

Arsenal Inspection Services
Property Inspection Report



**ARSENAL
INSPECTION
SERVICES**



**Abner Brown License #20495
Arsenal Inspection Services**

**17139 GLENEAGLE DRIVE
Inspection Prepared For: Josh Abbott
Agent: Darrell Anderson - Re/Max Cinco Ranch**

**Date of Inspection: 4/9/2019
Year Built: 1980 Size: 1976 Sqft**

PROPERTY INSPECTION REPORT

Prepared For: Josh Abbott
(Name of Client)

Concerning: 17139 GLENEAGLE DRIVE, CONROE TEXAS , 77385
(Address or Other Identification of Inspected Property)

By: Abner Brown, License #20495 4/9/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturers' 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. 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.

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

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

"Items not specifically noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited

amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form."

"The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property."

NOTICE: This limited visual inspection is not a certification or warranty, expressed or implied. Simply viewing any system in a general manner does not give a specific diagnosis of any possible internal issues within said system. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made, a copy of the contractors and manufacturer warranty to see if any warranty can be transferred or is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.

"NOTE: No environmental inspections 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 asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing."

"INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED"

Orientation Directions: All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. STRUCTURAL SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 A. Foundations

Type of Foundation(s):

- Post Tension Slab Foundation

Comments:

NOTICE: This report of the foundation is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Foundation comments: (Slab on Grade)

Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report. Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Note that observed evidence of movement may be perceived differently by your Buyer or Inspector at the time of resale. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against further observations of movement. Otherwise you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Special note: foundation has what is known as a corner pop, this is not a structural issue as it is located at the very corners of the house where the foundation bears no weight and cannot be structurally affected. The inspector does recommend at some point patching this and observation over time to make sure that the foundation does not crack in further in this area.

While deficiencies have been found with the foundation, it is the opinion of the inspector that the foundation does not appear to be in need of immediate remedial leveling at this date and time. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant movement in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.

Recommend contractor to evaluate for repairs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Special note: foundation has what is known as a corner pop, this is not a structural issue as it is located at the very corners of the house where the foundation bears no weight and cannot be structurally affected. The inspector does recommend at some point patching this and observation over time to make sure that the foundation does not crack in further in this area.

Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.



Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.

Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Grading and Drainage

Comments:

NOTICE: This report of the grading and drainage is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brickledge, 6 inches for siding. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damages. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects. Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

There did not appear to be a 6% (6-inches in 10 feet) positive drainage flow away from the rear perimeter of the foundation (to the street). [ref: International Residential Code R401.3 Drainage.] Disposal of water away from post-tension foundations is one of the requirements for this type of foundation under the Post Tension Institute design guidelines for the life of the structure. Grading should be

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

designed by a civil engineer. Berming of landscaped beds near the foundation should be avoided, since they can prevent the water from draining away.

Recommend contacting a landscaping specialist to evaluate the improvement of grading and drainage



There did not appear to be a 6% (6-inches in 10 feet) positive drainage flow away from the rear perimeter of the foundation (to the street). [ref: International Residential Code R401.3 Drainage.] Disposal of water away from post-tension foundations is one of the requirements for this type of foundation under the Post Tension Institute design guidelines for the life of the structure. Grading should be designed by a civil engineer. Berming of landscaped beds near the foundation should be avoided, since they can prevent the water from draining away.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------

Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Arial Drone

Comments:

NOTICE: This report of the roof covering is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the roof exterior structure. This inspection may not reveal all deficiencies. The inspector, by simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the roof covering may change due to effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

For the purposes of providing a non exhaustive inspection report as required by the Texas Real Estate Commission, the inspector will use any safe and available methods of investigation for the inspection of the roof. While walking the roof is the preferred method of investigation, sometimes that is not possible. The Texas Real Estate Commission states that the inspector is not required to: inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof. The inspector can inspect the roof covering by using binoculars from the ground level, by aerial drone or by placing a ladder at edge of the roof and viewing with binoculars. The client should be aware that these methods may not allow the inspector to adequately view some deficiencies like exposed nails, broken shingles, granule loss, any area behind the chimney or the top edge of skylights. The inspector suggests that further consultation with a qualified roofing professional be considered for more information.

Due to the height, poor vantage point, lack of an adequate access point, and steep pitch of the roof, the inspector finds that the roof could not be safely walked and has partially inspected the roof through the use of aerial drone. This method, however, could more than likely not reveal smaller issues like exposed nails or

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

other smaller deficiencies. The inspector does strongly recommend that for additional information about roof condition, maintenance and repairs that the previous owner or a roofing contractor be contacted.

Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

Damaged fascia board

Damaged shingles

Damaged roof jack flashing

Excessive debris found on the rooftop. This can prevent water from properly draining off the roof, increasing the chances of moisture penetrating into the roof structure. This also could be considered a fire hazard as the debris in dry conditions could increase chances fire starting with the right ignition source.

Improper installation of shingles around roof penetration flashing.

Repairs to the roof covering materials have been observed and appear to be done in a less than workmanlike manor. The repairs should be observed over time to make sure that, in time, moisture penetration has not occurred at any point.

Flashing is lifting

Roof jack flashing is lifting

Plumbing vent penetration does not meet it's required 6 inch height

Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.

Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Due to the height, poor vantage point, lack of an adequate access point, and steep pitch of the roof, the inspector finds that the roof could not be safely walked and has partially inspected the roof through the use of aerial drone. This method, however, could more than likely not reveal smaller issues like exposed nails or other smaller deficiencies. The inspector does strongly recommend that for additional information about roof condition, maintenance and repairs that the previous owner or a roofing contractor be contacted.

Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.



Damaged fascia board



Flashing is lifting

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Excessive debris found on the rooftop. This can prevent water from properly draining off the roof, increasing the chances of moisture penetrating into the roof structure. This also could be considered a fire hazard as the debris in dry conditions could increase chances fire starting with the right ignition source.



Damaged shingles



Damaged shingles



Damaged shingles

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Damaged fascia board



Damaged shingles



Plumbing vent penetration does not meet it's required 6 inch height



Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Roof jack flashing is lifting



Damaged roof jack flashing



Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.



