be marked as needed.

D - (As Built Condition) Arc-Fault breakers are either not installed or are not installed to today's standards.



D - The neutral wires in the panel box are tied together and are not on there own individual lug. Recommend having a certified electrician mark all wires as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Grounding / Bonding:

A grounding conductor **was** applied and appeared **to be properly** connected.

All boxes and conduit appeared to be bonded properly. I **did not** observe any indications of overheating or arcing within the panel box at the time of the inspection.

- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper
Comments:

In the Inspectors opinion is the **Branch service** appeared to be in **fair condition** on the day of the Inspection.

Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Branch Service** that were noted on this structure at the Time of the Inspection:

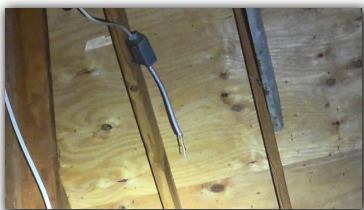
Branch Wires:



D - Wiring exposed on interior finishes should be relocated and/or protected by a rigid conduit.



D - Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



D - Abandoned wiring should be removed or appropriately terminated.

I=Inspected

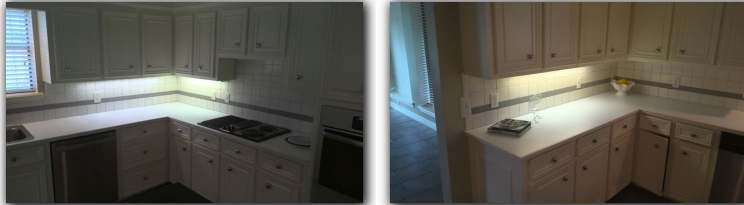
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Outlets / Receptacles



D-Not all kitchen counter top outlets are GFCI protected. This is a recommended statement by the T.R.E.C. (6/13/94) GFCI breakers are recommended to be installed in accordance with the latest version of the NEC.

2011 National Electrical Code 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.
(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in (1) through (8) shall have ground-fault circuit-interrupter protection for personnel.
Bathrooms
Garages - also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
Outdoors - (Exception to (3): Receptacles that are not readily accessible and are supplied by a dedicated branch circuit for electric snow-melting or deicing equipment shall be permitted to be installed in accordance with 426.28.)
Crawl spaces - at or below grade level
Unfinished basements —for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like
Kitchens - where the receptacles are installed to serve the countertop surfaces
Sink receptacles - receptacles that are located within 6 feet of the outside edge of a sink that is located in an area other than a kitchen.
Boathouses



D - Missing brass outlet cover



D - The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

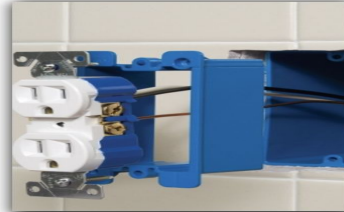
I=Inspected

NI=Not Inspected

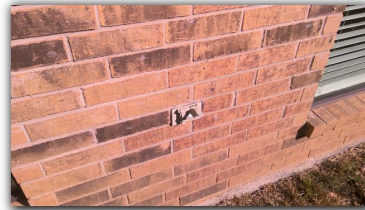
NP=Not Present

D=Deficient

I NI NP D



D - The outlets over the kitchen countertops do not have box extenders.
Recommend a licensed electrician further evaluate and repair as needed.



D - Exterior receptacles in wet locations are recommended to have bubble covers. Recommend adding the proper covers.

Switches, Fixtures & Fans



D - One or more inoperative light switches were noted. Switch may be on a circuit with a fixture that does not operate, has burned out bulbs, or is not installed (example: ceiling fan not installed, but wired).

Switches & Receptacles were randomly selected and uncovered for internal inspection for deficiencies. The selection of receptacles & switches were based on the appearance, deficiencies and/or other exceptions that were noted by the Inspector on the structure at the time of the inspection.

C. Door Bell
Comments:

Doorbell Button & Chime:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

In the Inspectors opinion the **Doorbell Buttons & Chime components** appeared to be in **acceptable condition** at the time of this inspection.

