

# HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections  
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[www.houstoninspect.com](http://www.houstoninspect.com)

## TREC Inspection



### INSPECTED FOR

Edward Henderson  
306 Fargo Street  
Houston, TX 77006



# PROPERTY INSPECTION REPORT FORM

Edward Henderson

Name of Client

09/09/2022

Date of Inspection

306 Fargo Street, Houston, TX 77006

Address of Inspected Property

Dennis Inman

Name of Inspector

20664

TREC License #

R. Shawn Emerick

Name of Sponsor (if applicable)

#4623

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.**

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR** **GENERAL INFORMATION**

**Present at Inspection: Current Occupant, Buyers Agent (Onsite for Part of Inspection), Sellers Agent (Onsite for Part of Inspection)**

**Building Status: Occupied**

**Weather Conditions: Clear**

**Ambient Temperature At Time of Inspection: 90+**

**Wind Conditions (Approximate Speed): 0- 5 MPH**

**How To Interpret This Report:**

**Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text**

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

**Items Damaged, Non-Functional, or Operating Improperly= Red Text**

Items in need of repairs either because they are broken, not functioning, or damaged.

**General Comments & Specific Limitations= Black Text**

These are general information, limitations, or notices.

## **NOTICE**

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.**

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. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- 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.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- 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.
- No environmental inspection of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and / or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to Chinese drywall, asbestos, lead, formaldehyde, mildew, mold, fungi, etc. are specifically excluded from the inspection and from this report. **No indoor air quality test were performed. If deficiencies are found during inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc. or you have concerns about the presence of microbial growths, you should, as part of your due diligence, have environmental inspections of your choice, i.e. mold inspection, lead testing, etc. performed on this property prior to closing.**
- Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, televisions and / or satellite systems, elevators, bulkheads / docks and piers, fences / yard enclosures, intercoms, sound systems, security, and playground equipment are specifically excluded from this report.
- The client should understand that we do not inspect the fencing if present, i.e. wood fences, iron fencing, gates, etc.. We have not formal training on fencing and this is beyond the scope of this inspection.
- This is not a pest inspection. We are not licensed to inspect for insect infestations, rodent activity, or animal infestations. If this is a concern a pest control company should be contacted to further evaluate this property. The wood destroying insect report does not address nuisance insect, rodents or other animals.

### **ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY**

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.



The inspection of this property was limited due to the fact that it is currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.

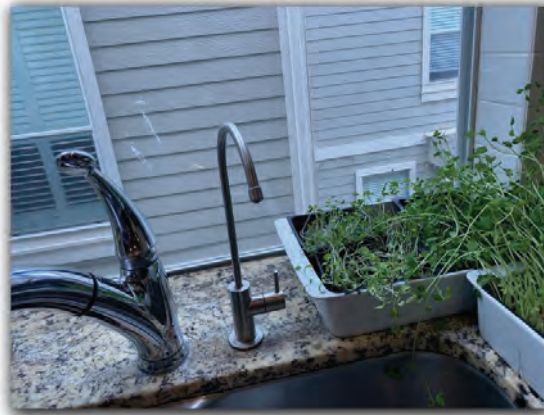
The property being inspected is a multi-story structure. This restricts the visibility of the roof covering, portions of the exterior veneers, portions of the chimney, and portions of the roof structure. These components were inspected from the ground level.

An unmanned aircraft was used to inspect portions of the roof that were inaccessible / not visible. While this does provide us a better idea of the condition of the roof, this type of inspection is not as thorough as if we had walked the roof. While this is better than not seeing the roof at all or inspecting it from the ground level there are still limitations, i.e. exposed nail heads, aggregate loss, flashing details, etc. The client should understand that deficiencies could be still present that are not visible at the roof and that this is by no means a substitute to having a qualified tradesman perform an inspection of the roof's surface.

The following optional system(s) were not inspected.

1. Kitchen sink water filtration system

These systems are beyond the scope of this inspection and were not inspected. The client is urged to have the system(s) along with associated components evaluated prior to closing to insure proper installation and performance.



### **GENERAL LIMITATIONS**

The inspector is not required to:

(A) inspect:

- (i) items other than those listed herein;
- (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; or
- (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, or solar panels;
- (vii) concrete flatwork such as; driveways, sidewalls, 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, warrantability, 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 gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, 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 part, 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 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;
- (H) 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

**Type of Foundation(s):** Slab on Grade Concrete

**Foundation Performance Opinion(s):**

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

**Note:** *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

**Signs of Structural Movement or Settling:**

- Wall, floor, or ceiling cracks
- Sloping floors, countertops, cabinet doors, or window/door casings
- Doors out of adjustment, i.e. sticking, not latching, etc. as evident of settlement.

**Note:** The signs of structural movement or settling noted above can be indicative of repairs needed or normal settlement in relation to the foundation. The performance opinion and the additional repairs sections of the foundation comments should be consulted to determine what repairs are needed.

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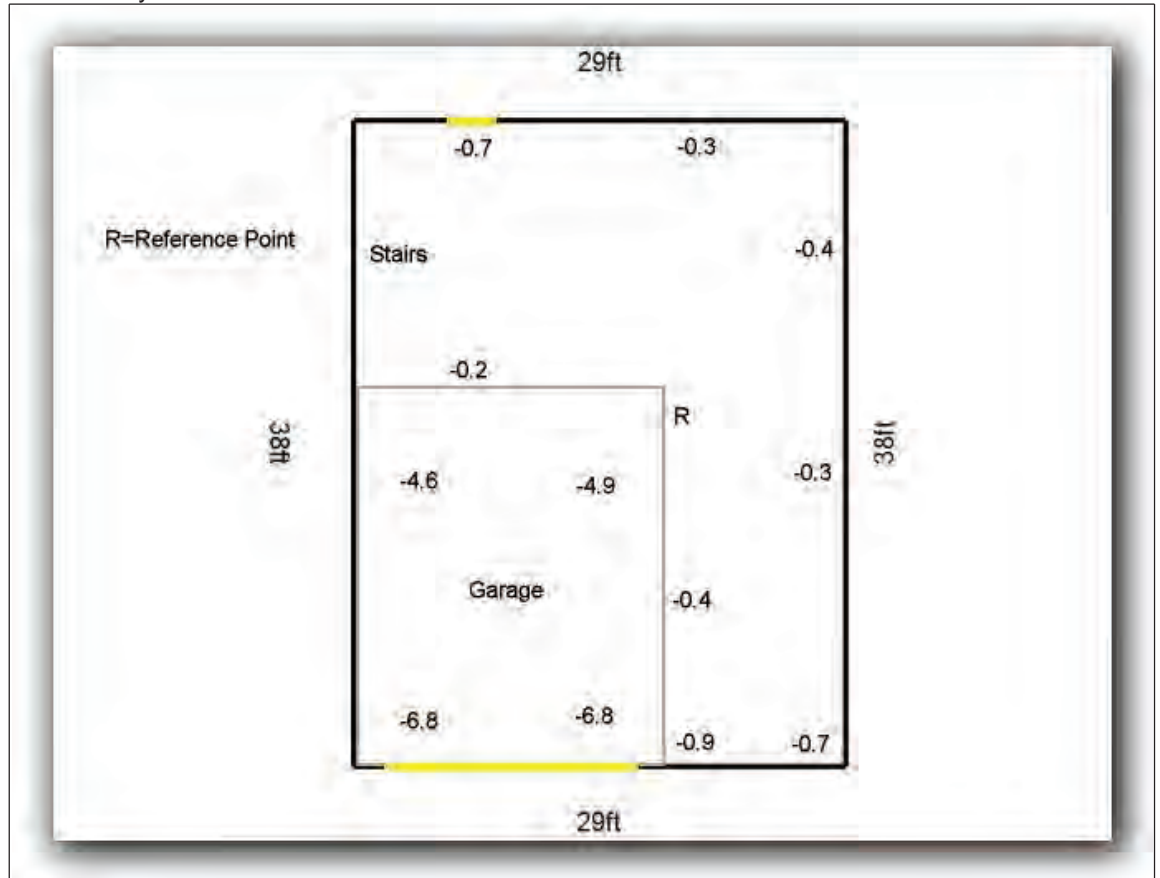
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I NI NP D