Damaged roof jack flashing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

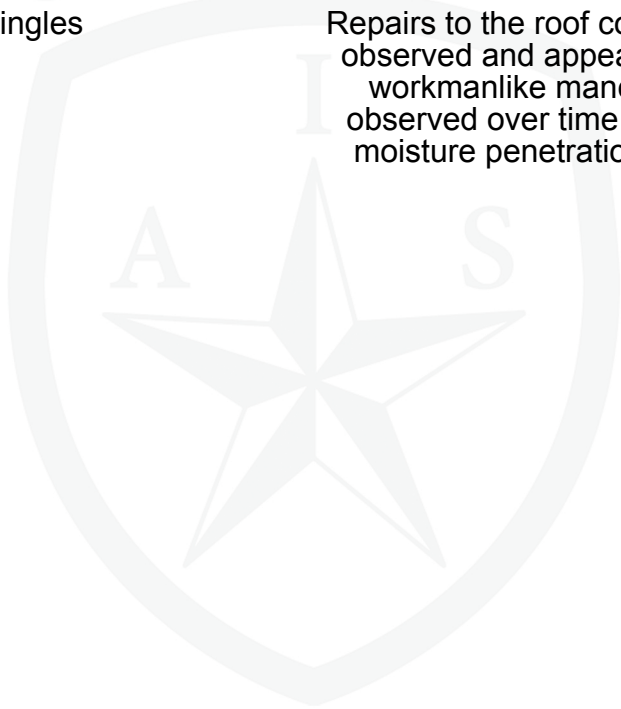
I	NI	NP	D
---	----	----	---



Damaged shingles



Repairs to the roof covering materials have been observed and appear to be done in a less than workmanlike manor. The repairs should be observed over time to make sure that, in time, moisture penetration has not occurred at any point.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- No vertical insulation present in the attic

Comments:

NOTICE: This report of the roof structure is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. There are many situations where parts of the attic's roof structure may not be accessible due to certain obstructions. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof and the performance of the roof structure and systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Attic Ladder appears damaged may not be able to handle the weight of both a person and appliance moving up and down the ladder. Recommend an evaluation possible repair or replacement

Missing insulation on the attic access door.

Split/Broken framing boards observed.

Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Attic Ladder appears damaged may not be able to handle the weight of both a person and appliance moving up and down the ladder. Recommend an evaluation possible repair or replacement



Missing insulation on the attic access door.



Split/Broken framing boards observed.



Split/Broken framing boards observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Roof Structures and Attic space



Roof Structures and Attic space



Roof Structures and Attic space



Roof Structures and Attic space

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of wood
- Interior walls are made of Drywall

Comments:

NOTICE: This report of the walls, is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Wall penetrations for the **AVC** unit entering into the wall is not properly flashed.

Missing or deteriorated grout lines around the guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.

Missing or deteriorated caulking in between joints in the siding(exterior)

Missing or deteriorated mortar joints in between the brick(exterior)

Earth to wood contact on the exterior siding

Exterior siding is deteriorated

Wood destroying insects found present at the exterior of the structure by professionals from Scientific Exterminators Of Texas.

I=Inspected

NI=Not Inspected

NP=Not Present

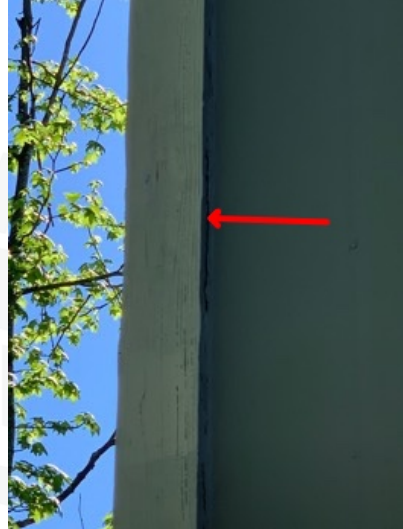
D=Deficient

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

Vegetation growing through the wall system.



Exterior siding is deteriorated



Missing or deteriorated caulking in between joints in the siding(exterior)



Wood destroying insects found present at the exterior of the structure by professionals from Scientific Exterminators Of Texas.



Wood destroying insects found present at the exterior of the structure by professionals from Scientific Exterminators Of Texas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Wood destroying insects found present at the exterior of the structure by professionals from Scientific Exterminators Of Texas.



Wall penetrations for the A/C unit entering into the wall is not properly flashed.



Exterior siding is deteriorated



Missing or deteriorated caulking in between joints in the siding(exterior)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Earth to wood contact on the exterior siding



Exterior siding is deteriorated



Missing or deteriorated caulking in between joints in the siding(exterior)



Missing or deteriorated mortar joints in between the brick(exterior)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

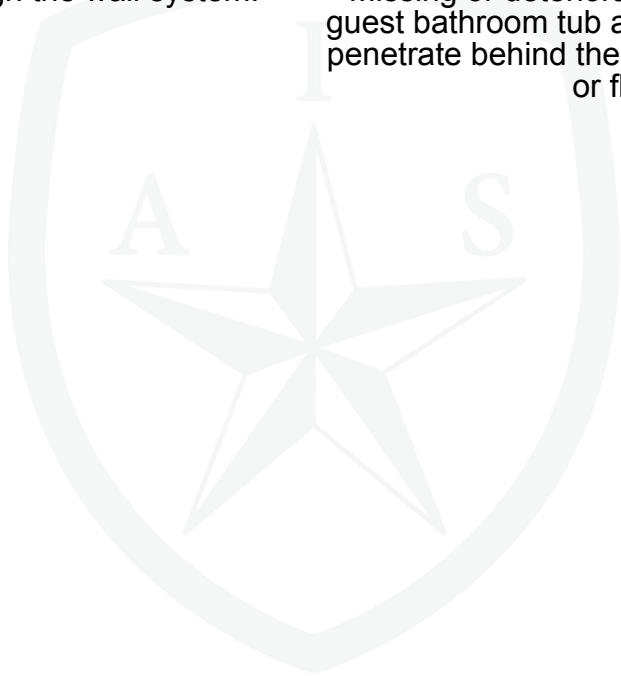
I	NI	NP	D
---	----	----	---



Vegetation growing through the wall system.



Missing or deteriorated grout lines around the guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------

Ceiling & Floor Materials:

- Ceiling is made of drywall

Comments:

NOTICE: This report of the ceilings and floors is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Thinset used underneath tiles to adhere the tile flooring to the floor concrete is not properly installed. This can cause cracking of the tile under heavy weight and in situations of indoor temperature fluctuation, can cause tile to pop loose. Recommend repairing.