D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

Smoke & Fire Detectors:

In my opinion the **Smoke & Fire Alarms** appeared to be in **fair condition** on the Day of the Inspection.

It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Smoke & Fire Alarms that were noted on this structure at the Time of the Inspection:

D - One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

D - There are not enough smoke alarms located in the home. Under current building standards: there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

Carbon Monoxide Detectors:

In my opinion the **Carbon Monoxide Detectors** appears to be in **Not located** on the Day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **Carbon Monoxide Detector** that were observed on this structure are noted below

D - It is required a Carbon Monoxide Detector be applied on a home with an attached garage and/or gas fired appliances.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central unit

Energy Source: Natural gas

Comments:

Unit #1

Date Built: Unable To Determine

Brand Name: American Standard

Today's Avg Temperature Reading: Not Operating @ the TOI

Gas Furnace:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

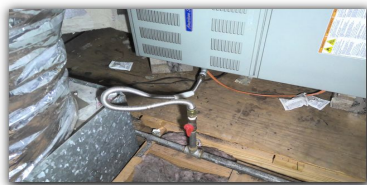


On the day and time of the inspection it is my opinion that the **Gas Furnace** appeared to be in **undetermined condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Furnace** that were noted on this structure at the Time of the Inspection:

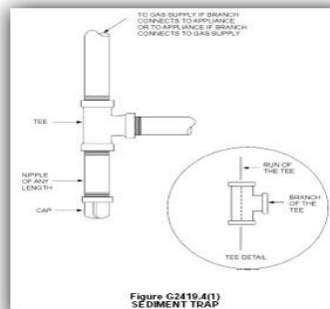
NI - A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific T.R.E.C. guideline limitation).

NI - Gas to the structure was not on at the time of the inspection. Due to the gas not being on the unit could not be fully inspected.



D - The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installations



International Residential Code for One & Two Family Dwellings G2419.4 (408.4) Sediment trap. Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in Figure G2419.4 or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills need not be so equipped.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Unit #2

Date Built: Unable To Determine

Brand Name: Unable To Determine

Today's Avg Temperature Reading: Not Operating @ the TOI

Gas Furnace:

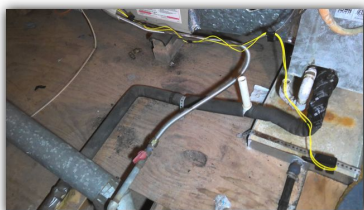


On the day and time of the inspection it is my opinion that the **Gas Furnace** appeared to be in **undetermined condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Furnace** that were noted on this structure at the Time of the Inspection:

NI - A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific T.R.E.C. guideline limitation).

NI - Gas to the structure was not on at the time of the inspection. Due to the gas not being on the unit could not be fully inspected.



D - The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

-
-
-
-

B. Cooling Equipment

Type of System: central - air conditioner

Comments:

Unit #1

Approximate System Age: 2014

Approximate System Size: 4 ton

Brand Name:Ruud

The Unit was tested with the following results applying:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The output temperature = **48.6°** and the input temperature = **59.5°** for a differential of **10.9°** (normal range 14° - 23°). These temperatures are **not within** the recommended tolerances.

Cooling System:



At the of the time of the inspection it is my opinion the **Cooling system & equipment** appeared to be in **serviceable condition** on the Day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Cooling System** that were noted on this structure at the Time of the Inspection:



NI-The evaporator coils and drip pan could not be inspected due to the vent duct and the inspection cover being sealed.

D - Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 23 degrees F, total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Thermostat



The Thermostat/s is located in the living room.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

On the day and time of the inspection it is my opinion that the **Thermostat** appeared to be in **Operable Condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Thermostat System** that were noted on this structure at the Time of the Inspection:

Unit #2

Approximate System Age: 2014

Approximate System Size: 2 ton

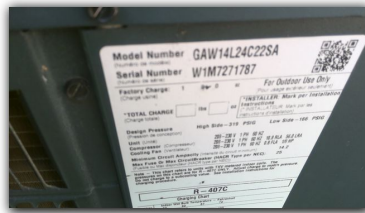
Brand Name:Goodman

The Unit was tested with the following results applying:



The output temperature = **43.0°** and the input temperature = **56.7°** for a differential of **13.7°** (normal range 14° - 23°). These temperatures are **not within** the recommended tolerances.

