TEXAS REALTORS

UPDATE TO SELLER'S DISCLOSURE NOTICE

UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT

4614 Harbor Sham St Rosharon, TX 77583

Seller is aware of the following new information regarding the condition of the Property. Section(s) see below are changed to read *(cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes):*

Last buyer could not obtain financing day before closing due to credit/income/assests per lender

Buyer's purchase inspection 45 pages attached.

JV Real Estate Inspection dated 3/25/2023

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

DocuSigned by:
Rhonny Salgado
3A5D746A8259467...

4/27/2023

Signature of Seller Date

Printed Name: Rhonny Salgado

DocuSigned by:
Q90E14AF32B4452...

4/27/2023

Signature of Seller Date

Printed Name: Rhonny M Salgado Jr

DocuSigned by:
F5A5CB79A1504A3...

4/27/2023

EMICELA SALGADO

Buyer acknowledges receipt of this form.

Signature of Buyer Date

Printed Name:

Signature of Buyer Date

Printed Name:

Redfin Corporation Phone: 8328759626 Fax:
Helen Hairston 3000 Washington Ave Suite 303 Houston TX 77007

Inspection Report

Nestor Castillo

Property Address:
4614 Harbor Sham Street
Rosharon Texas 77583

JV Real Estate Inspection

James C. Vo 7320
11319 Harvest Dale Avenue
Houston Texas 77065
832-275-4100

PROPERTY INSPECTION REPORT FORM

Nestor Castillo	3/25/2023
Name of Client	*Date of Inspection*
4614 Harbor Sham Street, Rosharon, Texas 77583	
Address of Inspected Property	
James C. Vo	7320
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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

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

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

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

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

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer	Single Family (2 story)	Under 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 60 (F) = 15.5 (C)	Clear	Dry
Rain in last 3 days:	**Radon Test:**	**Water Test:**
No		

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

I	NI	NP	D

I. Structural Systems

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Columns or Piers:

Comments:

(1) SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement. Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually drywall, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

(2) Corner cracks and / or missing concrete were found at corners of the foundation. This is a common condition found with this type of foundation and appears to have caused no structural problems.

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

I NI NP D

A. Item 1(Picture)

A. Item 2(Picture)

(3) Foundation levelness measured within 1 inch allowable limit. Measured with zip leveler
(4) In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:
(1) Client is urged to keep soil levels a minimum of 6” to 8” below top of slab and graded away to promote drainage and to prevent water from ponding around foundation.

The inspection and this report do not determine flooding or flood plain conditions. The client is advised to obtain available disclosure / history of flooding of the property or water intrusion into the structure(s). Information as to whether this property lies in flood plain was not determined. The client is advised to maintain proper grade levels and positive grading away from the edge of the foundation, with the understanding that excessive soil levels, negative grading and ponding water conditions adjacent to the foundation are considered conditions conducive to water intrusion into the structure and could result in adverse foundation performance.
(2) Grading appeared to slope toward side perimeter and front street

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

I	NI	NP	D

B. Item 1(Picture)

B. Item 2(Picture)

B. Item 3(Picture)

(3) There are no gutters at sides and rear on this home. Drainage appears to be designed to carry water away from home without gutters or downspouts however I recommend to install gutter to prevent future erosion in grading.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: 3-Tab fiberglass
Viewed roof covering from: Ladder, Walked roof
Comments:
(1) Comments: The inspector will inspect the roof from the roof level unless if in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or he may significant damage to the roof covering materials may result from walking on the roof. He will report any roof levels or surfaces that were not accessed. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined by a random sampling). He will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations He will also list any visible evidence of water penetration. The list of all water penetration areas or areas of previous repairs will not be an exhaustive list of all affected locations. The inspector will inspect the flashing and counter flashing the

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

I	NI	NP	D	

general condition of roof jacks skylights and other roof penetrations and report any deficiencies or evidence of previous repair.He will also report visible deficiencies in installed gutter and downspout systems.He will not make a determination regarding the remaining life expectancy of the roof covering or determine the number of layers of the roof material or identify latent hail damage. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

(2) 30-35 years asphalt shingles roof is in good condition at the time of inspection.

C. Item 1(Picture)

C. Item 2(Picture)

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

I	NI	NP	D

C. Item 3(Picture)

C. Item 4(Picture)

C. Item 5(Picture)

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

I	NI	NP	D

C. Item 6(Picture)

C. Item 7(Picture)

C. Item 8(Picture)

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Roof-Type: Hip

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

I	NI	NP	D

Roof Structure Type: 2 X 4 Rafters, 2 X 6 Rafters, Lateral bracing
Method used to observe attic: Walked
Attic info: Pull Down stairs
Approximate Average Depth of Insulation: 13 inches
Comments:
(1) Comments: The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; He will report any visible evidence of water penetration evident and deficiencies in floored passageways and service platforms that would not allow or limit access for equipment, service. Repair or replacement. He will inspect for inadequate attic space ventilation and report deficiencies in attic ventilators. He will inspect for the visible presence of attic insulation and report any missing insulation. He will describe the insulation and vapor retarders visible in unfinished areas. He will not operate any power ventilators. The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will not enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches. Inspector does not leave the decked attic areas for safety and property damage concerns. In the event that no decking is present or decking is considered inadequate or unsafe,the inspector will only view the attic from the opening. Any attic areas not visible from decking or the opening is disclaimed and excluded and may not be inspected