Cracked/Damaged flooring present

I=Inspected

NI=Not Inspected

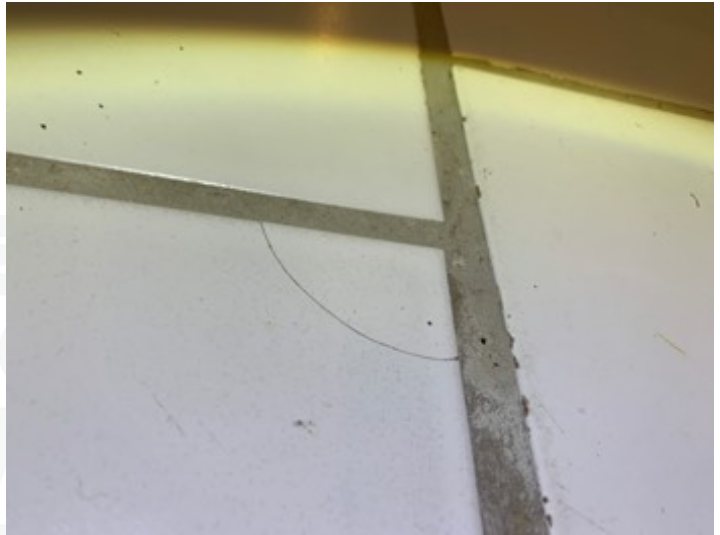
NP=Not Present

D=Deficient

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



Cracked/Damaged flooring present



Cracked/Damaged flooring present



Thinset used underneath tiles to adhere the tile flooring to the floor concrete is not properly installed. This can cause cracking of the tile under heavy weight and in situations of indoor temperature fluctuation, can cause tile to pop loose. Recommend repairing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior & Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------

Comments:

NOTICE: This report of the doors is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Rusting lintel above the front door exterior

Master bedroom closet door did not latch properly, may be in need of striker plate adjustment.

Bedroom door did not latch properly, may be in need of striker plate adjustment.(2 bedrooms)

Damaged door frame at the rear exterior of the house

Bathroom door jamb has been repaired with a less the workmen like quality

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



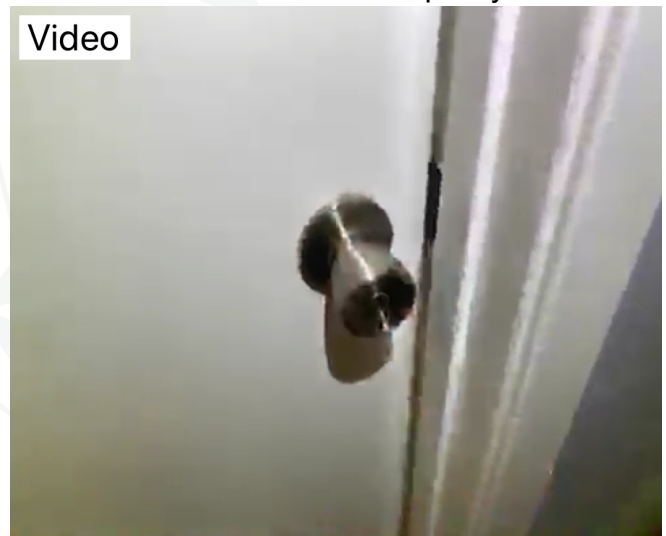
Damaged door frame at the rear exterior of the house



Bathroom door jamb has been repaired with a less the workmen like quality



Master bedroom closet door did not latch properly, may be in need of striker plate adjustment.



Bedroom door did not latch properly, may be in need of striker plate adjustment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Bedroom door did not latch properly, may be in need of striker plate adjustment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------

Window Types:

- Sliding glass door present
- Stationary style windows
- Windows are made of alluminum

Comments:

NOTICE: This report of the windows is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Broken Window(s)

Bedroom window did not lock/latch

Missing latch

Missing screens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing screens



Missing screens



Missing latch



Broken Window(s)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Broken Window(s)



Missing screens



Bedroom window did not lock/latch

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Stairways (Interior & Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------------

Comments:

NOTICE: This report of the stairways is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Open space between balusters to wide, baluster opening should be 4 inches, baluster openings are currently at 10 inches.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Open space between balusters too wide, baluster opening should be 4 inches, baluster openings are currently at 10 inches.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the den

Types:

- Fireplace is prefabricated

Comments:

NOTICE: This report of the fireplace and chimneys is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Fireplace is a wood burning fireplace. Inspector does not test to see the actual operation of the fireplace, inspector looks for proper ventilation, positioning of dampers and fire stops within the structure.

Evidence of creosote build up, recommend having a complete cleaning performed.

Rusted chimney cap

Damaged firebox

Recommend contractor to evaluate for repairs.

I=Inspected

NI=Not Inspected

NP=Not Present

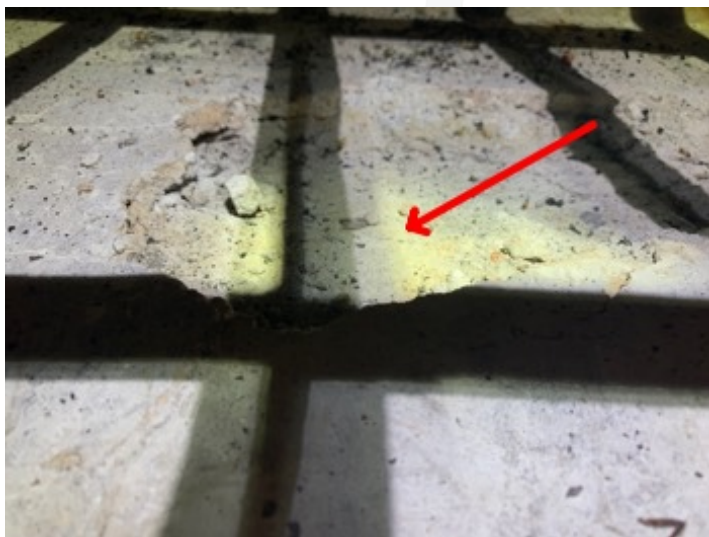
D=Deficient

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



Note: Fireplace is a wood burning fireplace. Inspector does not test to see the actual operation of the fireplace, inspector looks for proper ventilation, positioning of dampers and fire stops within the structure.

Evidence of creosote build up, recommend having a complete cleaning performed.



Damaged firebox

Rusted chimney cap

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

K. Porches, Balconies, Decks, and Carports

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

L. Other

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

II. ELECTRICAL SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the west side of the building
- Electrical panel is located in the rear of the structure
- Electrical panel is located at the exterior of structure

Materials & Amp Rating:

- Copper wiring
- 100 amp

Comments:

NOTICE: This report of the electrical panel is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

About the electrical panel:

Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.