Cooling System:



At the of the time of the inspection it is my opinion the **Cooling system & equipment** appeared to be in **serviceable condition** on the Day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Cooling System** that were noted on this structure at the Time of the Inspection:

NI-The evaporator coils and drip pan could not be inspected due to the vent duct and the inspection cover being sealed.

D - Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Thermostat

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The Thermostat/s is located in the master bedroom.

On the day and time of the inspection it is my opinion that the **Thermostat** appeared to be in **Operable Condition**

C. Duct Systems, Chases, and Vents

Comments:

Duct & Filter System

Filter Size: Multiple sizes

Location: Wall Mounted



Supply & Return Air Ducts:

The **supply & return duct system** appeared to be in **acceptable condition** and appears to have equal distribution.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Meter & On side of structure

Static water pressure reading: 55 to 60 psi

Type of supply piping material: Copper

Comments:

Plumbing supply location:attic

This structure has **3.5 bathrooms**. Cold and/or Hot water faucets were run **10 Faucets** for approximately **30** minutes at a rate of **1.0** gallon per minute per faucet, for a total estimate of approximately **300 gallons** that flowed through the drains. Functional flow **was** present in this structure:

The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Water Supply:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The **Water Supply System** appeared to be in **acceptable condition** on the day of the Inspection

Static water pressure test.

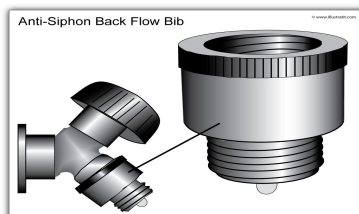


The **Static water pressure** appeared to be in **acceptable condition** on the day of the Inspection

Exterior Faucet/s:

The **Exterior Faucets** appeared to be in **fair condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Faucets** that were noted on this structure at the Time of the Inspection:



D - One or more of the exterior water hose bib's (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. Note: This is not uncommon to observe with a home of this age.

Kitchen and Utility Sinks:

The **Kitchen and or Utility Sinks Plumbing Fixtures** appeared to be in **fair condition** on the day of the Inspection

Bathrooms:

The **Bathrooms Plumbing Fixtures** appeared to be in **fair condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Bathrooms Plumbing Fixtures** that were noted on this structure at the Time of the Inspection:



D - One or more bathtub drain stops is Missing and should be repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D - The upstairs bathroom, half Bath toilet is inoperative and should be repaired and/or replaced.

D - half Bath Toilet was loose.

The toilet is fastened to the drain pipe and floor by bolts. The seal between the toilet and the drain pipe is usually a wax ring seal. If this seal is broken, the toilet will leak. The toilet[s] should be inspected for sealing and tightened. Do not forget to caulk around the fixture to help prevent water damage at the floor.

Laundry Fixtures:

The **Laundry Fixtures** appeared to be in **acceptable condition** on the day of the Inspection

- B. Drains, Wastes, and Vents**
Type of drain piping material: Unknown
Comments:

Plumbing Drains & Vents

The **Plumbing Drains & Vents** appeared to be in **acceptable condition** on the day of the Inspection.

Reporting the condition of drains, wastes and vent piping that is not completely visible or accessible, or reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

- C. Water Heating Equipment**
Energy Source: Natural gas
Capacity: 40 Gallons
Comments:

Unit Right side
 Rheem Approximate Year Manufactured: **2017**
 Location: **Attic** Expansion Tank Applied: **No**
 Water Temp: **Not Operating @ the TOI** Hot Water setting should between **115 – 120°**

Water Heater:

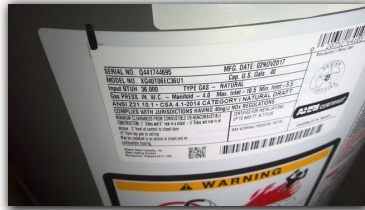
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The **Water Heater** appeared to be in **undetermined condition** on the Day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Water Heating System** that were noted on this structure at the Time of the Inspection:

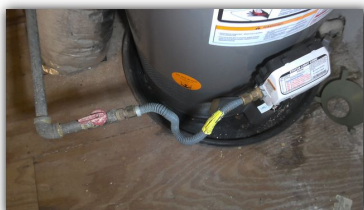
NI - Gas to the structure was not on at the time of the inspection due to this the water heater could not be fully inspected..



