



Inspection Report

John Brian

Property Address:
8643 Vista Hills Dr
Richmond TX 77407



GOLDEN SCOPE INSPECTION SERVICES

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Xuan Tien Le - TREC License # 23885

PROPERTY INSPECTION REPORT

Prepared For:

John Brian

(Name of Client)

Concerning:

8643 Vista Hills Dr, Richmond, TX 77407

(Address or Other Identification of Inspected Property)

By:

Xuan Tien Le - TREC License # 23885 9/21/2022

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
<http://www.trec.state.tx.us>.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Home faces (general direction):

West

In Attendance:

Inspector only

Home is:

Vacant

Temperature:

90 to 100 degrees

Weather:

Clear

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Date: 9/21/2022	Time:	Report ID: 220921_8643_Vista_Hills_Dr_FINAL
Property: 8643 Vista Hills Dr Richmond TX 77407	Customer: John Brian	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects. **Buyers Limitation Notice:** Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Type of building:
Single Family (2 story)

Approximate age of building:
Under 10 Years

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Inspector only

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Vacant

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90 to 100 degrees

Weather:
Clear

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Post tension slab on grade

Comments:

(1) **Buyers Advisory Notice: Limitations Regarding Foundation:** The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

Note: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.

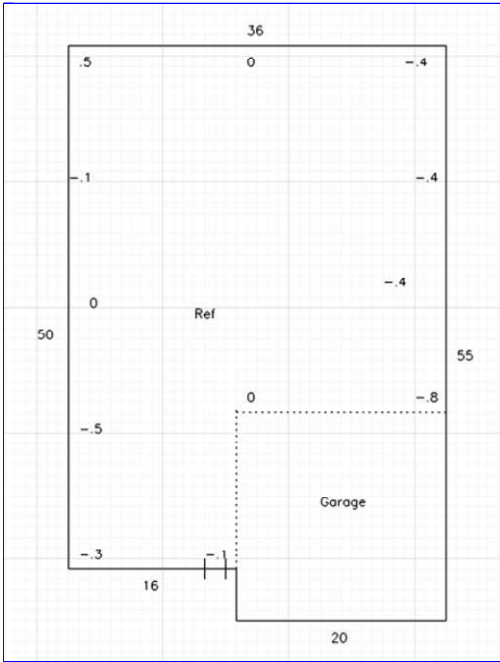
Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

(2) In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection.

(3) Disclaimer: The attached elevations are used for information purposes only and should not be used for serious negotiations. The inspectors are not qualified professional engineers and are not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted..

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I NI NP D



A. Item 1(Picture)

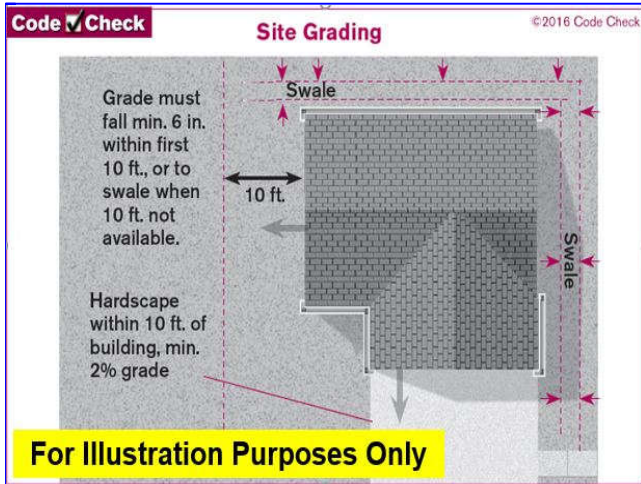
B. Grading and Drainage

Comments:

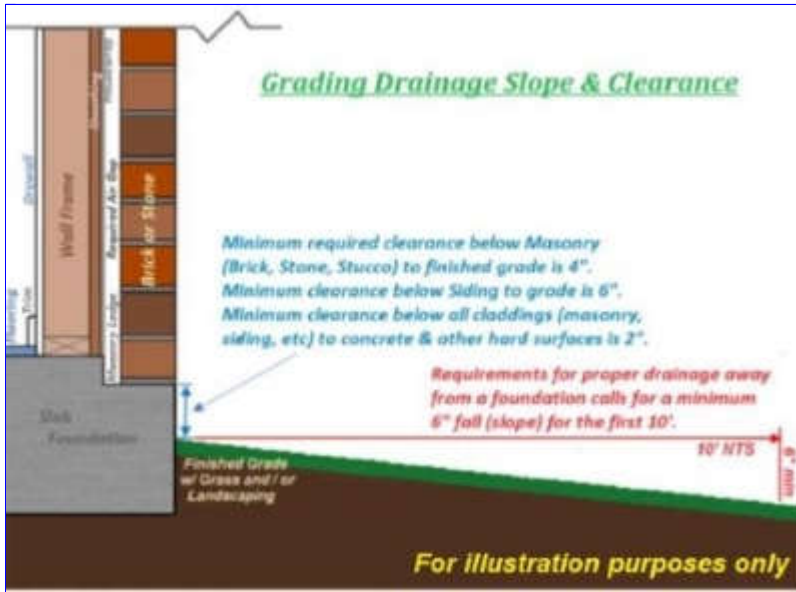
(1) General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.

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I NI NP D



B. Item 1(Picture) Grading



B. Item 2(Picture) Grading

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I NI NP D



B. Item 3(Picture) Right Side



B. Item 4(Picture) Rear



B. Item 5(Picture) Left Side

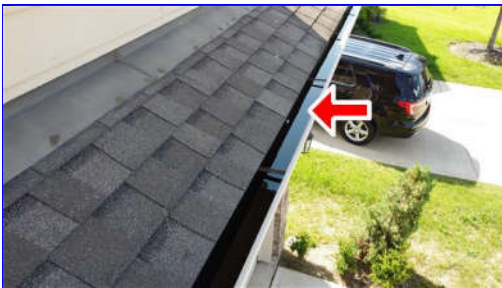
(2) Gutters in front of house are holding water. Repairs should be made for proper drainage.



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

(3) The gutters and down spouts was observed to be in need of cleaning. Gutters and downspouts should be further examined for possible defects after cleaning for proper drainage.

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B. Item 9(Picture) Left Side



B. Item 10(Picture) Right Side

C. Roof Covering Materials

Types of Roof Covering: Composition shingles, Architectural

Viewed Roof From: Ground, Binoculars

Comments:

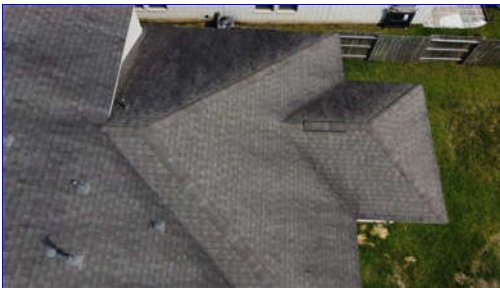
(1) The roof covering was observed to be in fair condition. Condition requiring repair were not observed.