**General Comments**

The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.





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Signs of previous foundation repairs were noted around the perimeter of the foundation at the concrete flatwork as evident by pier caps. The seller / current owner should be consulted to determine the extent of repairs and any transferable warranties that apply to the foundation repairs.



Per the seller's disclosure, previous foundation repairs have been performed at this property. The seller / current owner should be consulted to determine the extent of repairs and any transferable warranties that apply to the foundation repairs.

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**B. Grading and Drainage**

*Comments:*

**General Comments**

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

**Specific Limitations**

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

**C. Roof Covering Materials**

*Comments:*

**Type of Roof: Sloped / Pitched**

**Roof Covering Material(s): Composition Shingles**

**Viewed From: Accessible Attic Areas, Drone - Unmanned Air Craft**



**Performance Opinion**

The roof covering appears to be nearing the end of its serviceable life. The roofing shingles have experienced severe loss of aggregate, curling, and cupping. A qualified tradesman should be consulted to evaluate the roof covering to determine if repairs can be performed or if replacement is needed.

**Items Damaged, Non-Functional, or Operating Improperly**

Loss of aggregate was noted during the inspection of the roof covering as evidence of aging.

I=Inspected

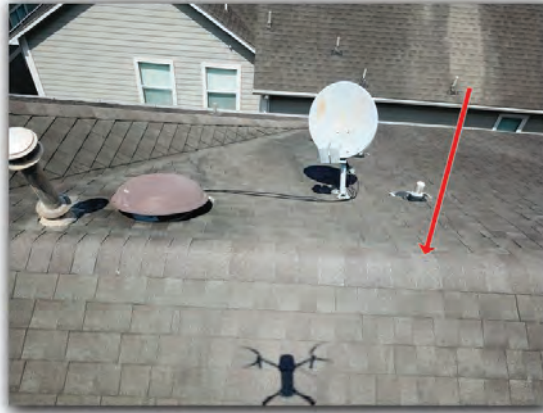
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Damaged and / or missing shingles were found during the inspection of the roof covering. Recommend repairs by a qualified tradesman.



The hip and ridge shingles have reached the end of their serviceable life's as evident by excessive loss of aggregate and damage at many locations. This commonly occurs when these shingles are a different quality than the main body. Recommend contacting a qualified tradesman to evaluate the roof and make the necessary repairs.



The fasteners used to secure the satellite dish to the roof should be sealed to prevent future roof leaks.

I=Inspected

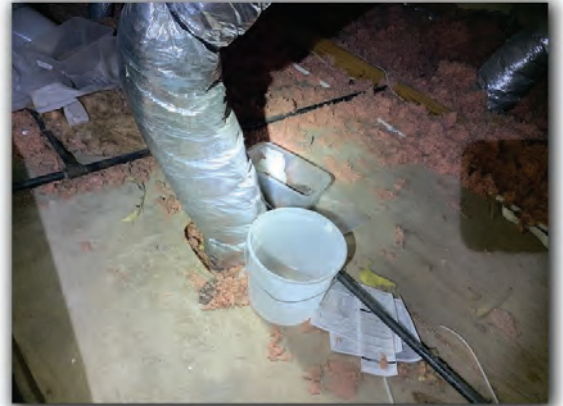
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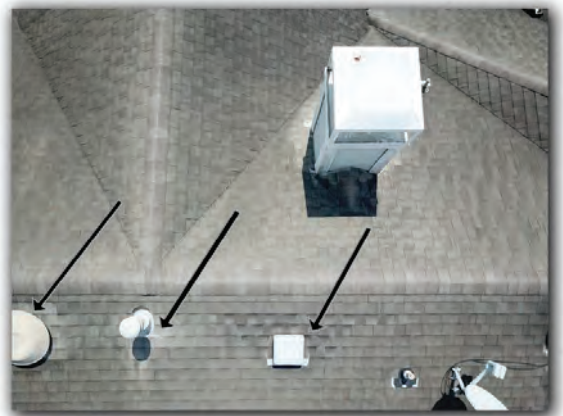
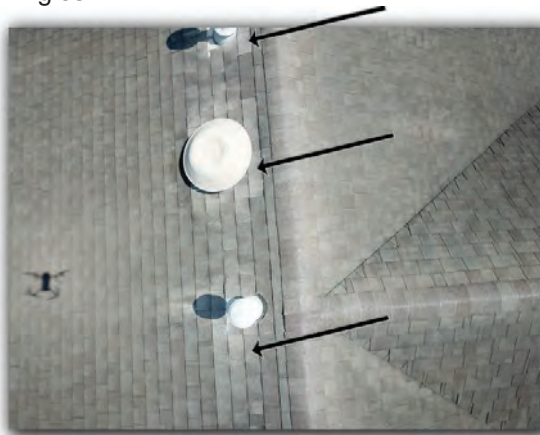
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Plastic bins/tubs were found in multiple areas of the attic as indication of potential roof leaks. Patched/repaired shingles were found at portions of the roof covering, potentially to correct the leaks above these areas. Due to these conditions, the wear noted at the roof covering, and the limitations of this inspection, further evaluation and repair by a qualified contractor is recommended.



**General Comments**

Evidence of roof patching was noted during the inspection as evident by different color and age shingles.



**Specific Limitations**

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.