D - The shut off valve on the cold water supply to the water heater is the wrong type. The shut off valve should be a ball valve type and the valve installed is a gate valve type. It is suggested that the right one be installed.



D - Temperature & pressure relief valve (TRP) should drain into a line that is plumbed horizontally or down, but cannot go back up. (This keeps debris from going back to the valve) this line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate to the exterior and from 6 to 24 inches from the ground. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.



D - The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D - The safety pan is plastic and can not be used with a gas water heater.

Recommend replacing with a metal pan.

Unit left side:

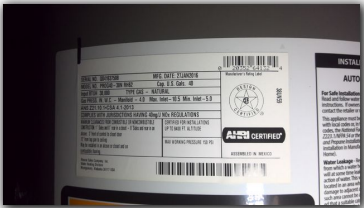
Rheem

Approximate Year Manufactured: 2016

Location: Attic Expansion Tank Applied: No

Water Temp: **Not Operating @ the TOI** Hot Water setting should between **115 – 120°**

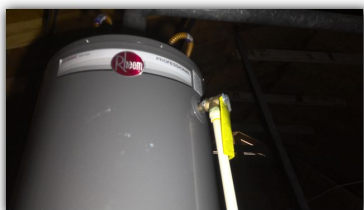
Water Heater:



The Water Heater appeared to be in **undetermined condition** on the Day of the Inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Water Heating System** that were noted on this structure at the Time of the Inspection:

NI - Gas to the structure was not on at the time of the inspection due to this the water heater could not be fully inspected..



D - Temperature & pressure relief valve (TRP) should drain into a line that is plumbed horizontally or down, but cannot go back up. (This keeps debris from going back to the valve) this line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate to the exterior and from 6 to 24 inches from the ground. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.

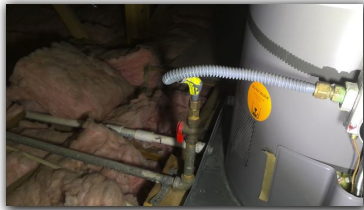
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D - The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



D - Water in pan, recommend repairs be undertaken

D. Hydro-Massage Therapy Equipment
Comments:

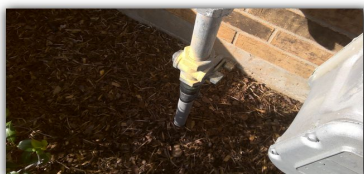
E. Gas Distribution Systems and Gas Appliances
Location of gas meter: Side
Type of gas distribution piping material: Carbon steel (Black pipe)
Comments:

Gas Distribution System:

On the day of the inspection it was the Inspectors opinion the **Gas Distribution System & components** appeared to be in **undetermined condition** at the time of this inspection.

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Supply System** that were noted on this structure at the Time of the Inspection:



NI: The gas was off to the structure at the time of the inspection. I could not fully inspect the gas distribution or the gas appliances.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Manufacturer: **General Electric**



At the time if the inspection it is the Inspectors opinion that the **Dishwasher** appeared to be in **Operable Condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Dishwasher System** that were noted on this structure at the Time of the Inspection:

D - Dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain line should be elevated or a back flow device installed.



D - Unit is loose and should be secured to the surrounding cabinet area.

B. Food Waste Disposers

Comments:

Manufacturer: **Badger**



At the time of the inspection it is the Inspectors opinion that the **Waste Disposer System** appeared to be in **Operable Condition**

C. Range Hood and Exhaust Systems

Comments:

Manufacturer: **Jenn-Aire Type: down draft**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The **Range Hood** appears to be in **Operable Condition** working condition at the time of inspection with the following observations, deficiencies and/or exceptions being noted on this structure:

D. Ranges, Cooktops, and Ovens

Comments:

Manufacturer: General ElectricAtmosJenn-Aire



At the time of the inspection it is the Inspectors opinion that the Oven, Cook top appeared to be in **Operable Condition**.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

At the time of the inspection it is the Inspectors opinion that the **Mechanical Exhaust Fan / Heaters and components** appeared to be in **Operable Condition**.