Note: it is recommended that the electrical system be evaluated periodically by a qualified electrician for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

Service entrance is underground

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Bundled electrical wires are entering the electrical panel through one entry point. Electrical panels are equipped with multiple entry points to provide wiring to the panel. This type of installation is not recognized as being an acceptable method by the National Electrical Code. While the National Electric Code does not directly ban bundling in a panel, your municipal jurisdiction may allow this method of wiring by city ordinance. By entering the panel with electrical wiring through one entry location, it lessens the performance of the wiring, bundled wires can cause overheating and deterioration of insulation leading to potential short circuiting and the possibility of fire. It is because of this, that the wiring has a derating factor applied. The National Electric Code does require adjusting wire size (derating) for bundled wiring 24-inches or more in length as a way to avoid overheating. Derating reduces the ampacity of a conductor due to correction factors. Conductors are rated for a specific set of conditions, and when those conditions change, ampacity must be derated. Derating is to allow for cooling of the conductors. This type of wiring was done at the time of the panel installation and is not usually expected to be corrected and may even be allowed in certain municipalities as stated above.

The panel is not properly labeled

There are multi tapped neutral wires in the panel. Each neutral wire should be individually lugged.

Open breaker slot in electrical panel

Debris/dust from drywall in the bottom of the electrical service panel. Can be considered a fire hazard at some point.

Rusted union at the base of the service entry conduit.

Electrical service panel is not properly grounded, no ground wire leading from the panel.

Recommend an electrician to perform a complete system evaluation for any other possible issues and repair of listed items.

I=Inspected

NI=Not Inspected

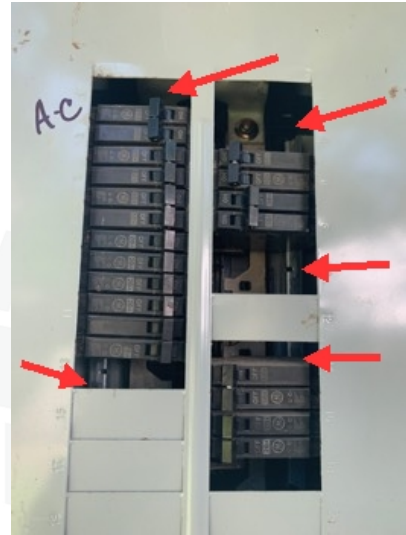
NP=Not Present

D=Deficient

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



Electrical Service Panel



Open breaker slot in electrical panel



I=Inspected

NI=Not Inspected

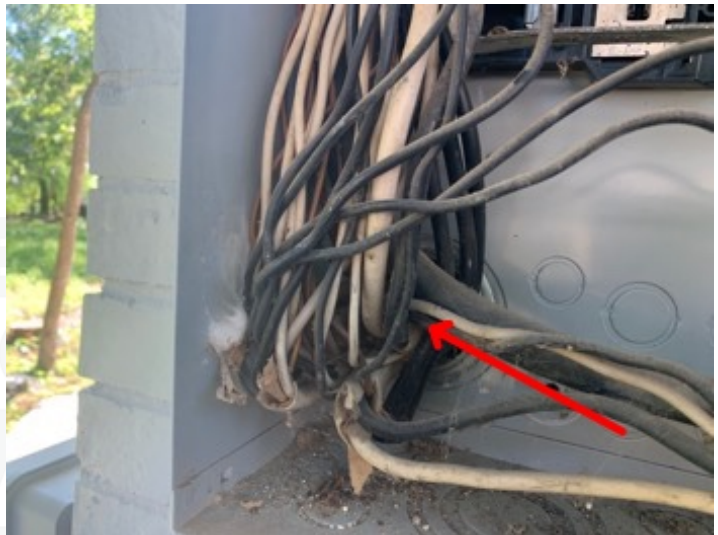
NP=Not Present

D=Deficient

I NI NP D



Inside Panel



Bundled electrical wires are entering the electrical panel through one entry point. Electrical panels are equipped with multiple entry points to provide wiring to the panel. This type of installation is not recognized as being an acceptable method by the National Electrical Code. While the National Electric Code does not directly ban bundling in a panel, your municipal jurisdiction may allow this method of wiring by city ordinance. By entering the panel with electrical wiring through one entry location, it lessens the performance of the wiring, bundled wires can cause overheating and deterioration of insulation leading to potential short circuiting and the possibility of fire. It is because of this, that the wiring has a derating factor applied. The National Electric Code does require adjusting wire size (derating) for bundled wiring 24-inches or more in length as a way to avoid overheating. Derating reduces the ampacity of a conductor due to correction factors. Conductors are rated for a specific set of conditions, and when those conditions change, ampacity must be derated. Derating is to allow for cooling of the conductors. This type of wiring was done at the time of the panel installation and is not usually expected to be corrected and may even be allowed in certain municipalities as stated above.

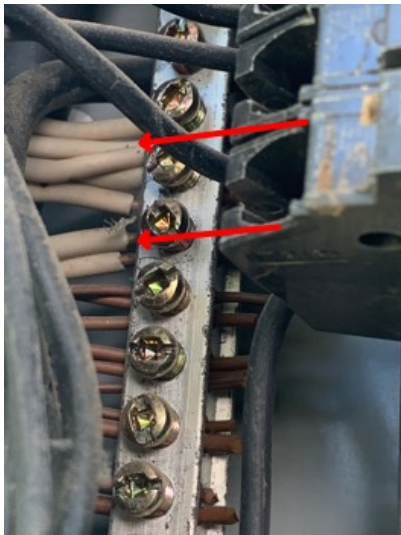
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



There are multi tapped neutral wires in the panel. Each neutral wire should be individually lugged.



Debris/dust from drywall in the bottom of the electrical service panel. Can be considered a fire hazard at some point.



Rusted union at the base of the service entry conduit.



Electrical service panel is not properly grounded, no ground wire leading from the panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Type of Wiring:

- Copper wiring
- 200 Amp service panel

Comments:

NOTICE: This report of the branch circuits is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including **CSSJ**, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

Ground Fault Circuit Interrupter (**GFCI**) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM! The Texas standards of practice for inspectors require us to mark this as a deficiency.

Arc Fault Circuit Interrupters (**AFCI**) may not have been in existence when this

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

home was built. As of 2002, Arc Fault Circuit Interrupters were introduced for use in bedrooms only and as of September of 2008 the technology was implemented for all habitable rooms of houses that were newly built. In 2015 the technology was implemented for usage in the kitchen area and 2017 will see the implementation of whole house AFCI Circuits. Arc- Fault Circuit Interrupters contain solid state circuitry that will identify the unique voltage and current wave form combinations that are the signature of an electrical arc, like a loose connection or if a child inserts a paper clip into an outlet. The Arc Fault breaker will then trip, turning power to the circuit off immediately. A licensed electrician should perform this type of upgrade. Homeowners are not required to bring this up to current codes.