C. Item 1(Picture)



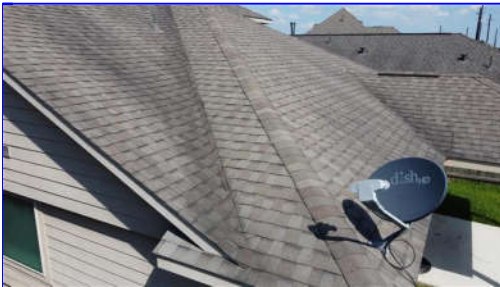
C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

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C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)

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I NI NP D



C. Item 17(Picture)



C. Item 18(Picture)



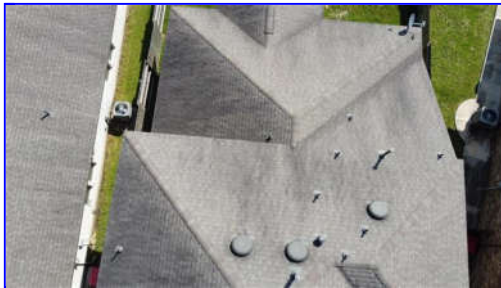
C. Item 19(Picture)



C. Item 20(Picture)



C. Item 21(Picture)



C. Item 22(Picture)



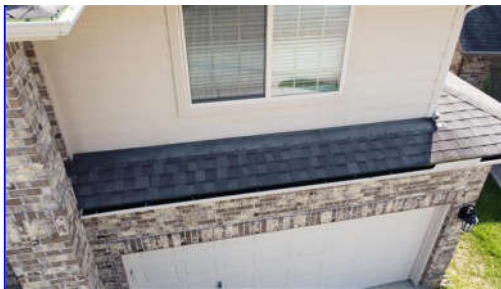
C. Item 23(Picture)



C. Item 24(Picture)



C. Item 25(Picture)



C. Item 26(Picture)

(2) **Buyers Advisory Notice:** Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing

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I NI NP D

contractors. As with any repair person or repair company, references should always be verified to protect the homeowners interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>
 (3) **Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems** : Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

(4) The flashing(s) on Left Side was/were observed have the following defect(s): raised. Defective flashing should be repaired to prevent water intrusion.



C. Item 27(Picture)

(5) **Buyers Advisory Notice:** This home was observed to have a roof mounted satellite dish and/or unused brackets from removed satellite dishes. The type mounting bracket observed has been known to create roof leaks. Installation of a mounting bracket that will not damage shingles may be advisable. In addition, when removing the brackets, the roof covering beneath the bracket should be replaced to avoid water intrusion.



C. Item 28(Picture) Rear

D. Roof Structures and Attics

Attic info: Pull Down stairs

Method used to observe attic: From attic walkways

Roof decking: Techshield decking

Roof Ventilation: Ridge vents, Soffit Vents, Passive Vents

Roof Structure: Stick-built

Attic Insulation: Fiberglass

Approximate Average Depth of Insulation: 12 inches

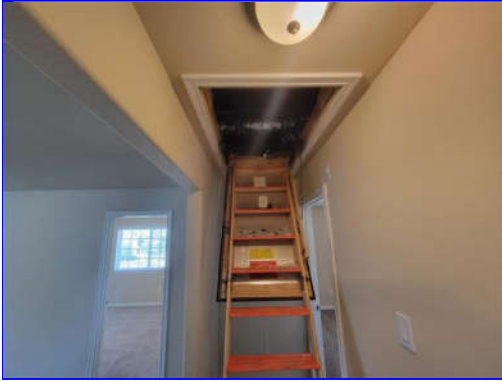
Approximate Average Thickness of Vertical Insulation: less than 6 inches

Comments:

(1) Attic framing was observed to be installed and functioning as intended with no major defects observed.

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

I NI NP D



D. Item 1(Picture)



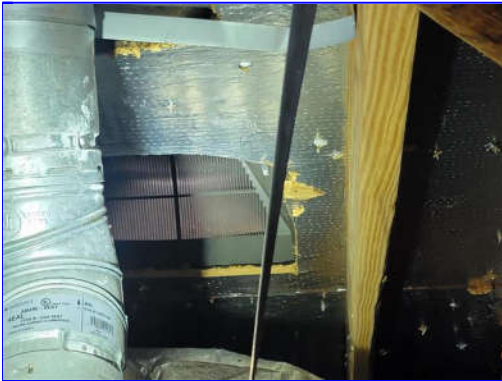
D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)



D. Item 6(Picture)



D. Item 7(Picture)



D. Item 8(Picture)

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D. Item 9(Picture)



D. Item 10(Picture)



D. Item 11(Picture)



D. Item 12(Picture)



D. Item 13(Picture)



D. Item 14(Picture)



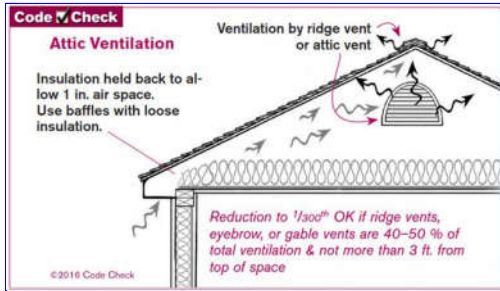
D. Item 15(Picture)

(2) **Accessibility and Limitation Notice:** Some of the attic areas were not reasonably accessible due to

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I NI NP D

low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic. (3) Ridge vent or passive vent was not observed at a part of roof. The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every on hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates it will help reduce the potential for ice dams on the roof and condensation within the attic.



D. Item 16(Picture)

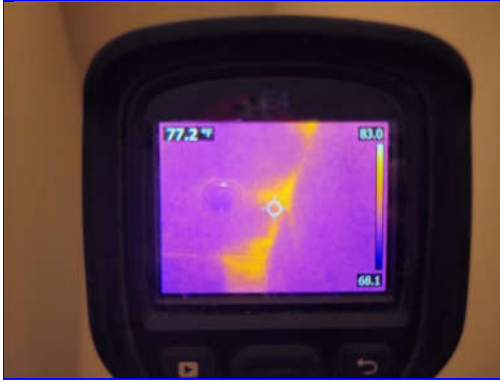


D. Item 17(Picture)

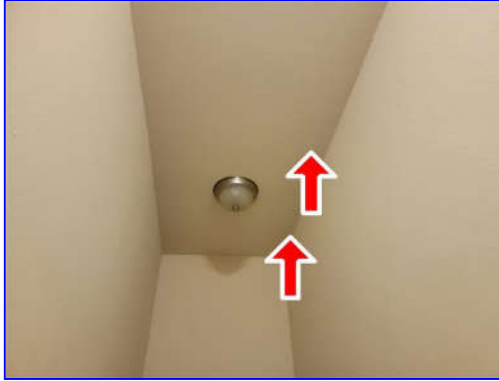
(4) Areas of the attic space were observed to be missing insulation. Missing insulation should be replaced. Missing insulation can cause energy loss and higher electric/gas bills. Insulation no less than R30 should be used. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.