G. Garage Door Operators

Comments:

Manufacturer: Genie



At the time of the inspection it is the Inspectors opinion that the **Garage Door Operator** appeared to be in **Operable Condition**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Garage Door Operator System** that were noted on this structure at the Time of the Inspection:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



D-When an automatic garage door opener is in use, the manual lock should be disabled or removed.

H. Dryer Exhaust Systems

Comments:

At the time of the inspection it is the Inspectors opinion the **Dryer Vent component** appeared to be in **acceptable condition** .

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Dryer Vent System** that were noted on this structure at the Time of the Inspection:

BN - Recommend having the dryer vent cleaned.

DEFICIENCY SUMMARY

This is a summary of deficiency's ONLY in the report

FOUNDATIONS

4 **D-Common hairline cracks, generally referred to as spider cracks, were noted on the floor of the garage.** These are cosmetic in nature and are not considered a major concern.

GRADING AND DRAINAGE

4

4 **D - Structure has heavy foliage.** Recommend trimming foliage away from structure to reduce the possibility of insects' invasion. (I.e. Carpenter ants).

4 **D - Soil levels against the exterior grade beam were noted to be too high.** When soil levels are high against the face of the foundation it promotes water penetration into the structure and possible insect infestations. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have 6 inches of clearance.

4 **D - 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 and around the end of the roof downspout. Recommend repairs be undertaken.

ROOF COVERING MATERIALS

4 **D - Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time.** As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. Sealing and/or caulking the affected areas can usually remedy this condition.

4 **D - The vertical wall is touching the roof line.**

There should be a relief clearance between the vertical wall siding and the roofing material for water to pass freely under the siding. There should also be flashing between the wall and the roof material.

4 **D - Whenever weathered, curled, damaged, and/or missing shingles are detected, we must mention them in our report.** We recommend consulting a Qualified Roofing Contractor so a corrective course of action can be evaluated before closing.

4 **D - The composition roofing material has experienced considerable granular loss in various locations throughout the roof.**

4 **D: One or more nails were coming through shingles.** Recommend repair.

ROOF STRUCTURES AND ATTICS

4 **D - Ideally, the attic access hatch should be better insulated.**

4 **D - The attic access ladder is damaged and recommended to be repaired.**

4 **D - Evidence of condensation (in the form of mildew) was observed on the underside of the roof sheathing.** This condition can weaken the sheathing and ultimately necessitate replacement. Improved roof and attic ventilation (see Insulation and Ventilation) typically control condensation. During any planned re-roofing, the sheathing should be investigated to determine if replacement is needed.

WALLS (INTERIOR AND EXTERIOR)

4 **D - Common hairline wall cracks were noted in the interior wallboard.** Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (In any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.

4 **D - There are areas on the exterior wall that are in need of caulking.** Any area where moisture can penetrate between the exterior and interior wall should be kept water tight.

4 **D - Evidence moisture damage was noted at but may not be limited to One or more areas.** Water damaged materials are considered a conducive condition for water penetration and insect infestation. Whenever water damaged materials are noted in this report, we recommend consulting a qualified contractor so a corrective course of action can be evaluated.

4 **D - Brick ties where found to be Loose Front Yard.**

Recommend a certified contractor further evaluate and repair as needed.

4 **D - Blocked weep holes (openings in the mortar joints, typically found at foundation level) in the brick veneer wall structure should be cleared.**

CEILING AND FLOORS

4 **D - Loose and/or weakened finish was detected on the garage ceiling.** This is recommended to be repaired and/or replaced to prevent further damage.

4 **D - The tile floor is loose.** This should be repaired before it becomes a trip hazard.

4 **D - The tile floor is cracked.** This should be repaired before it becomes a trip hazard.

DOORS (INTERIOR AND EXTERIOR)

4 **D - The door between the garage and the interior of the house should have auto closing hinges to prevent automobile fumes from entering the house.**

4 **D - Damaged and/or non-functional door hardware should be repaired.**

4 **D - Safety glass etchings were not observed on the glass within the door.**

Safety glass is required for glass doors and is generally identified by an etching in the corner of the glass pane.