No Arc Fault protection present. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.

Electrical outlet wired with an open ground(multiple outlets)

Exterior electrical outlet top receptacle is damaged.

Electrical outlets within 6 feet of the kitchen sink are not GFCI protected

Electrical outlets within 6 feet of the master bathroom sink(s) are not GFCI protected.

Electrical outlets within 6 feet of the guest bathroom sink(s) are not GFCI protected.

External electrical outlets are missing its waterproof covering

Missing box extender for electrical outlet in the kitchen area.

Light fixture not working properly, may have a short or may be in need of light bulb replacement.(multiple areas)

Recommend an electrician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Arc Fault Circuit Interrupters (AFCI) may not have been in existence when this home was built. As of 2002, Arc Fault Circuit Interrupters were introduced for use in bedrooms only and as of September of 2008 the technology was implemented and required for all habitable rooms of houses that were newly built. Arc Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, like a loose connection or if a child inserts a paper clip into an outlet. The Arc Fault breaker will then trip, turning power to the circuit off immediately.

No Arc Fault protection present. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.



External electrical outlets are missing its waterproof covering



External electrical outlets are missing its waterproof covering

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Exterior electrical outlet top receptacle is damaged.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.



Electrical outlet wired with an open ground



Electrical outlets within 6 feet of the kitchen sink are not GFCI protected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing box extender for electrical outlet in the kitchen area.



Example of a box extender



Electrical outlet wired with an open ground



Electrical outlet wired with an open ground

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



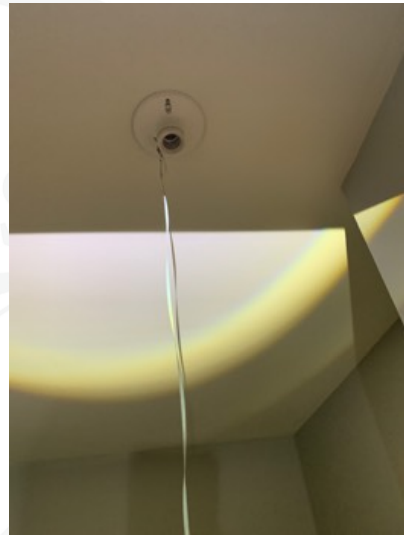
Electrical outlet wired with an open ground



Electrical outlet wired with an open ground



Electrical outlets within 6 feet of the master bathroom sink(s) are not GFCI protected.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Smoke and Carbon Monoxide Detectors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Materials:

- Number of Detectors Present: 1

Observations:

NOTICE: This report of the smoke detectors is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems. Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.

Smoke Detectors missing in guest bedroom(s)

Smoke Detectors missing in master bedroom

Smoke detectors missing in hallway adjacent to the guest & master bedroom(s)

Recommend adding or repairing smoke detectors where they're needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 A. Heating Equipment

Type of Systems:

- Electric forced hot air.

Energy Sources:

- Furnace located in attic

Comments:

NOTICE: This report of the heating equipment is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the heating system be evaluated periodically by a qualified HVAC technician for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.

The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company.

The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.
For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Access to heater in the attic is not the proper size, there should be at least 36 inches of workable space in front of the furnace unit.

Unit did not operate

Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



Access to heater in the attic is not the proper size, there should be at least 36 inches of workable space in front of the furnace unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Cooling Equipment

Type of Systems:

- Central Air
- Electric
- Unit located at the exterior east side of property

Comments:

NOTICE: This report of the cooling equipment is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the cooling system be evaluated periodically by a qualified HVAC technician for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.

Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading. The average life span of an A/C condenser, in this area, is between 10-13 years

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection.

We urge you to evaluate these systems prior to closing.

Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages.

Cooling system does not operate

Rusted drip pan found, this is from a past accumulation of condensation in the pan, possibly creating pin holes in the pan where moisture could leak.

AC does sit not level, this can affect the movement of coolant through the lines.

No emergency shut off switch within 50 feet of the AC unit

Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.

Improper drainage of the AC unit secondary drain line.

Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



AC Unit



AC Unit Specifications

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



No emergency shut off switch within 50 feet of the AC unit



AC does sit not level, this can affect the movement of coolant through the lines.



No emergency shut off switch within 50 feet of the AC unit



Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.

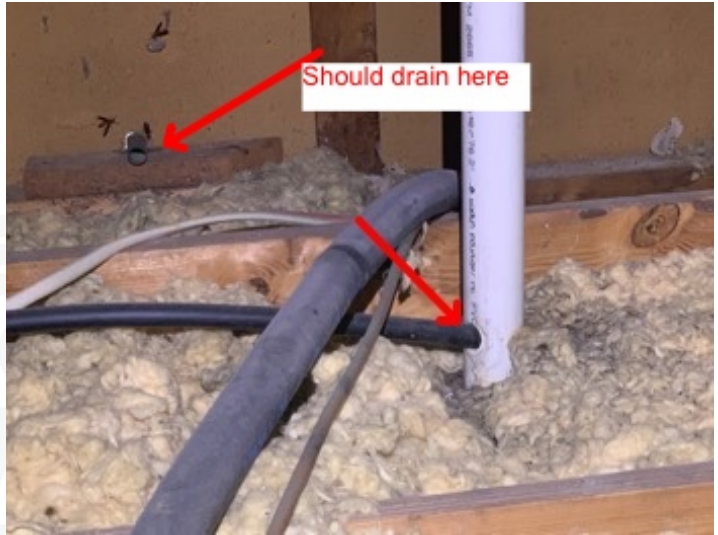
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Rusted drip pan found, this is from a past accumulation of condensation in the pan, possibly creating pin holes in the pan where moisture could leak.

Improper drainage of the AC unit secondary drain line.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct Systems, Chases, and Vents
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------------

Comments:

NOTICE: This report of the ducts and vents is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

Filter is in the hall ceiling

Ductwork is making contact with attic insulation. Condensation from the ductwork could damage insulation and ceiling drywall.

Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Ductwork is making contact with attic insulation. Condensation from the ductwork could damage insulation and ceiling drywall.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

IV. PLUMBING SYSTEM



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- South side
- Front of structure
- Exterior of structure

Location of Main Water Supply Valve:

- South side
- Front of structure
- Exterior of structure

Comments:

Static Water Pressure Reading: 65 PSI

NOTICE: This report of the plumbing supply system is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the plumbing system, especially the water heater, be evaluated periodically by a qualified plumber for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

Back flow preventer missing on hose bibs outside of the house. A back flow preventer is used to protect potable water supplies from contamination or pollution due to back flow. In water supply systems, water is normally maintained at a significant pressure to enable water to flow from the tap, shower etc. When pressure fails or is reduced, as may happen if a water main bursts, pipes freeze or there is unexpectedly high demand on the water system, then such reduced

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

pressure in the pipe may allow contaminated water from the ground, from storage or from other sources to be drawn up into the system.