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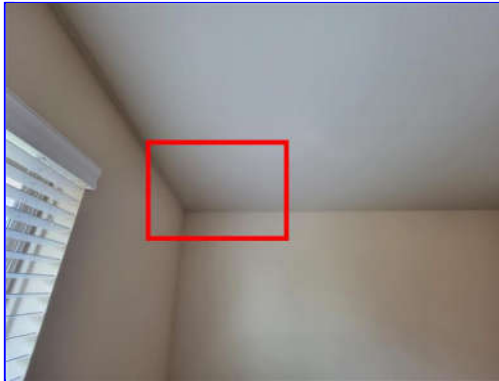
D. Item 18(Picture)



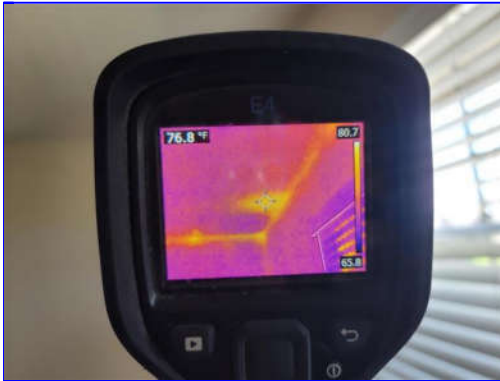
D. Item 19(Picture)



D. Item 20(Picture)



D. Item 21(Picture)



D. Item 22(Picture)



D. Item 23(Picture)

(5) **Buyers Advisory Notice:** A spray on or sheet/foil type silver "radiant barrier" was observed at the time of inspection. This product limits the inspectors ability to inspect the framing members and sheathing, as it covers the surfaces. Certain conditions may not be identified due to limited visual access to the structure.

E. Walls (Interior and Exterior)

Exterior Wall Covering: Brick veneer, Composite siding

Comments:

- (1) **Buyers Advisory Notice:** Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.
- (2) Masonry (brick / stone) cracks were observed above garage door. The lintel is minor sagging and not fully support the brick wall above. Recommend to repair.

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I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

(3) Mortar separation was observed in Front of the house. Depending on the degree of deterioration, repairs may be needed. In the event repairs are needed, a qualified, verified mason should be consulted regarding proper repairs.

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I NI NP D



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

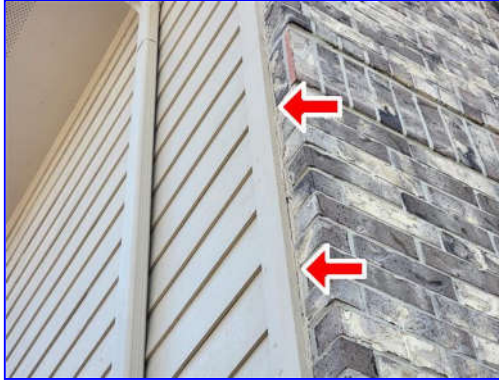
(4) Caulking trim and windows in some locations, was observed to need improvement. Make improvements as needed.

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

I NI NP D



E. Item 9(Picture) Rear



E. Item 10(Picture)



E. Item 11(Picture) Front

(5) The siding in Rear of house was/were observed to have the following defect(s): broken. This condition could lead to moisture intrusion into the home.



E. Item 12(Picture)



E. Item 13(Picture)

F. Ceilings and Floors

Comments:

- (1) **Buyers Advisory Notice:** Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.
- (2) Evidence of repairs/previous damage were observed in Family Room. Not high moisture level was observed at time of inspection. The cause of this condition was not determined. If sheetrock and insulation were affected by moisture, it should be removed, replaced and preventive measures for microbial hazards should be undertaken by a qualified, verified, licensed professional. The structural components related to

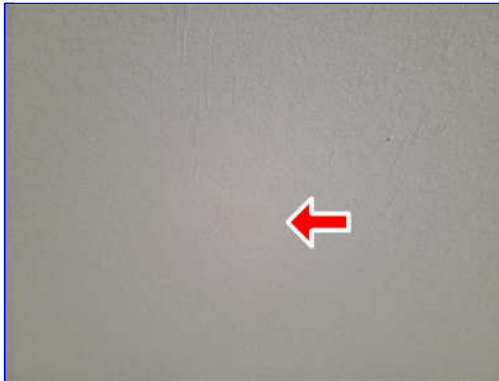
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

this condition are not accessible to inspect for quality of installation, or possible component failure. This leave some degree of uncertainty regarding the condition. The buyer should obtain any and all information available regarding this condition prior to closing.



F. Item 1(Picture)

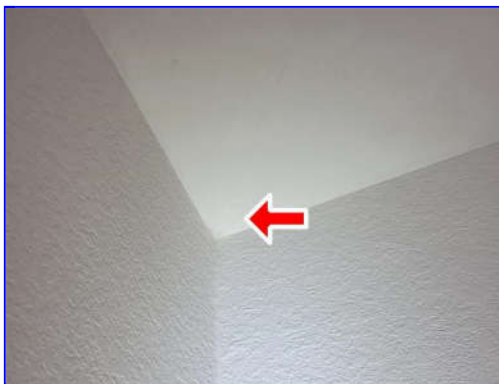


F. Item 2(Picture)

(3) Minor ceiling cracks were observed at some corners of the house. I recommend monitor and repair if needed.



F. Item 3(Picture) Master



F. Item 4(Picture)



F. Item 5(Picture) Living Room



F. Item 6(Picture)

(4) The floor tile(s) in Living Room was/were observed to have the following defect(s): chipped.

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

I NI NP D



F. Item 7(Picture)

(5) Carpeting should be deep cleaned before move-in.



F. Item 8(Picture)



F. Item 9(Picture)

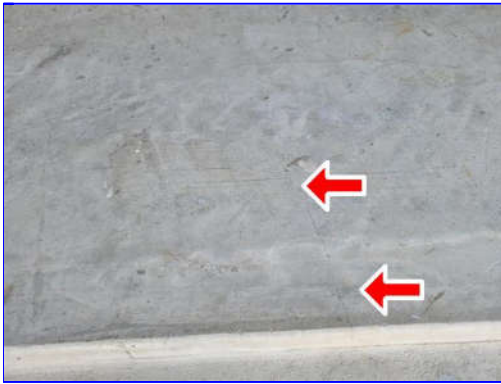


F. Item 10(Picture)

(6) There were cracks in the garage floor. This is typical of concrete and is not considered significant. It should be monitored for large separations or differential movement.

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I NI NP D



F. Item 11(Picture)



F. Item 12(Picture)



F. Item 13(Picture)

G. Doors (Interior and Exterior)

Comments:

The exterior door(s) at the front of home was/were observed to have the following defect(s): finish is damaged. Repair or replacement is needed.



G. Item 1(Picture)



G. Item 2(Picture)

H. Windows

Window type: Double Pane, Aluminum frame

Comments:

One window at Rear Left bedroom is/are fogged suggesting the seals have failed. A qualified, verified window specialist should be consulted regarding this condition.

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

The stair handrail(s) is/are loose and is/are a potential safety concern. Repairs should be made to prevent potential injuries. The design strength of a handrail should resist a 200-pound concentrated load applied at any point in any direction along the handrail or the top of the guard.



I. Item 1(Picture)

J. Fireplaces and Chimneys

Types of Fireplaces: None

Comments:

(1) n/a

(2) **Buyers Advisory Notice:**

Inspector does not light gas fireplaces and does not start fires with organic materials. Many potential safety hazards exist lighting units that are not in regular use. Given the limited winter in our area of Texas, many fireplaces are not used regularly. A qualified, verified chimney professional and/or plumber should be consulted regarding further inspection, should the buyer need a full inspection of the gas aspects of the fireplace.