4 **D - One or more doors were dragging the floor or frame. Doors should be adjusted as necessary to work properly.**

4 **D - The backyard entry storm door auto closer is Missing .** Recommend repairs be undertaken.

WINDOWS

4 **D - Your windows would be more efficient if you were to caulk around framing on the exterior.** This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.

4 **D - It may be desirable to replace window screens where missing.** The owner should be consulted regarding any screens that may be in storage

4 **D - Windows on either side of an exterior door, all doors with full sheets of glass. All windows 9 sq. Ft. or larger that is within 18" and the top 36" from the floor and any windows over tubs that are tub height should be a safety glass.** Recommend replacing with a safety glass type window and/or door.

4 **D - Windows and/or Glass over tubs and/or within 60" of the bottom of the tub should be safety glass.** Recommend replacing with a safety glass type window.

STAIRWAYS (INTERIOR AND EXTERIOR)

4 **D - The openings in the railing are large enough to allow an object larger than four inches to fall through.** It is recommended that this condition be repaired for improved safety.

4 **D - The handrail was observed to be missing in the stairwell.** For improved safety, it is recommended that a handrail be installed.

FIREPLACES AND CHIMNEYS

4 **D - Fireplace damper did not have a "c" clamp.** This clamp is designed to attach to the damper to ensure that even while the damper is in the "closed" position, the exhaust flue will be slightly open. This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.

4 **D - Flue has an excessive amount of creosote build up.** Recommend having a chimney sweep check and clean the system before using.

4 **D - Damper is missing and/or damage..**

The damper should be opened when the fireplace is in use to remove combustion products from the structure. The damper should be closed during the winter months to prevent the warmer interior air from drafting up the chimney flue.

4 **D - There is no screen installed on the front of the firebox.**

This screen is used to help prevent sparks and logs from being introduced into the living area when the fireplace is being used.

PORCHES, BALCONIES, DECKS, AND CARPORTS

4 **D - The openings in the railing are large enough to allow an object larger than four inches to fall through.** It is recommended that this condition be repaired for improved safety.

4 **D - The porch shows evidence of rot and/or deteriorating.**

Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

4 **D - The balcony is not properly attached to the home, recommend having a qualified contractor**

further evaluate and make any repairs needed

4 **D - Missing support brackets, recommend repairs be undertaken.**

4 **D - Cross supports missing, recommend repairs be undertaken**

SIDEWALKS & DRIVEWAYS

4 **D - Cracks noted on the driveway.** Recommend sealing cracks.

4 **D - Cracks noted on the sidewalk.** Recommend sealing cracks.

SERVICE ENTRANCE AND PANELS

4 **D - The white neutral wires in the main panel that are being used for a hot wire should be marked with a black or red piece of tape at both ends of the wire.** Yours are not. Recommend wires be marked as needed.

4 **D - (As Built Condition) Arc-Fault breakers are either not installed or are not installed to today's standards.**

4 **D - The neutral wires in the panel box are tied together and are not on there own individual lug.** Recommend having a certified electrician mark all wires as needed.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

4 **D - Wiring exposed on interior finishes should be relocated and/or protected by a rigid conduit.**

4 **D - Improper electrical connections should be improved.** All electrical connections should be made inside junction boxes fitted with cover plates.

4 **D - Abandoned wiring should be removed or appropriately terminated.**

4 **D-Not all kitchen counter top outlets are GFCI protected.** This is a recommended statement by the T.R.E.C. (6/13/94) GFCI breakers are recommended to be installed in accordance with the latest version of the NEC.

4 **D - Missing brass outlet cover**

4 **D - The installation of a ground fault circuit interrupter (GFCI) is recommended.** A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

4 **D - The outlets over the kitchen countertops do not have box extender's.**

Recommend a licensed electrician further evaluate and repair as needed.

4 **D - Exterior receptacles in wet locations are recommended to have bubble covers.** Recommend adding the proper covers.