The toilet in the downstairs guest bathroom is loose, may need a wax seal replacement and it does need to be properly secured to the floor

Hot & cold reversed (master bath)

Upstairs guest bathroom toilet does not flush.

Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



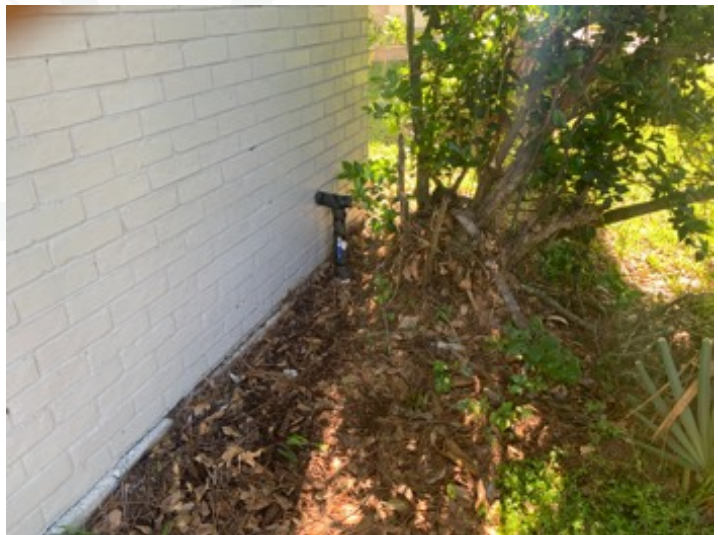
water meter



Location of water meter



Main water shut off valve



location of main water shut off valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Static Water Pressure Reading: 65 PSI



Back flow preventer missing on hose bibs outside of the house. A back flow preventer is used to protect potable water supplies from contamination or pollution due to back flow. In water supply systems, water is normally maintained at a significant pressure to enable water to flow from the tap, shower etc. When pressure fails or is reduced, as may happen if a water main bursts, pipes freeze or there is unexpectedly high demand on the water system, then such reduced pressure in the pipe may allow contaminated water from the ground, from storage or from other sources to be drawn up into the system.



The toilet in the downstairs guest bathroom is loose, may need a wax seal replacement and it does need to be properly secured to the floor



Hot & cold reversed (master bath)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Upstairs guest bathroom toilet does not flush.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Drains, Wastes, and Vents

Comments:

NOTICE: This report of the drains, wastes and vents, is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage. (multiple areas)

Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage.



Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage.



Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage.



Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 C. Water Heating Equipment

Energy Source:

- Water heater(s) electric powered
- Water heater(s) located in the garage

Capacity:

- Unit(s) 50 gallons

Comments:

NOTICE: This report of the water heater is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Shut Off Valve

Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection. In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done. Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

water heater is missing drain pan at the bottom of the water heater.

IPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.

Corrosion present

Rust is visible on the casing

Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



Water Heater(s)



Water heater specifications



water heater is missing drain pan at the bottom of the water heater.



Temperature pressure relief valve

I=Inspected

NI=Not Inspected

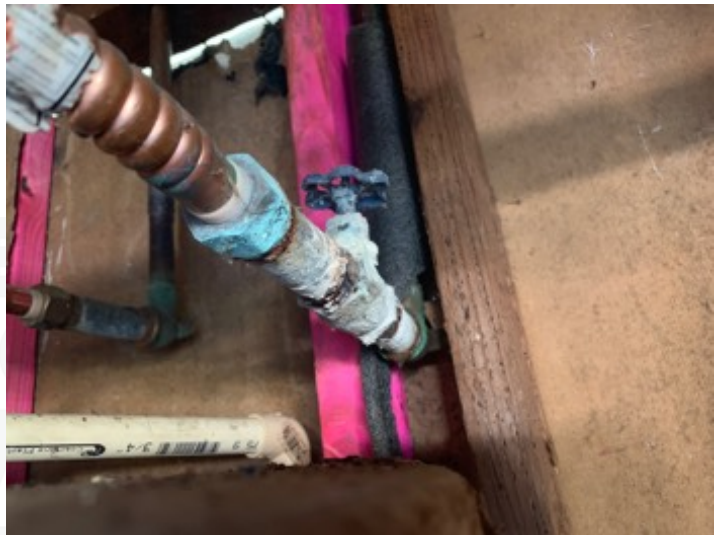
NP=Not Present

D=Deficient

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



Rust is visible on the casing



Corrosion present



TPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
--------------------------	-------------------------------------	-------------------------------------	--------------------------	------------------------------------

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
--------------------------	-------------------------------------	-------------------------------------	--------------------------	----------

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------

Comments:

NOTICE: This report of the dishwasher is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The dishwasher did not operate when tested, consult with the seller about servicing the unit.

We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The dishwasher did not operate when tested, consult with the seller about servicing the unit.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------

Comments:

NOTICE: This report of the disposer is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Operated - appeared functional at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Operated - appeared functional at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 I
 NI
 NP
 D
 C. Range Hood and Exhaust Systems

Comments:

NOTICE: This report of the range hood is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Self filtering with vent to the exterior

Unit operated normally

Irregular materials were used for vent cover

Missing grease trap

We recommend confirming proper operation of all appliances prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Self filtering with vent to the exterior



Missing grease trap



Irregular materials were used for vent cover

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 D. Ranges, Cooktops, and Ovens

Comments:

NOTICE: This report of the range, cooktop and oven is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Oven(s): Electric

Cooktop: Electric radiant heating coils.

Cooktop: All heating elements operated when tested.

Oven(s) operated when tested.

Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.

SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.

Recommend confirming proper operation prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.

Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.



Cooktop: All heating elements operated when tested.