If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org).

K.

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

I NI NP D

Porches, Balconies, Decks and Carports

Comments:

L. Other

Home Is: Vacant

Structure Type: Single Family

Comments:

(1) Examples of Exterior Views of Property at Time of Inspection



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)



L. Item 4(Picture)



L. Item 5(Picture)



L. Item 6(Picture)

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

I NI NP D



L. Item 7(Picture)



L. Item 8(Picture)



L. Item 9(Picture)



L. Item 10(Picture)

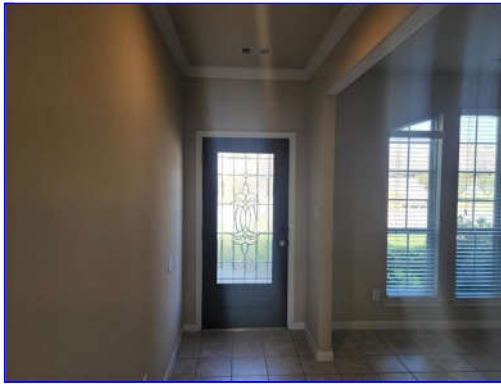
(2) Examples of Interior Views of Property at Time of Inspection

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

I NI NP D



L. Item 11(Picture)



L. Item 12(Picture)



L. Item 13(Picture)



L. Item 14(Picture)



L. Item 15(Picture)



L. Item 16(Picture)



L. Item 17(Picture)



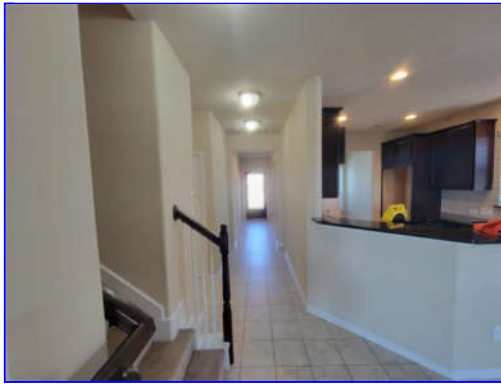
L. Item 18(Picture)

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

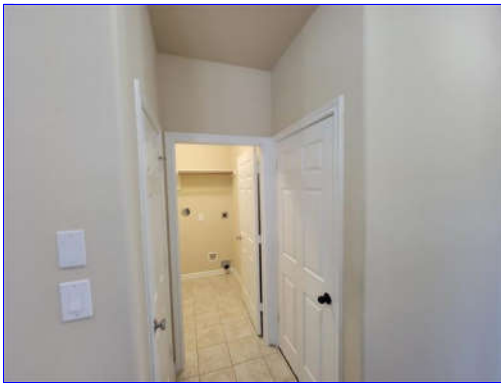
I NI NP D



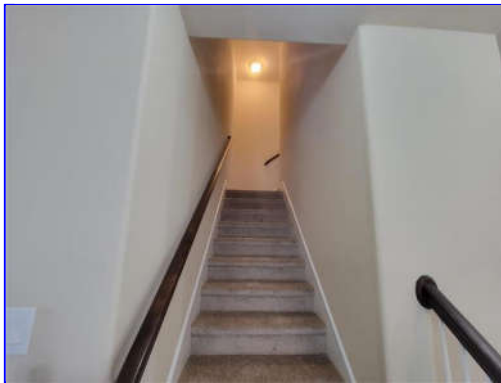
L. Item 19(Picture)



L. Item 20(Picture)



L. Item 21(Picture)



L. Item 22(Picture)



L. Item 23(Picture)



L. Item 24(Picture)



L. Item 25(Picture)



L. Item 26(Picture)

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

I NI NP D



L. Item 27(Picture)



L. Item 28(Picture)



L. Item 29(Picture)



L. Item 30(Picture)



L. Item 31(Picture)



L. Item 32(Picture)

(3) **Buyers Advisory Notice:** All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

(4) Dead wood was observed in front of the house. Dead wood is potentially dangerous. Dead wood provides habitat for wood destroying insects. This is a potential fire and safety hazard. Inspector recommends removal of the dead wood.

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

I NI NP D



L. Item 33(Picture)



L. Item 34(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed (if required) contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Located: Interior of garage

Main Disconnet Located: In the main panel

Electrical Service Connectors: Underground

Electric Panel Manufacturer: Square D

Main Breaker Amps: 200 AMP

Feeder wire type: Aluminum

Branch wire type: Copper

Comments:

(1) Panel Views

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

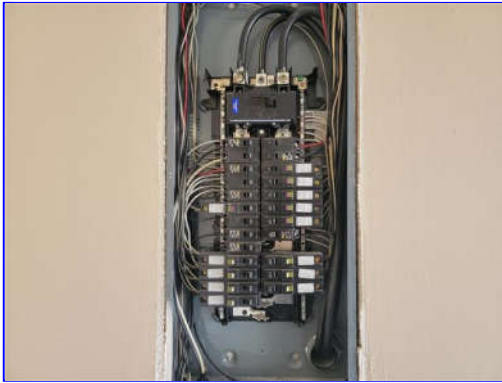
I NI NP D



A. Item 1(Picture)



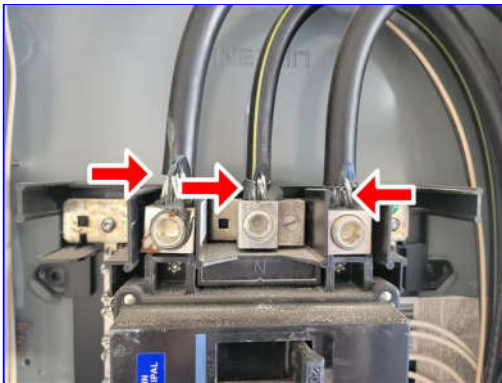
A. Item 2(Picture)



A. Item 3(Picture)

(2) **Buyers Advisory Notice:** Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

(3) The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

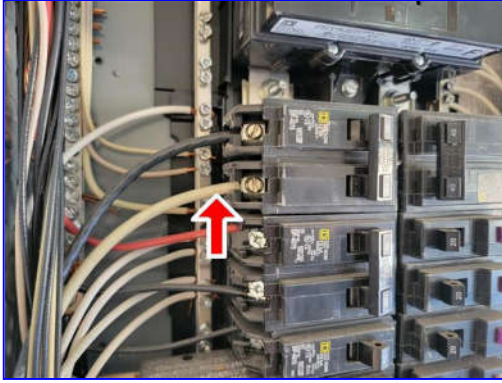


A. Item 4(Picture)

(4) Cables at breakers are white, an improper color code for these cables.

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

I NI NP D



A. Item 5(Picture)

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

(1) **Buyers Advisory Notice:** The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

(2) **Buyers Advisory Notice:**

Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

Carbon monoxide detectors should be present in the home and installed to manufacturer instructions when gas utilities are present in the home.

(3) Ceiling fan in various locations was/were observed to have the following defect(s): is not properly balanced and is inoperative using the available controls.