4 **D - One or more inoperative light switches were noted.** Switch may be on a circuit with a fixture that does not operate, has burned out bulbs, or is not installed (example: ceiling fan not installed, but wired).

SMOKE, FIRE & CARBON MONOXIDE DETECTORS

- 4 **D - One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards:** When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- 4 **D - There are not enough smoke alarms located in the home. Under current building standards:** there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- 4 **D - It is required a Carbon Monoxide Detector be applied on a home with an attached garage and/or gas fired appliances.**

HEATING EQUIPMENT

- 4 **D - The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.** This condition does not meet current installation requirements and should be corrected.
- 4 **D - The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.** This condition does not meet current installation requirements and should be corrected.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- 4 **D - One or more of the exterior water hose bib's (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.** Note: This is not uncommon to observe with a home of this age.
- 4 **D - One or more bathtub drain stops is Missing and should be repaired.**
- 4 **D - The upstairs bathroom, half Bath toilet is inoperative and should be repaired and/or replaced.**
- 4 **D - half Bath Toilet was loose.**
The toilet is fastened to the drain pipe and floor by bolts. The seal between the toilet and the drain pipe is usually a wax ring seal. If this seal is broken, the toilet will leak. The toilet[s] should be inspected for sealing and tightened. Do not forget to caulk around the fixture to help prevent water damage at the floor.

WATER HEATING EQUIPMENT

- 4 **D - The shut off valve on the cold water supply to the water heater is the wrong type.** The shut off valve should be a ball valve type and the valve installed is a gate valve type. It is suggested that the right one be installed.
- 4 **D - Temperature & pressure relief valve (TRP) should drain into a line that is plumbed horizontally or down, but cannot go back up.** (This keeps debris from going back to the valve) this line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate to the exterior and from 6 to 24 inches from the ground. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.
- 4 **D - The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.** This condition does not meet current installation requirements and should be

corrected.

4 **D - The safety pan is plastic and can not be used with a gas water heater.**

Recommend replacing with a metal pan.

4 **D - Temperature & pressure relief valve (TRP) should drain into a line that is plumbed horizontally or down, but cannot go back up.** (This keeps debris from going back to the valve) this line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate to the exterior and from 6 to 24 inches from the ground. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.

4 **D - The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.** This condition does not meet current installation requirements and should be corrected.

4 **D - Water in pan, recommend repairs be undertaken**

DISHWASHERS

4 **D - Dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break.** The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain line should be elevated or a back flow device installed.

4 **D - Unit is loose and should be secured to the surrounding cabinet area.**

GARAGE DOOR OPERATORS

4 **D-When an automatic garage door opener is in use, the manual lock should be disabled or removed.**

EXTREME HOME INSPECTIONS AGREEMENT

This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the day 11/03/2022 between Extreme Home Inspections and the (Inspector name and TREC license number) Christian Jorsch TREC 22321 (Inspector) and Frank Gonzalez Client.

The Property to be inspected is (hereinafter as the Property @):

421 Huckleberry Dr Lake Jackson, TX 77566

Date of Inspection: 11/03/2022 Time of Inspection : 2:00 pm

Inspection Fee: <\$585.10> Paid at time of Inspection Credit Card_#

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector=s professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**
- B. The Inspector agrees to:
1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 2. report which of the parts, components, and systems present in the property have or have not been inspected
 3. ;operate electrical and mechanical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
 5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.

- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings, ceiling covers and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;
 7. Built-in Appliances;
 8. Heating, cooling and Vent Systems;
 9. Plumbing Supply & Drains, Water Heating System; and
 10. Electrical system.
- D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or service for repair; or
 3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

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

III. Disclaimer of Warranties

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

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

IV. LIMITATION OF LIABILITY

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

INITIALED BY CLIENT:

Fee Paid <\$585.10>

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector in writing, within twelve (12) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspectors expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration. The arbitration panel must include at least one licensed home inspector.

VI. Attorney=s Fees

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

VII. Exclusivity

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

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

CLIENT:

Frank Gonzalez DATE:11/03/2022 Time 2:00 pm

**INSPECTOR:
TREC 22321
TDA 761998**



Christian Jorsch DATE:11/03/2022 Time 2:00 pm