Oven(s) operated when tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



set oven temperature



actual oven temperature



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------

Comments:

NOTICE: This report of the microwave is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

I=Inspected

NI=Not Inspected

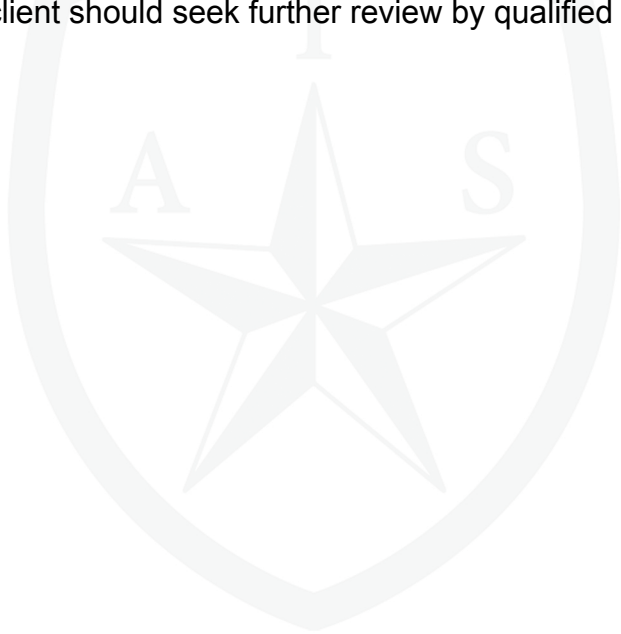
NP=Not Present

D=Deficient

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



Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTICE: This report of the bath fan is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

No fans were observed, central ventilation is present through required glazing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

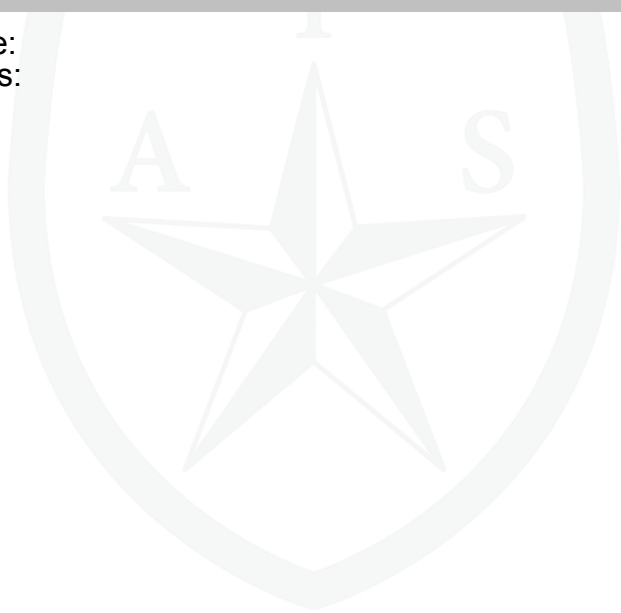


No fans were observed, central ventilation is present through required glazing.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

G. Garage Door Operators

Door Type:
Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Comments:

NOTICE: This report of the dryer vent is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The dryer vent has a damaged exterior cover.

Recommend confirmation of proper operation prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

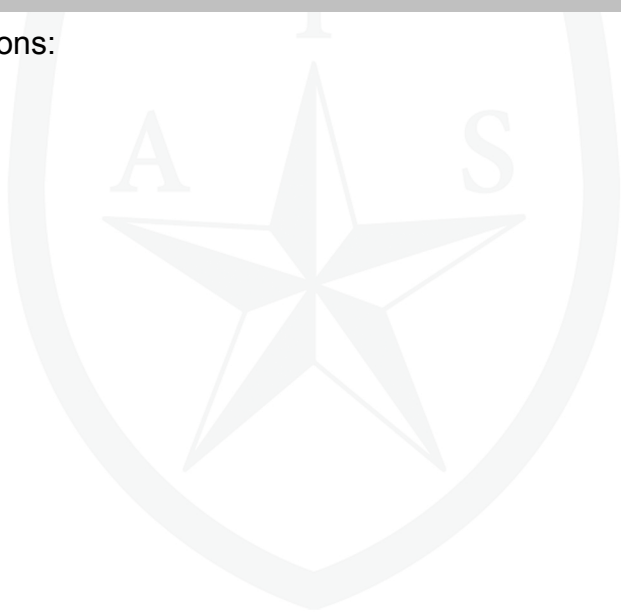


The dryer vent has a damaged exterior cover.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

I. Other

Observations:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

VI. OPTIONAL SYSTEMS

 A. Landscape Irrigation (Sprinkler) Systems

Comments:

 B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:
 C. Outbuildings

Materials:

- Wood

Comments:

NOTICE: This report of outbuildings is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Detached garage foundation is cracked extensively.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Detached garage foundation is cracked extensively.

Detached garage foundation is cracked extensively.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

E. Private Sewage Disposal (Septic) Systems

Type of System:
 Location of Drain Field:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

F. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Flashing	refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier (WRB) system.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Thinset	Thinset (also called thinset mortar, thinset cement, dryset mortar, or drybond mortar) is an adhesive mortar made of cement, fine sand and a water retaining agent such as an alkyl derivative of cellulose. It is usually used to attach tile or stone to surfaces such as cement or concrete. It is particularly popular among mosaicists for outdoor applications.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<p>Post tension cables are exposed at the ends where the concrete caps are missing. Those ends should be capped to prevent rusting of these cables inside of the foundation.</p> <p>Recommend contractor to evaluate for repairs</p>
Page 10 Item: B	Grading and Drainage	<p>There did not appear to be a 6% (6-inches in 10 feet) positive drainage flow away from the rear perimeter of the foundation (to the street). [ref: International Residential Code R401.3 Drainage.] Disposal of water away from post-tension foundations is one of the requirements for this type of foundation under the Post Tension Institute design guidelines for the life of the structure. Grading should be designed by a civil engineer. Berming of landscaped beds near the foundation should be avoided, since they can prevent the water from draining away.</p> <p>Recommend contacting a landscaping specialist to evaluate the improvement of grading and drainage</p>

Page 12 Item: C	Roof Covering Materials	<p>Damaged fascia board</p> <p>Damaged shingles</p> <p>Damaged roof jack flashing</p> <p>Excessive debris found on the rooftop. This can prevent water from properly draining off the roof, increasing the chances of moisture penetrating into the roof structure. This also could be considered a fire hazard as the debris in dry conditions could increase chances fire starting with the right ignition source.</p> <p>Improper installation of shingles around roof penetration flashing.</p> <p>Repairs to the roof covering materials have been observed and appear to be done in a less than workmanlike manor. The repairs should be observed over time to make sure that, in time, moisture penetration has not occurred at any point.</p> <p>Flashing is lifting</p> <p>Roof jack flashing is lifting</p> <p>Plumbing vent penetration does not meet it's required 6 inch height</p> <p>Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.</p> <p>Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.</p>
Page 18 Item: D	Roof Structure and Attics	<p>Attic Ladder appears damaged may not be able to handle the weight of both a person and appliance moving up and down the ladder. Recommend an evaluation possible repair or replacement</p> <p>Missing insulation on the attic access door.</p> <p>Split/Broken framing boards observed.</p> <p>Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.</p>