B. Item 1(Picture) Dining Room



B. Item 2(Picture) Left Bedroom

(4) At least one receptacle(s) in kitchen area was/were observed to have the following defect(s): have damaged cover plates. Damaged or missing cover plates should be replaced.

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

I NI NP D



B. Item 3(Picture)

(5) Light in Kitchen area was observed flickering when in operation. Recommend a qualified professional evaluate and repair.



B. Item 4(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed electrician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Number of forced air gas furnaces: One

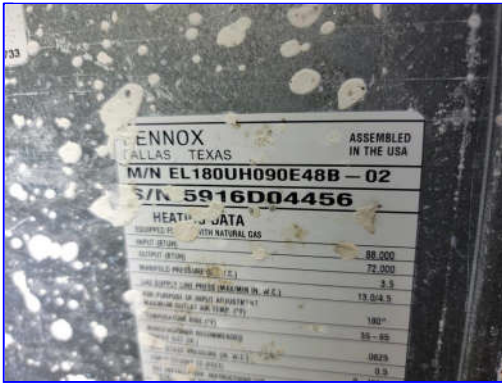
Heat System Brand: Lennox

Comments:

(1) View of Furnace(s) and Data Plate(s) (if available)

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

I NI NP D



A. Item 1(Picture)



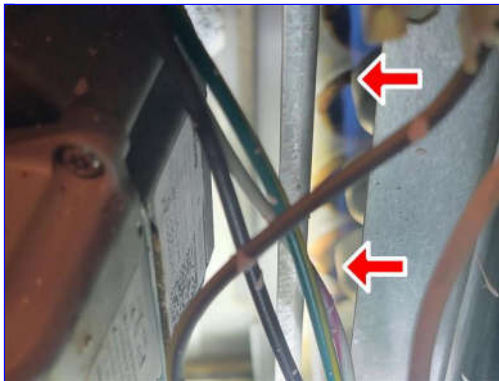
A. Item 2(Picture)

(2) **Buyers Advisory Notice:** Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(3) There were areas of rust present at the heater cabinet. Recommend further investigation.



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

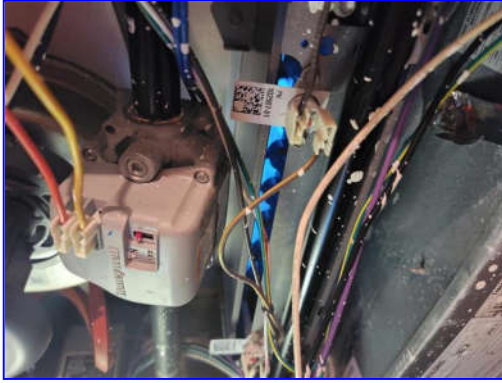


A. Item 6(Picture)

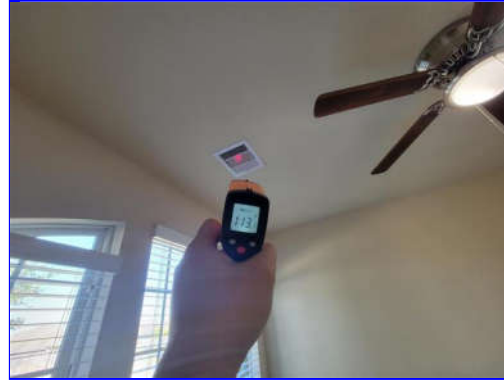
(4) The furnace servicing the entire home was operable at the time of the inspection.

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

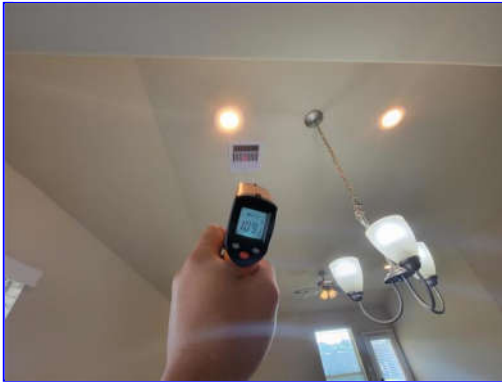
I NI NP D



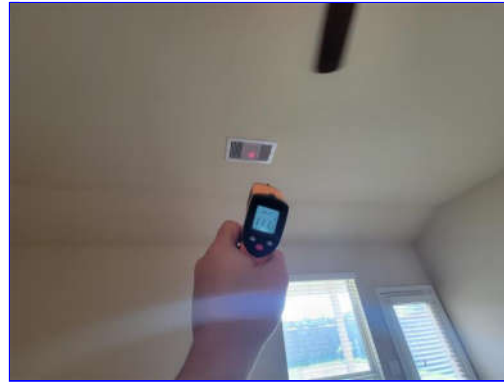
A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)



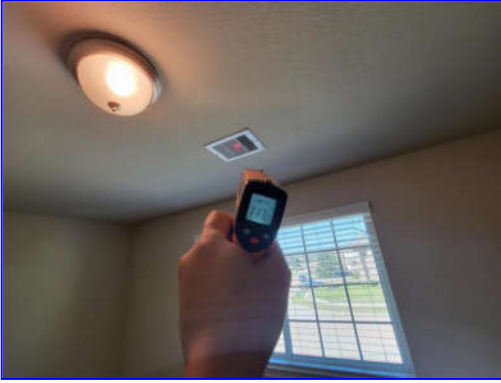
A. Item 11(Picture)



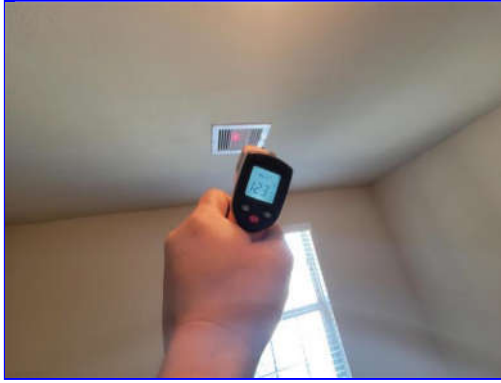
A. Item 12(Picture)

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

I NI NP D



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)

B. Cooling Equipment

Outdoor Temperature at Time of Inspection (Approximate Range): 90 to 100 Degrees

Cooling system brand / BTU: Lennox, 42,000 BTU

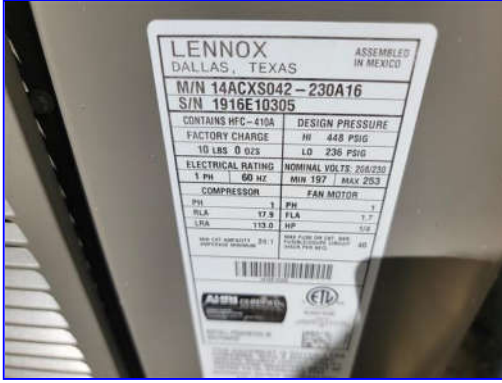
Cooling system Delta T: 14

Comments:

(1) View of Condensing Unit(s) and Data Plate(s) (if available)

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

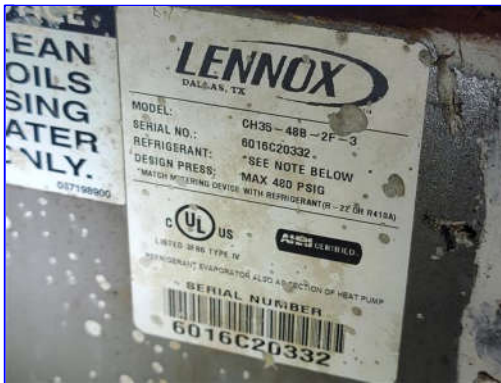


B. Item 3(Picture)

(2) View of Evaporator Unit(s) and Data Plate(s) (if available)

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

(3) **Buyers Advisory Notice:** Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

(4) **Buyers Advisory Notice:** The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

(5) Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.