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Roof coverings are only inspected from the ground level and accessible attic areas if the roof cannot be safely reached using a one-story ladder.

An un-manned aerial aircraft was used to inspect portions of the roof that were inaccessible / not visible. While this does provide us a better idea of the condition of the roof, this type of inspection is not as thorough as if we had walked the roof. While this is better than not seeing the roof at all or inspecting it from the ground level there are still limitations, i.e. exposed nail heads, aggregate loss, flashing details, etc. The client should understand that deficiencies could be still present that are not visible at the roof and that this is by no means a substitute to having a qualified tradesman performing an inspection of the roof's surface.

**D. Roof Structures and Attics**

*Comments:*

**Viewed From: Entered Attic, Some Areas Obstructed from Inspection**

**Approximate Average Depth of Horizontal Insulation: 6-12"**

**Accessibility of Attic: Partial**

**Performance Opinion**

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection. It should be noted that some of the structural members dimensions do not comply with current building codes, i.e. purlins, ridge braces, etc.

**Description of Roof Structure & Framing: Rafter Assembly**

**Roof Structure**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Purlin braces are spaced improperly according to current codes (maximum of 4' apart).





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**Attic Access, Ladders, and Service Walks**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

- Attic ladder not installed properly - Safety Hazard for occupants, Recommend securing. The attic ladder has not been installed properly. The stairway should be corrected before future use. This is a safety issue as the ladder could break or come out of the ceiling if not corrected. The ladder should be secured on all four sides with shims and secured using 16D nails or 3" lag screws as directed by the manufacturer.
- Attic ladder is not insulated
- Missing weather-striping at attic door.
- Missing/improper clearance at the attic stairway landing - Safety Hazard



**Items Damaged, Non-Functional, or Operating Improperly**

Loose and missing hardware was found at the attic door. This is a safety hazard that should be corrected.



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**Attic Insulation**

**Items Damaged, Non-Functional, or Operating Improperly**

The level / depth of insulation in the attic is considered less than normal in some areas of the attic. The installation of additional insulation or the rearranging of the insulation is recommended to improve the energy efficiency of the building.



**Attic Ventilation & Screening: Gable, Exhaust Ports, Soffit, Power Fan**

**Items Damaged, Non-Functional, or Operating Improperly**

The front gable is obstructed in the attic. Improvement is recommended to ensure proper ventilation.



**Specific Limitations**

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

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**E. Walls (Interior and Exterior)**

*Comments:*

**Exterior Cladding's: Brick Veneer, Cement Board, Siding, Trim, Wood Trim**

**Interior Cladding's: Drywall, Tile, Wood Trim**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**  
**Cement Board Siding, Trim, Fascia, Etc.**

Siding appears to be improperly installed at corners / trim boards. Typically manufacturers recommend to not install trim over siding. Confirm with manufacturer.



**General**

Improper clearance of the exterior veneers from flatwork (2").





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**Items Damaged, Non-Functional, or Operating Improperly**  
**Exterior Walls**

All exterior wall penetrations (electrical panels, electrical disconnects, light fixtures, etc. ) and openings (expansion joints, windows, door thresholds, etc. ) should be sealed with an approved material to prevent water penetrations into the wall cavities. Properly sealed exterior veneers help provide a barrier against the weather, insects, and enable environmental control of the interior spaces.



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The metal lintels on the exterior of the structure are rusted. Lintels are metal that is installed over openings in the brick veneers (doors, windows, etc). Recommend cleaning and re-painting.



Damaged and / or missing items were found on the exterior of the property. The damage was found at the following locations:

1. Rear exterior door jamb/trim
2. Rear siding
3. Rear window trim

Recommend repairs / replacement of the affected areas. In addition, areas where decay is present should be removed, exposing underlying materials for inspection prior to repair by a qualified tradesman.





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**Interior Walls**

Damaged and missing grout/caulking was noted in the first floor guest bathroom shower/bathtub enclosure.



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Damaged / missing area(s) were found at the interior of the property being inspected in the following locations:

1. Primary bathroom wall near the shower

The problems have been possibly caused by one or more of the following: water penetrations, insects, impact, foundation / structural movement, etc. Repairs should include replacement of damaged underlying materials where needed.



Damaged drywall should be repaired at the garage electrical panel.



### **Specific Limitations**

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. **This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

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F. Ceilings and Floors

Comments:

**Items Damaged, Non-Functional, or Operating Improperly**  
**Ceilings**

A thermal abnormality was noted in the garage ceiling spanning from one side of the garage ceiling to the other, approximately 8 feet from the front of the house. Elevated moisture content of 19-20% was measured at the left and right portions of this abnormality (As pictured). Drywall cracking/discolorations were found extending from the front to the back of the garage ceiling. Further evaluation of the ceiling and underlying space with repair of the moisture source as well as any underlying damage is recommended.





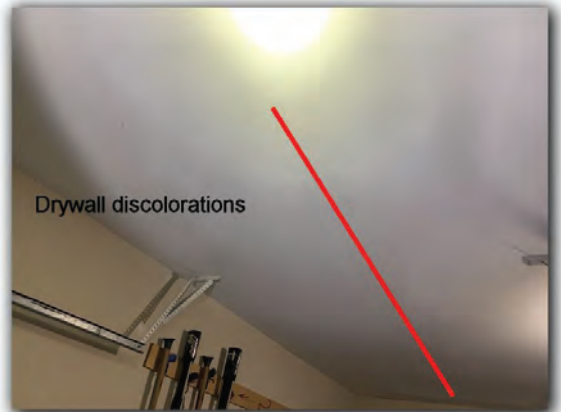
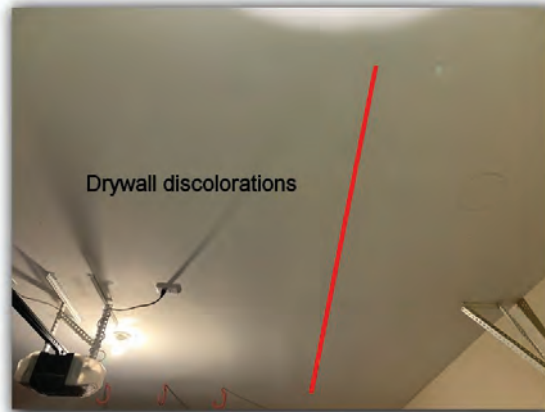
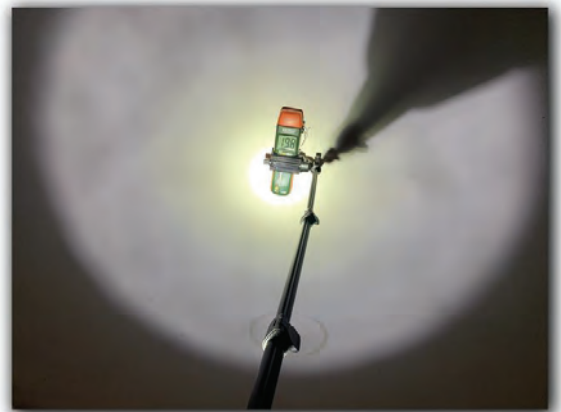
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NP=Not Present