Page 22 Item: E	Walls (Interior and Exterior)	<p>Wall penetrations for the A/C unit entering into the wall is not properly flashed.</p> <p>Missing or deteriorated grout lines around the guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.</p> <p>Missing or deteriorated caulking in between joints in the siding(exterior)</p> <p>Missing or deteriorated mortar joints in between the brick(exterior)</p> <p>Earth to wood contact on the exterior siding</p> <p>Exterior siding is deteriorated</p> <p>Wood destroying insects found present at the exterior of the structure by professionals from Scientific Exterminators Of Texas.</p> <p>Vegetation growing through the wall system.</p>
Page 26 Item: F	Ceilings and Floors	<p>Thinset used underneath tiles to adhere the tile flooring to the floor concrete is not properly installed. This can cause cracking of the tile under heavy weight and in situations of indoor temperature fluctuation, can cause tile to pop loose. Recommend repairing.</p> <p>Cracked/Damaged flooring present</p>
Page 28 Item: G	Doors (Interior & Exterior)	<p>Master bedroom closet door did not latch properly, may be in need of striker plate adjustment.</p> <p>Bedroom door did not latch properly, may be in need of striker plate adjustment.(2 bedrooms)</p> <p>Damaged door frame at the rear exterior of the house</p> <p>Bathroom door jamb has been repaired with a less the workmen like quality</p>
Page 31 Item: H	Windows	<p>Broken Window(s)</p> <p>Bedroom window did not lock/latch</p> <p>Missing latch</p> <p>Missing screens</p>
Page 34 Item: I	Stairways (Interior & Exterior)	<p>Open space between balusters to wide, baluster opening should be 4 inches, baluster openings are currently at 10 inches.</p>

Page 36 Item: J	Fireplaces and Chimneys	<p>Evidence of creosote build up, recommend having a complete cleaning performed.</p> <p>Rusted chimney cap</p> <p>Damaged firebox</p> <p>Recommend contractor to evaluate for repairs.</p>
ELECTRICAL SYSTEMS		
Page 40 Item: A	Service Entrance and Panels	<p>The panel is not properly labeled</p> <p>There are multi tapped neutral wires in the panel. Each neutral wire should be individually lugged.</p> <p>Open breaker slot in electrical panel</p> <p>Debris/dust from drywall in the bottom of the electrical service panel. Can be considered a fire hazard at some point.</p> <p>Rusted union at the base of the service entry conduit.</p> <p>Electrical service panel is not properly grounded, no ground wire leading from the panel.</p> <p>Recommend an electrician to perform a complete system evaluation for any other possible issues and repair of listed items.</p>
Page 45 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>Electrical outlet wired with an open ground(multiple outlets)</p> <p>Exterior electrical outlet top receptacle is damaged.</p> <p>Electrical outlets within 6 feet of the kitchen sink are not GFCI protected</p> <p>Electrical outlets within 6 feet of the master bathroom sink(s) are not GFCI protected.</p> <p>Electrical outlets within 6 feet of the guest bathroom sink(s) are not GFCI protected.</p> <p>External electrical outlets are missing its waterproof covering</p> <p>Missing box extender for electrical outlet in the kitchen area.</p> <p>Light fixture not working properly, may have a short or may be in need of light bulb replacement.(multiple areas)</p> <p>Recommend an electrician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>

Page 50 Item: C	Smoke and Carbon Monoxide Detectors	<p>Smoke Detectors missing in guest bedroom(s)</p> <p>Smoke Detectors missing in master bedroom</p> <p>Smoke detectors missing in hallway adjacent to the guest & master bedroom(s)</p> <p>Recommend adding or repairing smoke detectors where they're needed.</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 53 Item: A	Heating Equipment	<p>Access to heater in the attic is not the proper size, there should be at least 36 inches of workable space in front of the furnace unit.</p> <p>Unit did not operate</p> <p>Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 55 Item: B	Cooling Equipment	<p>Cooling system does not operate</p> <p>Rusted drip pan found, this is from a past accumulation of condensation in the pan, possibly creating pin holes in the pan where moisture could leak.</p> <p>AC does sit not level, this can affect the movement of coolant through the lines.</p> <p>No emergency shut off switch within 50 feet of the AC unit</p> <p>Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.</p> <p>Improper drainage of the AC unit secondary drain line.</p> <p>Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 58 Item: C	Duct Systems, Chases, and Vents	<p>Ductwork is making contact with attic insulation. Condensation from the ductwork could damage insulation and ceiling drywall.</p> <p>Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
PLUMBING SYSTEM		

Page 62 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>Back flow preventer missing on hose bibs outside of the house. A back flow preventer is used to protect potable water supplies from contamination or pollution due to back flow. In water supply systems, water is normally maintained at a significant pressure to enable water to flow from the tap, shower etc. When pressure fails or is reduced, as may happen if a water main bursts, pipes freeze or there is unexpectedly high demand on the water system, then such reduced pressure in the pipe may allow contaminated water from the ground, from storage or from other sources to be drawn up into the system.</p> <p>The toilet in the downstairs guest bathroom is loose, may need a wax seal replacement and it does need to be properly secured to the floor</p> <p>Hot & cold reversed (master bath)</p> <p>Upstairs guest bathroom toilet does not flush.</p> <p>Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 65 Item: B	Drains, Wastes, and Vents	<p>Flexible drain pipe present, drain tail piece pipes are required to have smooth interiors to prevent blockage. (multiple areas)</p> <p>Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 69 Item: C	Water Heating Equipment	<p>water heater is missing drain pan at the bottom of the water heater.</p> <p>IPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.</p> <p>Corrosion present</p> <p>Rust is visible on the casing</p> <p>Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
APPLIANCES		
Page 71 Item: A	Dishwashers	<p>The dishwasher did not operate when tested, consult with the seller about servicing the unit.</p> <p>We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.</p>

Page 74 Item: C	Range Hood and Exhaust Systems	<p>Irregular materials were used for vent cover</p> <p>Missing greese trap</p> <p>We recommend confirming proper operation of all appliances prior to close.</p>
Page 77 Item: D	Ranges, Cooktops, and Ovens	<p>Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.</p> <p>Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.</p> <p>SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.</p> <p>Recommend confirming proper operation prior to close.</p>
Page 83 Item: H	Dryer Exhaust Systems	<p>The dryer vent has a damaged exterior cover.</p> <p>Recommend confirmation of proper operation prior to close.</p>
OPTIONAL SYSTEMS		
Page 85 Item: C	Outbuildings	<p>Detached garage foundation is cracked extensively.</p>