B. Item 7(Picture)



B. Item 8(Picture)

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

I NI NP D

(6) There is evidence of past blockage of the cooling system primary condensation drain line.



B. Item 9(Picture)



B. Item 10(Picture)

(7) The cooling system does not appear to have been serviced recently. It is the inspectors recommendation to request receipts from the current home owner documenting any service that may have been performed. If the system has not been serviced within the last year, it is the inspectors recommendation to have the heating / cooling equipment serviced by a licensed HVAC technician.



B. Item 11(Picture)



B. Item 12(Picture)



B. Item 13(Picture)



B. Item 14(Picture)

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

I NI NP D



B. Item 15(Picture)



B. Item 16(Picture)



B. Item 17(Picture)



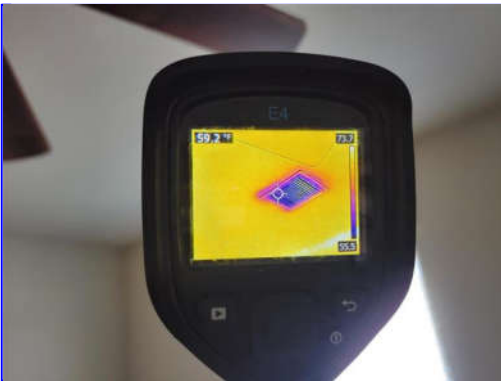
B. Item 18(Picture)



B. Item 19(Picture)



B. Item 20(Picture)



B. Item 21(Picture)



B. Item 22(Picture)

C.

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

I NI NP D

Duct Systems, Chases, and Vents

Ductwork: Flexible duct
Filter Type: Disposable
Filter Size: 20x25x4

Comments:

(1) **Buyers Advisory Notice:** Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.



C. Item 1(Picture)



C. Item 2(Picture)

(2) Ductwork was observed to be in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. Condensation can lead to excess moisture in the attic space. This can lead to potential problem, i.e. wet insulation and conducive conditions that can lead to organic microbial growth.



C. Item 3(Picture)



C. Item 4(Picture)

D. Other

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed HVAC technician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Right side exterior of home

Static water pressure reading: 70 pounds/square inch

Water Source: Public

Plumbing Water Distribution (inside home): PEX

Location of interior shut offs: At fixtures

Comments:

(1) Static pressure at the time of inspection. Normal pressure should be between 40-80 psi (pounds per square inch)



A. Item 1(Picture)

(2) EXTERIOR PLUMBING

No visible leaks were observed

(3) KITCHEN PLUMBING

No visible leaks were observed



A. Item 2(Picture)



A. Item 3(Picture)

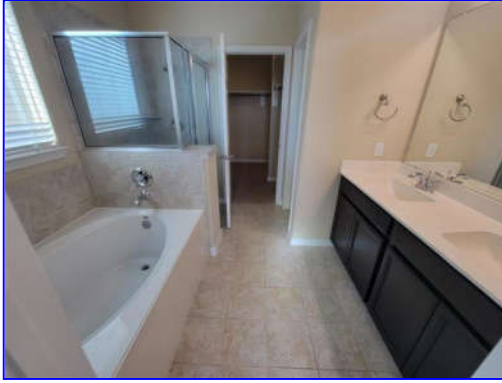
(4) PRIMARY BATHROOM PLUMBING

No visible leaks were observed.

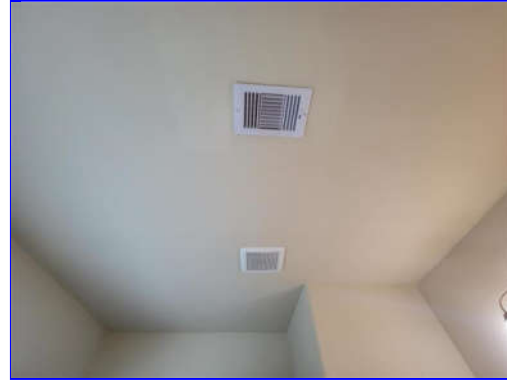
- Faucet(s) was/were observed to have the following defect(s): hot cold orientations reversed.

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

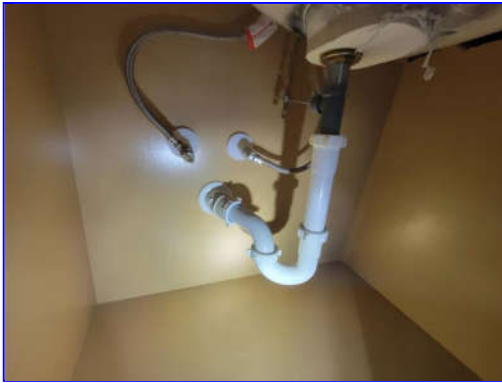
I NI NP D



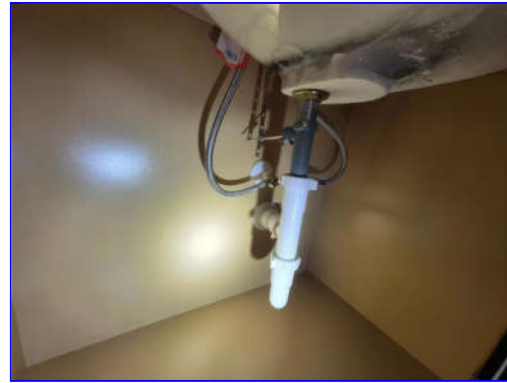
A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)



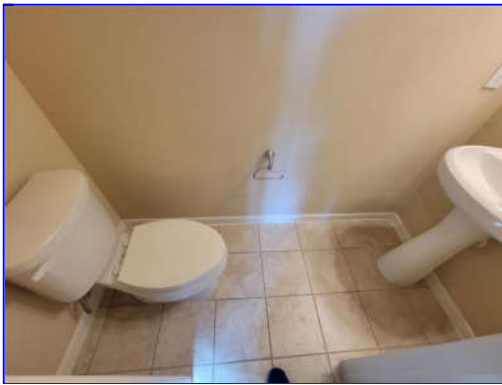
A. Item 11(Picture)

(5) POWDER ROOM PLUMBING

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

I NI NP D

No visible leaks were observed



A. Item 12(Picture)



A. Item 13(Picture)



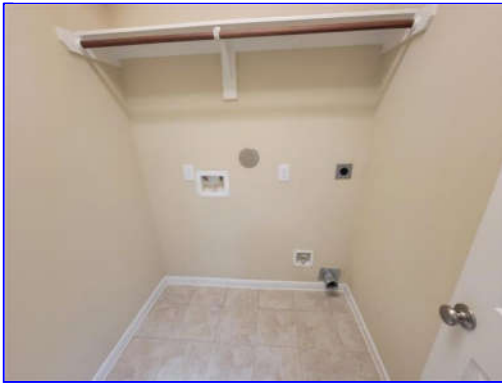
A. Item 14(Picture)