D=Deficient

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NP=Not Present

D=Deficient

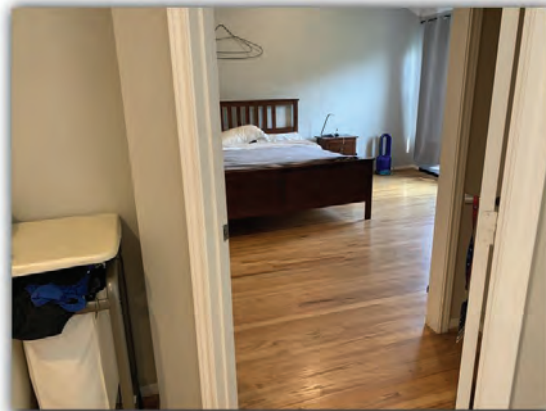
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Cracking was noted on the interior ceiling of the property as evidence of settlement.

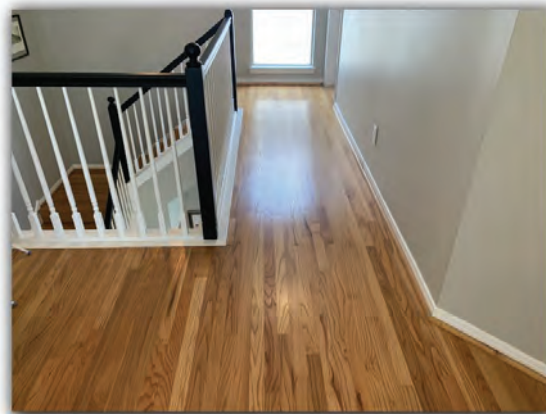


**Floors**

Sloped floors were found on the third floor as evidence of settlement.



Loose flooring was noted on the third floor as evident by noise when walking. Recommend securing / re-nailing all loose flooring.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**General Comments**

Evidence of patching was found at the first floor guest bedroom ceiling beneath the second floor porch/balcony.



**Specific Limitations**

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. This **report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

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**G. Doors (Interior and Exterior)**

*Comments:*

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

- Double dead bolts installed at the egress doors.  
Double dead bolts were found at the exterior doors of the property. All egress doors should be readily operable from the inside the dwelling without the use of a key.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Items Damaged, Non-Functional, or Operating Improperly**

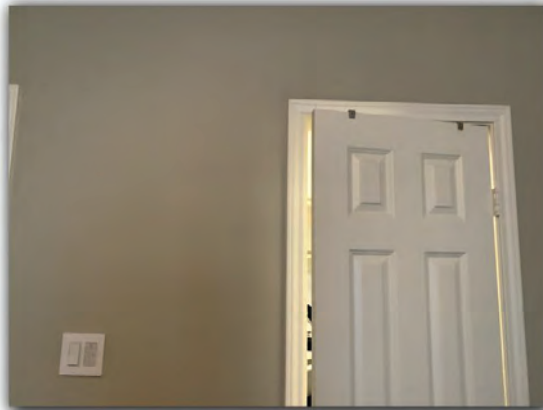
Damage was found at the rear exterior door core. This is typically caused by water splashing off of the concrete flatwork from the roof or due to wind-driven rain. In addition to the repairs, steps should be taken to correct the water exposure problem if possible. Replacement of the damaged items is recommended.



Door(s) were found in the following locations that are in need of adjustments (do not latch, stick when closed, etc):

1. First floor guest bedroom entry door

All doors at the property should be adjusted to operate properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Missing door stops were noted. Recommend the installation of missing door stops.



**General Comments**

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

**Specific Limitations**

If the property is occupied, only accessible doors were operated.

**H. Windows**

*Comments:*

**Style: Single Pane**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Fall protection not provided for windows installed above 72" from grade.

Fall protection is required at windows that are less than 24" from the finished floor and greater than 72" from the final grade. The fall protection is required to limit the opening of a window that meets these requirements so that a object 4" or larger cannot fit through the opening. This is safety hazard that should be addressed.

**Items Damaged, Non-Functional, or Operating Improperly**

Missing window screens were noted at various windows during the inspection. It may be desirable to replace the screens where missing. The current owner(s) should be consulted regarding the locations of the screens.

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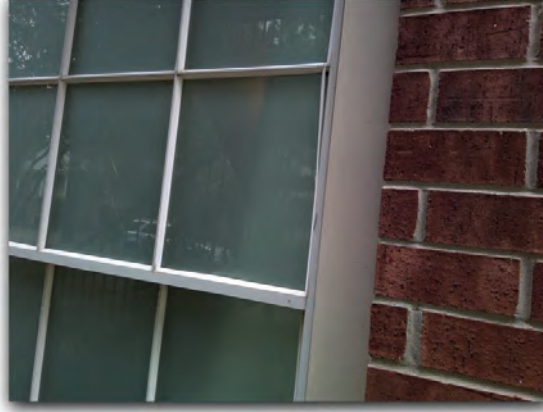
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Damaged and / or missing weather stripping was noted at portions of the exterior windows. All weather stripping should be in good condition and installed at all windows.



Cracked glass was found right of the front entry door.



Windows are secured closed by screws/fasteners and were not tested in the first floor bedroom, dining room, primary bedroom. Additional window panels were installed and were not removed for testing in the first floor guest bedroom, primary bedroom.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Chipped glass was found in the first floor guest bedroom.



**Specific limitations**

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

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**I. Stairways (Interior and Exterior)**

*Comments:*

**Specific Limitations**

The inspector is not required to and will not exhaustively measure every stairway component.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace / Chimney: Pre Fabricated**

**Attic Fire Stopping: Present but Improvements Needed (Incomplete at attic chase)**

**Chimney Cap: Present**

**Gas Features Present: Gas Valve, Faux Logs**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Clearance between chimney and combustible materials inadequate - Fire hazard

The chimney flue is too close to combustible materials. This is a fire hazard that should be corrected by a qualified tradesman.

Damper is not blocked open as required when ornamental logs are installed

Gas logs have been installed in the fireplace, and the damper has not been blocked open. Current codes require that the damper be permanently blocked open when gas logs are installed.

Fire stopping is not present or improperly installed at the chimney chase in the attic



Outside air source is not present or could not be located

**Items Damaged, Non-Functional, or Operating Improperly**

Discolorations and surface damage were found at the firebox/faux logs as indication of improper combustion. Repair/improvement by a qualified contractor is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Specific Limitations**

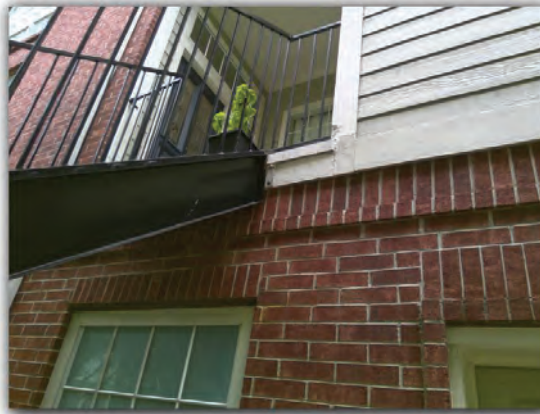
The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

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

Comments:

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Diverter Flashing Not Visible / Improperly Installed - Further Investigation is Recommended



**Items Damaged, Non-Functional, or Operating Improperly**

The front balcony flashing and pan are not visible. Previous repair as evidence of previous leaks were noted at the bedroom ceiling beneath this area. Further evaluation for repair/improvement by a qualified contractor is recommended.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Specific Limitations**

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

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**L. Other**

*Comments:*

**Items Damaged, Non-Functional, or Operating Improperly**

Significant cracks and breaks were found at the driveway.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

**Type of Service: Underground**

**Main Service Size:150**

**Wire Type: Aluminum**

**Service Conductors Size: Unable to Identify**

**Location of Main Electrical Panel:Exterior, Garage**



**Type of Visible Grounding / Bonding: Ground Rod Connection/Water Pipe Connection/Gas Pipe Connection (Attic)**

### **Building Codes, TREC Standards, Installation Standards or Safety Issues**

- Grounding clamp improper style for rod Installations
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Surge Protection not Installed Main Panel - Currently Required by Code



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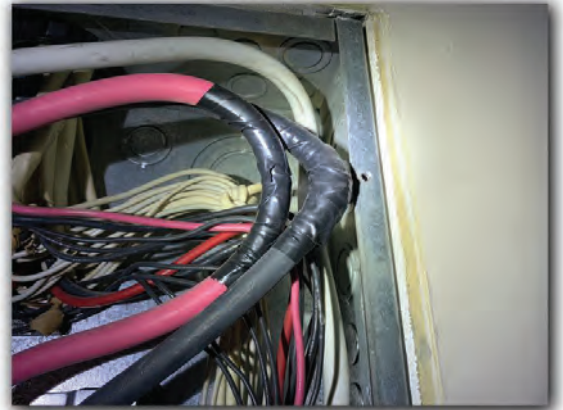
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**Items Damaged, Non-Functional, or Operating Improperly**

Electrical tape and a sharp bend were found at the upper right conductor of the garage electrical panel as indication of damage. A damaged fastener at this portion of the panel deadfront cover indicates previous arcing/contact with active conductor. Repair of the conductor, separation/clearance from fastener location, and replacement of the deadfront panel fastener by a licensed electrician is recommended.



**General Comments**

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

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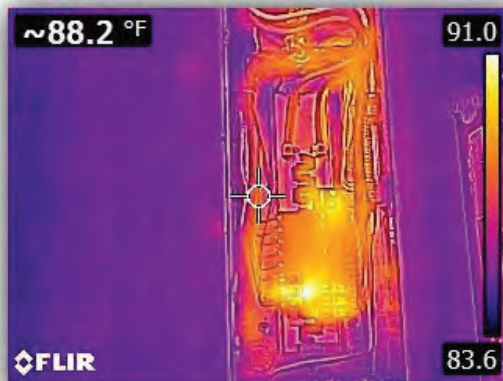
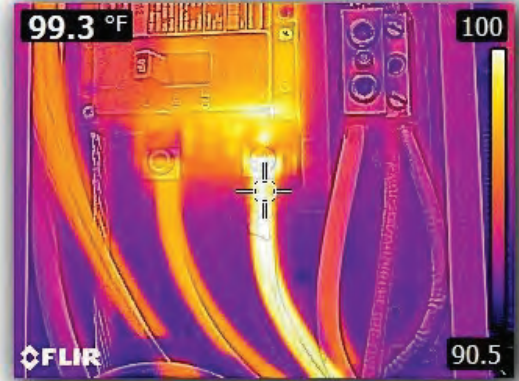
NI=Not Inspected

NP=Not Present

D=Deficient

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During the inspection of the electrical panel with an infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



**Specific Limitations**

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

I=Inspected

NI=Not Inspected

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D=Deficient

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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

**Type of Wiring: Copper**

**GFCI Safety Protection Present in Following Locations:  
Exterior/Garage (Partial)/Bathrooms/Kitchen (Partial)**

**Reset Locations for GFCI's:**

**Exterior: Garage**

**Garage: Garage**

**Kitchen: Kitchen Partial-Missing at front countertop, beneath the kitchen sink**

**Bathrooms: Master Bathroom**

**Laundry Room: Not Present - GFCI Needed**

**Smoke Detector Locations: Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)**

**Carbon Monoxide Detectors Present at Property: Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

Recessed lighting is in contact with the insulation / combustible materials in the attic. A label could not be located on the cans that indicate they are rated for this type of installation. This is a fire hazard and should be corrected if fixtures are not approved for contact.





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NP=Not Present

D=Deficient

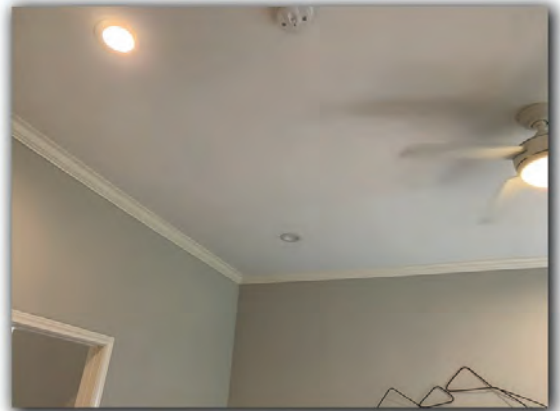
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**Items Damaged, Non-Functional, or Operating Improperly**

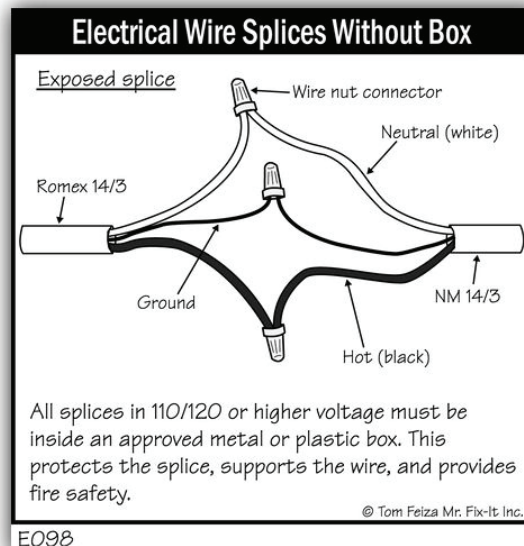
The lights are inoperative in the following locations:

1. Front exterior (Missing bulb)
2. Primary bedroom ceiling

If the bulbs are not blown, the circuit should be investigated.