(6) LAUNDRY PLUMBING

No visible leaks were observed

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

I NI NP D



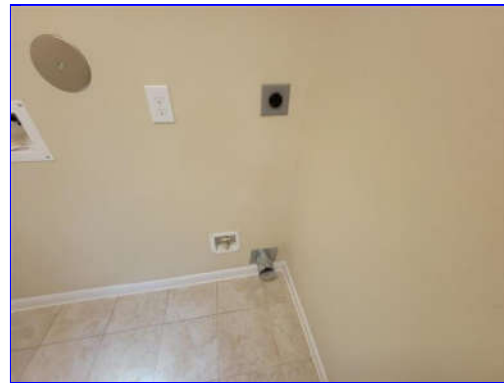
A. Item 15(Picture)



A. Item 16(Picture)



A. Item 17(Picture)



A. Item 18(Picture)

(7) HALL BATHROOM PLUMBING

Visible leaks were observed under sink.

- Caulk/grout improvements are needed.

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

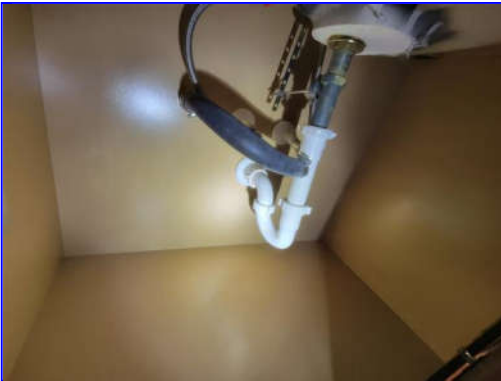
I NI NP D



A. Item 19(Picture)



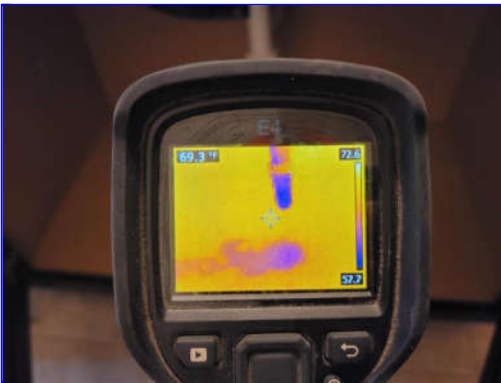
A. Item 20(Picture)



A. Item 21(Picture)



A. Item 22(Picture)



A. Item 23(Picture)



A. Item 24(Picture)



A. Item 25(Picture)



A. Item 26(Picture)

(8) ATTIC PLUMBING

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

I NI NP D

No visible leaks were observed

(9) **Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems:** Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

(10) The supply valve to the home is located exterior right of home. This is the main shut off to the home. In the event of a plumbing emergency this is where you will shut off the supply of water to the home.



A. Item 27(Picture)

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

Buyers Advisory Notice - Limitations Regarding Drain Systems: The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

C. Water Heating Equipment

Water Heater Manufacturer: American

Water Heater Capacity: 50 Gallon

Number of water heaters: One

Water Heater Energy Sources: Gas

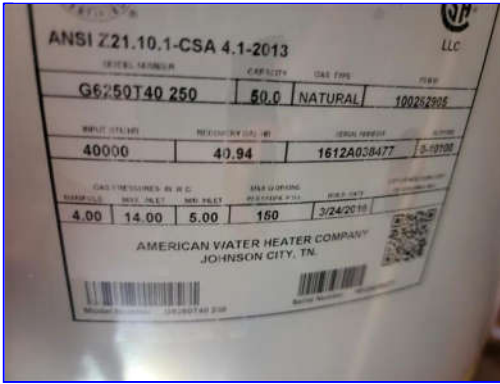
Water Heater Location: Attic

Comments:

(1) View of Water Heater(s) and Data Plate(s)

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

(2) The water heater(s) was/were observed to be functioning as intended.



C. Item 5(Picture)

D. Hydro-Massage Therapy Equipment

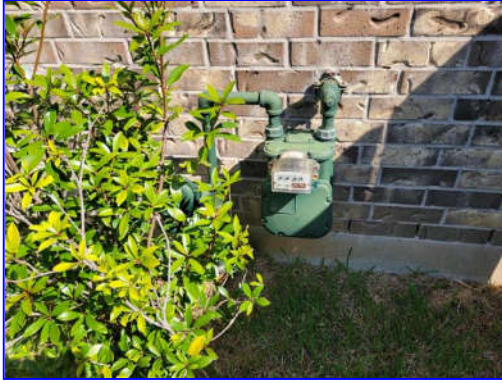
Comments:
n/a

E. Gas Distribution Systems and Gas Appliances

Gas Meter Location: Right
Type of Gas Distribution Piping Material: Steel
Comments:
Gas Meter Views

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

I NI NP D



E. Item 1(Picture)

F. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed plumber be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

V. APPLIANCES

A. Dishwashers

Dishwasher Brand: General Electric

Comments:

(1) View of Dishwasher and Data Plate (if available)

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

(2) The dishwasher was found to be inoperable using the normal controls at the time of inspection. This condition should be further investigated by a qualified appliance professional.

(3) The dishwasher was observed to be improperly installed in the cabinet opening. The unit was observed to be loose in the opening and should be secured with proper length screws to the underside of the cabinet.



A. Item 4(Picture)

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

(1) View of Disposal and Data Plate (if available)

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(2) The food waste disposer was inoperative at the time of the inspection. Furthermore, food disposal was observed to have the following defect(s): rusted inside at the blades. An appliance specialist is recommended to evaluate and estimate repairs.



B. Item 3(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Whirlpool

Range hood is vented: to the exterior of the home

Comments:

(1) View of Exhaust System and Data Plate (if available)

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(2) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.



C. Item 4(Picture)

(3) The range hood vent was observed to have the following defect(s): not properly installed and is venting into the interior of the home/cabinet space. The range hood vent should be sealed where needed.

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

I NI NP D



C. Item 5(Picture)

D. Ranges, Cooktops and Ovens

Range: General Electric, Gas

Oven: General Electric, Gas

Shut Off Location for Gas Appliance: Behind cabinet on the right of appliance

Comments:

(1) View of Cooking Appliance(s) and Data Plate(s) (if available)



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

(2) **Buyers Advisory Notice:** The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

(3) The oven light was inoperative at the time of inspection.

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

I NI NP D



D. Item 5(Picture)

(4) The range was observed to be properly functioning as intended.



D. Item 6(Picture)



D. Item 7(Picture)

E. Microwave Ovens

Built in Microwave: Whirlpool

Comments:

(1) View of Microwave and Data Plate (if available)



E. Item 1(Picture)

(2) **Buyers Advisory Notice:** The inspector does not test microwave for radiation leakage.

(3) The microwave was observed to have the following defect(s): door does not able to open properly. Repair is recommended.