Exposed electrical connections were noted in the attic at the powered fan. Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



**General Comments**

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs,



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fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

It is recommended that the attic light switch in the primary bathroom closet is labeled to help prevent the light being left on when the attic is not being accessed.



**Specific Limitations**

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

C. Other

I=Inspected

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Comments:*

**Unit #1**

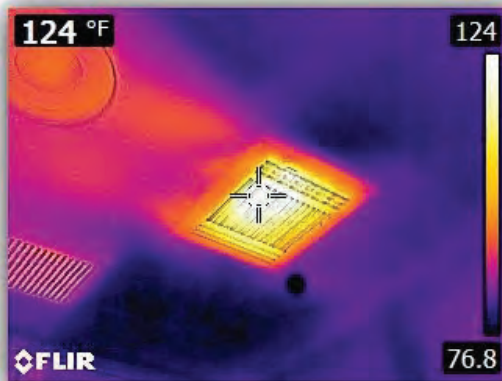
**Type of System: Forced Air**

**Energy Source: Gas , Flex, Black Iron**

**Location: Attic**

#### **Performance Opinion(s)**

At the time of the visual inspection, the furnace was performing its intended function. However, the heat exchanger within the furnace is not visible & was not inspected. Yearly inspections of the heat exchanger and servicing of the furnace should be performed by a licensed HVAC technician to keep the system in good working order.



The heater(s) installed at this property appear to be older. The client should understand that our inspections are limited to the visible and accessible components. Mechanical systems can fail at any point and the likelihood of this occurring with older equipment is higher than normal. Safety and health issues could be present and not detectable by our limited capabilities.

#### **General Comments**

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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No gas leaks were detected by our gas detector during the inspection of the accessible gas lines and components at this fixture.



**Specific Limitations**

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

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**B. Cooling Equipment**

*Comments:*

**Type of System(s): Split System Electric**

**Unit #1**

**Approximate System Size: 5 Ton**

**Approximate Manufactured Date: 2012 Exterior, 2013 Interior**

**Approximate Seer Rating: 13**

**Today's Temperature Differential (Delta T): 19**

**Location: Exterior and Attic**

**Performance Opinion**

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Primary Drain Line(s) Point of Termination(s): Primary Bathroom Sink Drain(s)**

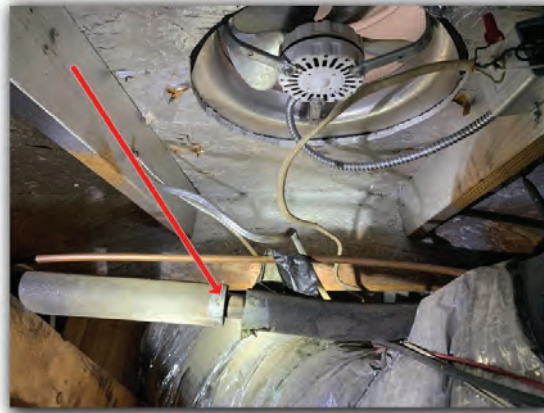
**Secondary Drain Line(s) Point of Termination(s): Rear Soffit(s)**



**Items Damaged, Non-Functional, or Operating Improperly**

The interior temperature of the home did not cool from a starting temperature of 76 F during approximately two hours of cooling system operation. A thermostat was not located at the first floor of the home. A dehumidifier was present and operating in the home the first floor hallway during this inspection. Odors possibly indicating stagnant air or elevated humidity were noted at the first floor. Further evaluation and repair/improvement by a licensed HVAC contractor is recommended.

Damaged and missing insulation at the visible portions of the refrigerant lines (Attic beneath the powered fan) should be repaired/replaced.





I=Inspected

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D=Deficient

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The overflow pan is rusted under the evaporator coil of unit(s) # 1, apparently from water overflowing from the condenser drain line in the past.



### **General Comments**

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Float switches have been installed at the primary drain line and emergency drain pan in the attic. This is a feature that turns off the outside unit in the event water flow becomes obstructed at this line.



### **Specific Limitations**

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

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**C. Duct Systems, Chases, and Vents**

*Comments:*

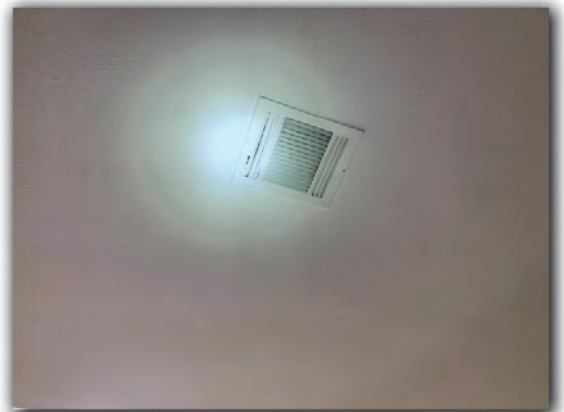
[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Ducts In contact in attic



**Items Damaged, Non-Functional, or Operating Improperly**

Debris/discoloration was noted at some of the air registers in the living room, laundry room, primary bathroom . Evaluation and repair/improvement by a licensed HVAC contractor is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A supply register/duct was not found in the first floor study. Repair/improvement is recommended to ensure proper airflow.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Specific Limitations**

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. **If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..**



Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.

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**D. Other**

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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#### IV. PLUMBING SYSTEMS

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

*Comments:*

**Location of Water Meter: Front of Property**

**Locations of Main Water Supply Shut Off Valve: Rear Exterior**



**Static Water Pressure Reading: 56**



**Type of Supply Piping Material: Copper**

**Gas Valve Present In Laundry Room For Use with Dryer:**  Yes  No  Not Visible

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NI=Not Inspected

NP=Not Present

D=Deficient

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**Items Damaged, Non-Functional, or Operating Improperly**  
**Exterior**

The supply piping on the exterior of the building / structure should be insulated to protect from freezing.



Leaks were found at the hose bib valve stems during operation of the faucets.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**First Floor Guest Bathroom**

Surface damage was found at the tub. The damage should be repaired to prevent the damage from extending to through the fixture.



**Kitchen**

The sink pout does not toggle between spray functions. Repair / improvement is recommended.



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NI=Not Inspected

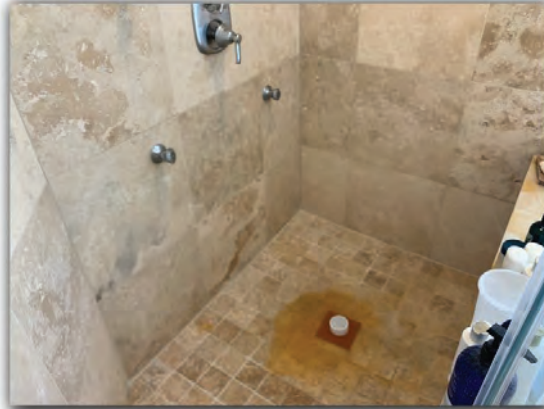
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**Primary Bathroom**

Discolored water was noted while operating the shower supply plumbing. The source of the this discoloration could not be determined. A licensed plumber should determine the source and make the needed repairs.



**Specific Limitations**

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

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**B. Drains, Wastes, and Vents**

*Comments:*

**Type of Drain Piping Material: Plastic**

**Main Sewer Cleanout Location: Front of Property**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**Items Damaged, Non-Functional, or Operating Improperly**  
**Primary Bathroom**

The right sink is draining slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.



**Specific Limitations**

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**C. Water Heating Equipment**

*Comments:*

**Energy Source: Gas with Flex / Black Iron / Galvanized**

**Capacity: Tankless Water Heater**

**Location of Water Heater(s): Attic**

**Performance Opinion:**

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding.

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Improper clearance of flue pipe from combustibles

**Items Damaged, Non-Functional, or Operating Improperly**

Debris and damage were found at the emergency drain pan. Repair /improvement is recommended.



**General Comments**

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

No gas leaks were detected by our gas detector during the inspection of the accessible gas lines and components at this fixture.



**Specific Limitations**

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

- 
- 
- 
- 

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- 
- 
- 
- 

**E. Gas Distribution Systems and Gas Appliances**

*Comments:*

**Location of Gas Meter: Front of Property**



**Type of Gas Distribution Piping Material: Black Iron**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Sediment leg not installed at gas lines for appliances that do not have a visible sediment trap (Water heater).

**Gas Supply Systems Notifications / Specific Limitations**

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**Type of Back Flow Prevention: Airgap / Line Looped**

**Rust / Corrosion Present at Following Components: None Found**

**Disconnect Location: Wall Switch**

**B. Food Waste Disposers**

*Comments:*

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Clamp missing at electrical conductor

**C. Range Hood and Exhaust Systems**

*Comments:*

**Range Hood Type: Vents to Exterior**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Vent material improper





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

*Comments:*

**Type of Range:Gas; Flex; Black Iron**

**Type of Oven:Electric**

**Oven Temperature Measured When Set at 350 Degrees F = 350**

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Fans terminate in attic or soffits

**G. Garage Door Operators**

*Comments:*

**Specific Limitations**

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

**H. Dryer Exhaust Systems**

*Comments:*

**Dryer Vents To: Roof Jack**

**General**

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

**I. Other**

*Comments:*

## INSPECTION AGREEMENT

### 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 certain observable systems and items of the Property. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

**B.** 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 and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

**C.** 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 repair; or
3. Further evaluation by an expert is recommended.

**D. Exclusions.** Unless otherwise agreed to in writing, the scope of the inspection will not include the following:

1. the presence or risk of environmental conditions such as asbestos, lead-based paint, formaldehyde, fungi, MOLD\*, mildew, corrosive or contaminated drywall or any other environmental hazard or condition
2. indoor air quality tests;
3. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
4. compliance with any codes, ordinances, statutes or restrictions;
5. items or components that require the use of specialized equipment to inspect;
6. anticipated future life or changes in performance of any item inspected; and
7. other items specifically excluded from the scope of an inspection under the Standards of Practice promulgated by the Texas Real Estate Commission.

\*Client may wish to have a licensed mold assessor perform a mold assessment/analysis. A list of licensed mold assessors can be found at <https://www.dshs.texas.gov/mold/profession.shtm>. If deficiencies are found during the inspection, *i.e.* water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc., you should always, as part of your due diligence, have a mold assessment performed prior to closing.

## II. Inspection Report

**A.** The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, 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.**

**B.** The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Client should obtain as much information concerning the history of the property from the sellers as possible. The seller's disclosure notice should be reviewed in detail for any disclosures 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 in the field of the item inspected. By signing this Agreement, Client acknowledges that 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.

**D.** Client understands and agrees that the Inspection Report will not be provided to Client until the Inspection Fee has been paid.

## III Disclaimer of Warranties

The Inspector makes no guarantee, warranty or promise, 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 time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

#### **IV. LIMITATION OF LIABILITY**

**IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING MOLD INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY. THE INSPECTION COMPANY WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S 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 OR \$300.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.**

#### **V. Fees or Other Valuable Consideration Disclosure**

In connection with this inspection, Houston Home Inspections, PLLC d/b/a Houston Inspections may accept or pay referral fees and/or give or receive valuable consideration to and from third parties. By signing below the client is acknowledging being informed of this arrangement between the company and the third party, and hereby consents to these arrangements. Your inspector may have an affiliation with a third-party service provider ("TPSP") in order to offer you additional value-added services. Houston Home Inspections, PLLC, dba Houston Inspections is not liable for work performed by third party contractors.

#### **VI. 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 within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect 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 re-inspection himself or can employ others (at Inspector's expense) to re-inspect 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 administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**



**VII. 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.

**VIII. Exclusivity**

The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification.

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

306 Fargo Street

Inspected Address

Houston

City

77006

Zip Code

### SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

306 Fargo Street Houston 77006  
Inspected Address City Zip Code

1A. Marathon Pest Control, LLC 1B. 0734966  
Name of Inspection Company SPCS Business License Number

1C. 32302 Tamina Rd., A-1 Magnolia TX 77354 832-934-7378  
Address of Inspection Company City State Zip Telephone No.