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

I NI NP D



E. Item 2(Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fan(s) at the powder room was/were observed to have the following defect(s): unusually noisy and may need service



F. Item 1(Picture)

G. Garage Door Operator(s)

Number of garage door openers: One

Garage door operator brand: Chamberlain / LiftMaster

Comments:

(1) View of Opener(s) and Data Plate(s) (if available)

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

I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

(2) Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.



G. Item 4(Picture)

H. Dryer Exhaust Systems

Comments:

Buyers Advisory Notice: Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified appliance repair specialist to the deficient system be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

General Summary

Customer
John Brian

Address
8643 Vista Hills Dr
Richmond TX 77407

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

Grading and Drainage

Inspected, Deficient

- 1 (2) Gutters in front of house are holding water. Repairs should be made for proper drainage.
- 2 (3) The gutters and down spouts was observed to be in need of cleaning. Gutters and downspouts should be further examined for possible defects after cleaning for proper drainage.

Roof Covering Materials

Inspected, Deficient

- 3 (4) The flashing(s) on Left Side was/were observed have the following defect(s): raised. Defective flashing should be repaired to prevent water intrusion.
- 4 (5) **Buyers Advisory Notice:** This home was observed to have a roof mounted satellite dish and/or unused brackets from removed satellite dishes. The type mounting bracket observed has been known to create roof leaks. Installation of a mounting bracket that will not damage shingles may be advisable. In addition, when removing the brackets, the roof covering beneath the bracket should be replaced to avoid water intrusion.

Roof Structures and Attics

Inspected, Deficient

- 5 (3) Ridge vent or passive vent was not observed at a part of roof. The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates it will help reduce the potential for ice dams on the roof and condensation within the attic.
- 6 (4) Areas of the attic space were observed to be missing insulation. Missing insulation should be replaced. Missing insulation can cause energy loss and higher electric/gas bills. Insulation no less than R30 should be used. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.

Walls (Interior and Exterior)

Inspected, Deficient

- 7 (2) Masonry (brick / stone) cracks were observed above garage door. The lintel is minor sagging and not fully support the brick wall above. Recommend to repair.

8

(3) Mortar separation was observed in Front of the house. Depending on the degree of deterioration, repairs may be needed. In the event repairs are needed, a qualified, verified mason should be consulted regarding proper repairs.

- 9 (4) Caulking trim and windows in some locations, was observed to need improvement. Make improvements as needed.
- 10 (5) The siding in Rear of house was/were observed to have the following defect(s): broken. This condition could lead to moisture intrusion into the home.

Ceilings and Floors

Inspected, Deficient

- 11 (2) Evidence of repairs/previous damage were observed in Family Room. Not high moisture level was observed at time of inspection. The cause of this condition was not determined. If sheetrock and insulation were affected by moisture, it should be removed, replaced and preventive measures for microbial hazards should be undertaken by a qualified, verified, licensed professional. The structural components related to this condition are not accessible to inspect for quality of installation, or possible component failure. This leave some degree of uncertainty regarding the condition. The buyer should obtain any and all information available regarding this condition prior to closing.
- 12 (3) Minor ceiling cracks were observed at some corners of the house. I recommend monitor and repair if needed.
- 13 (4) The floor tile(s) in Living Room was/were observed to have the following defect(s): chipped.
- 14 (6) There were cracks in the garage floor. This is typical of concrete and is not considered significant. It should be monitored for large separations or differential movement.

Doors (Interior and Exterior)

Inspected, Deficient

- 15 The exterior door(s) at the front of home was/were observed to have the following defect(s): finish is damaged. Repair or replacement is needed.

Windows

Inspected, Deficient

- 16 One window at Rear Left bedroom is/are fogged suggesting the seals have failed. A qualified, verified window specialist should be consulted regarding this condition.

Stairways (Interior and Exterior)

Inspected, Deficient

- 17 The stair handrail(s) is/are loose and is/are a potential safety concern. Repairs should be made to prevent potential injuries. The design strength of a handrail should resist a 200-pound concentrated load applied at any point in any direction along the handrail or the top of the guard.

Other

Inspected, Deficient

- 18 (4) Dead wood was observed in front of the house. Dead wood is potentially dangerous. Dead wood provides habitat for wood destroying insects. This is a potential fire and safety hazard. Inspector recommends removal of the dead wood.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels

Inspected, Deficient

- 19 (3) The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
- 20 (4) Cables at breakers are white, an improper color code for these cables.

Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

- 21 (3) Ceiling fan in various locations was/were observed to have the following defect(s): is not properly balanced and is inoperative using the available controls.
- 22

(4) At least one receptacle(s) in kitchen area was/were observed to have the following defect(s): have damaged cover plates. Damaged or missing cover plates should be replaced.

- 23 (5) Light in Kitchen area was observed flickering when in operation. Recommend a qualified professional evaluate and repair.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Inspected, Deficient

- 24 (3) There were areas of rust present at the heater cabinet. Recommend further investigation.

Cooling Equipment

Inspected, Deficient

- 25 (5) Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.
- 26 (6) There is evidence of past blockage of the cooling system primary condensation drain line.
- 27 (7) The cooling system does not appear to have been serviced recently. It is the inspectors recommendation to request receipts from the current home owner documenting any service that may have been performed. If the system has not been serviced within the last year, it is the inspectors recommendation to have the heating / cooling equipment serviced by a licensed HVAC technician.

Duct Systems, Chases, and Vents

Inspected, Deficient

- 28 (2) Ductwork was observed to be in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. Condensation can lead to excess moisture in the attic space. This can lead to potential problem, i.e. wet insulation and conducive conditions that can lead to organic microbial growth.

IV. PLUMBING SYSTEM

Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

- 29 (4) PRIMARY BATHROOM PLUMBING

No visible leaks were observed.

- Faucet(s) was/were observed to have the following defect(s): hot cold orientations reversed.

- 30 (7) HALL BATHROOM PLUMBING

Visible leaks were observed under sink.

- Caulk/grout improvements are needed.

V. APPLIANCES

Dishwashers

Inspected, Deficient

- 31 (2) The dishwasher was found to be inoperable using the normal controls at the time of inspection. This condition should be further investigated by a qualified appliance professional.
- 32 (3) The dishwasher was observed to be improperly installed in the cabinet opening. The unit was observed to be loose in the opening and should be secured with proper length screws to the underside of the cabinet.

Food Waste Disposers

Inspected, Deficient

- 33** (2) The food waste disposer was inoperative at the time of the inspection. Furthermore, food disposal was observed to have the following defect(s): rusted inside at the blades. An appliance specialist is recommended to evaluate and estimate repairs.

Range Hood and Exhaust Systems

Inspected, Deficient

- 34** (2) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.
- 35** (3) The range hood vent was observed to have the following defect(s): not properly installed and is venting into the interior of the home/cabinet space. The range hood vent should be sealed where needed.

Ranges, Cooktops and Ovens

Inspected, Deficient

- 36** (3) The oven light was inoperative at the time of inspection.

Microwave Ovens

Inspected, Deficient

- 37** (3) The microwave was observed to have the following defect(s): door does not able to open properly. Repair is recommended.

Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

- 38** The exhaust fan(s) at the powder room was/were observed to have the following defect(s): unusually noisy and may need service

Garage Door Operator(s)

Inspected, Deficient

- 39** (2) Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.