1D. Dennis Inman 1E. Certified Applicator [ ] (check one)  
Name of Inspector (Please Print) Technician [x]

1F. Friday, September 9, 2022  
Inspection Date

2. Edward Henderson Seller [ ] Agent [ ] Buyer [x] Management Co. [ ] Other [ ]  
Name of Person Purchasing Inspection

3. Owner of Record  
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [ ] Purchaser of Service [x] Seller [ ] Agent [x] Buyer [x]  
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Three story house with attached garage

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:  
Foundation: Slab [x] Pier and Beam [ ] Pier Type: \_\_\_\_\_ Basement [ ] Other: \_\_\_\_\_  
Siding: Wood [x] Hardie Plank [x] Brick [x] Stone [ ] Stucco [ ] Other: \_\_\_\_\_  
Roof: Composition [x] Wood Shingle [ ] Metal [ ] Tile [ ] Other \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed / Inspection Only

If treating for subterranean termites, the treatment was: Partial [ ] Spot [ ] Bait [ ] Other [ ]

If treating for drywood termites or related insets, the treatment was: Full [ ] Limited [ ]

6B. None n/a n/a  
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:  
Yes [ ] No [x] List Insects: Marathon Pest Control, LLC carries no warranty on this property expressed or implied.  
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures: [Signature] #0667343  
7A. Inspector (Technician or Certified Applicator Name and License Number)

Others Present:  
7B. None  
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:  
8A. Electric Breaker Box [ ] 8B. Date Posted: Friday, September 9, 2022  
Water Heater Closet [ ]  
Beneath the Kitchen Sink [x]

9A. Were any areas of the property obstructed or inaccessible? Yes [x] No [ ]  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:  
Attic [ ] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure [ ]  
Deck [ ] Sub Floors [ ] Slab Joints [ ] Crawl Space [ ]  
Soil Grade Too High [ ] Heavy Foliage [ ] Eaves [x] Weepholes [ ]  
Other [x] Specify: Common walls; Areas at the property being inspected were inaccessible or access was restricted due to stored items and / or furniture. A walk through should be performed prior to closing to insure no hidden or concealed damage is present at the property.

306 Fargo Street

Inspected Address

Houston

City

77006

Zip Code

10A. Conditions conducive to wood destroying insect infestation? (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

Yes  No

10B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G)  Formboards left in place (I)  Excessive Moisture (J)
- Debris under or around structure (K)  Footing too low or soil line too high (L)  Wood Rot (M)  Heavy Foliage (N)
- Planter box abutting structure (O)  Wood Pile in Contact with Structure (Q)  Wooden Fence in Contact with the Structure (R)
- Insufficient ventilation (T)  Other (C)  Specify: \_\_\_\_\_

11. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
11A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

None

11G. Visible evidence of: None has been observed in the following areas: None

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes  No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes  No

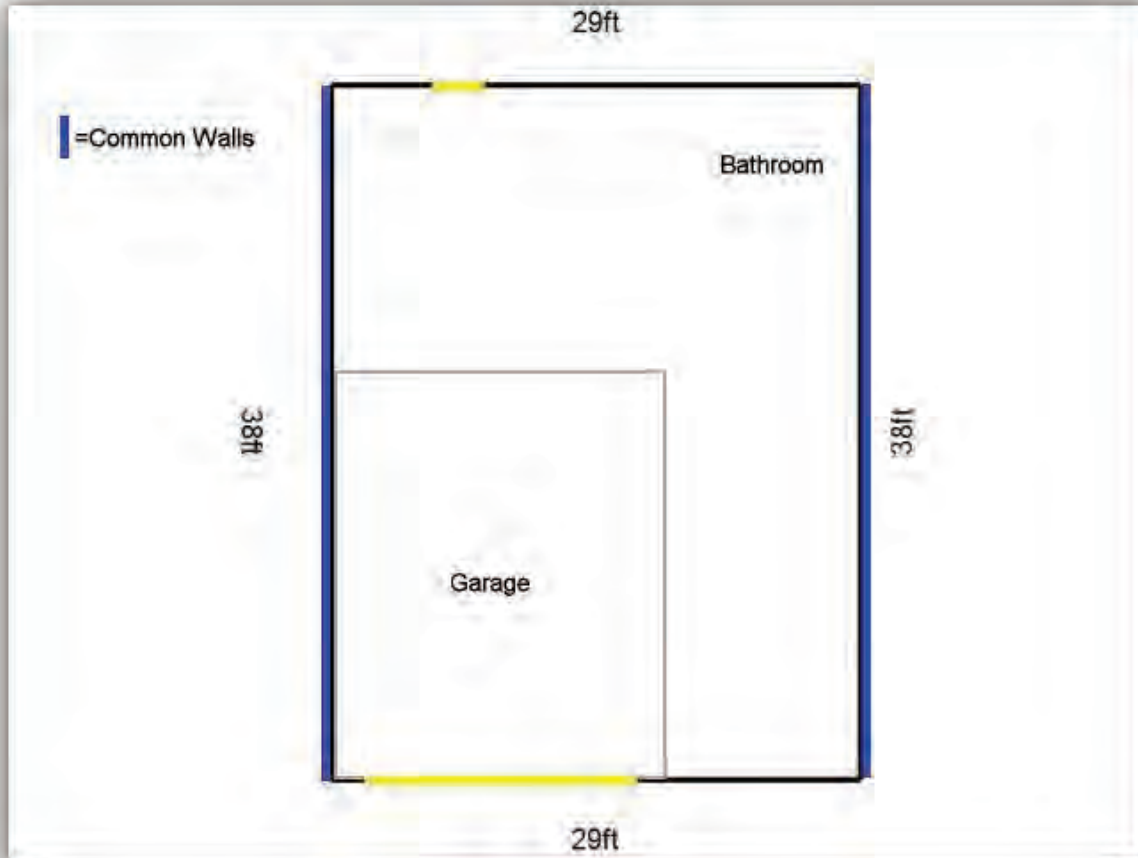
Specify reason: Refer to graph and comments below.

Refer to Scope of Inspection Part J



**Diagram of Structure(s) Inspected**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify \_\_\_\_\_



Additional Comments Notice to Client(s): There is always a possibility of the presence of undetectable activity of wood destroying insects. If evidence of active or previous infestation(s) of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, wether visible or non-visible.

306 Fargo Street  
Inspected Address

Houston  
City

77006  
Zip Code

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: Additional Information / Notice Page(s)

Signature of Purchaser of Property or their Designee

Date

Refer to Signed Inspection Agreement

\_\_\_\_\_

Customer or Designee not Present      **Buyers Initials** \_\_\_\_\_

### Additional Information / Notices

Was a seller's disclosure available for review?: Yes (if no we recommend you review the seller's disclosure prior to closing to determine if disclosures have been made in regards to wood destroying insects; signs of previous termite treatments are not always visible or easily observed. If evidence is produced in regards to previous wood destroying insects please contact us so we may have a opportunity to review the evidence and perform a re-inspection if needed.

### Wood Destroying Report Addendum / Photos

The digital pictures within his report are a representative sample and should not be considered to show all. There will be items not represented with digital imaging.

Inspection Sticker from Today's Inspection: Below Kitchen Sink



Conducive Conditions Present: No

Evidence of Previous Treatment Present: No Evidence Found of Previous Treatment(s)

Wood Destroying Insect Activity or Evidence: Not Applicable (None Found)