D. Item 1(Picture)

D. Item 2(Picture)

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

I	NI	NP	D

D. Item 3(Picture)

D. Item 4(Picture)

(2) Attic ladder located at garage

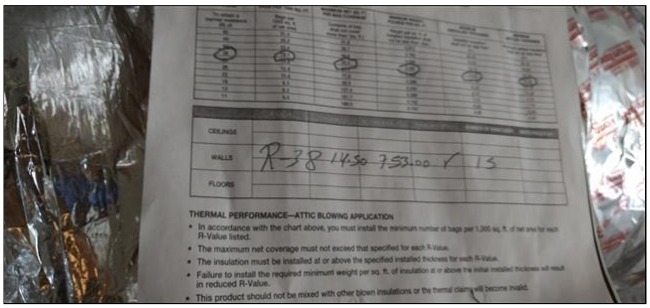
D. Item 5(Picture)

D. Item 6(Picture)

(3) Insulation appeared to be around 14.5 inches R38 value.

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

I	NI	NP	D



D. Item 7(Picture)

D. Item 8(Picture)

D. Item 9(Picture)

(4) Attic was installed with tech shield radiant barrier.

D. Item 10(Picture)

(5) Roof structure and attic function as intended at the time of inspection

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

Wall Structure: 2 X 4 Wood
Siding Style: Lap
Siding Material: Composite board

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

I	NI	NP	D

Wall Material: Wood, SHEET ROCK
Cabinetry: Wood
Countertop: Granite
Comments:
(1) Notice: The inspection excludes determination of proper water proofing / flashing details concealed and or enclosed at doors, windows, balconies or other openings, The discovery for any type of damage to the construction materials inside the wall, ceiling and or floor cavities is beyond the scope of this inspection.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.
(2) The sheetrock on the wall reveals mismatch in paint touch up at the Master Bedroom. This is a cosmetic issue for your information. I recommend repair as desired.


E. Item 1(Picture)


E. Item 2(Picture)


E. Item 3(Picture)

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

I	NI	NP	D

(3) Damaged and missing sealant / caulking was found at joints, transitions, and voids on the exterior veneers. This material acts as a moisture barrier to prevent water from moving to the underlying wall cavity. The re-sealing of the exterior veneers should be considered.

E. Item 4(Picture)

E. Item 5(Picture)

(4) Sign of previous damaged and temporary repair found in sheet rock wall in garage. I recommend to repair as needed

E. Item 6(Picture)

(5) Steel lintel at garage appeared to be rusted and deteriorating. I recommend to prep and repaint.

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

I	NI	NP	D

E. Item 7(Picture)

(6) I recommend to remove all items leaning against exterior walls to prevent future excessive moisture. face of foundation need to be expose to monitor for future condition.

E. Item 8(Picture)

E. Item 9(Picture)

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

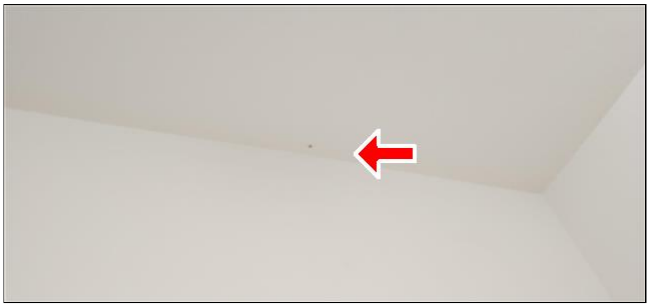
Ceiling Structure: Not visible, 2 x 12, ENGINEER WOOD
Floor Structure: 2 X 10, 2 X12, Slab, Not visible
Ceiling Materials: Wood, SHEET ROCK
Floor Covering(s): Carpet, Tile
Comments:
(1) The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections.
(2) Ceiling and flooring function as intended at the time of inspection.

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

I	NI	NP	D	

(3) Exposed nail head found in master bedroom closet ceiling. This is cosmetic and for your information only. Touch up as needed.

F. Item 1(Picture)



F. Item 2(Picture)

☑ ☐ ☐ ☐ **G. Windows**

Window Types: Thermal/Insulated, Double-hung

Window Manufacturer: UNKNOWN

Comments:

(1) Windows are operated in a random elective manner. Window treatments, furniture, security lock etc. potentially block access to or prevent the inspector from operating certain windows. Signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

(2) Windows function as intended at the time of inspection.

☑ ☐ ☐ ☑ **H. Doors (interior and Exterior)**

Comments:

(1) General Comments

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

(2) The Entry door exiting to back yard shows areas of peeling paint and appeared to be damaged by pets. This is a small repair. I recommend prep prime and paint as needed.

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

I NI NP D

H. Item 1(Picture)

(3) Front entry door is weathered. I recommend to refinish as needed.

H. Item 2(Picture)

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

Comments:

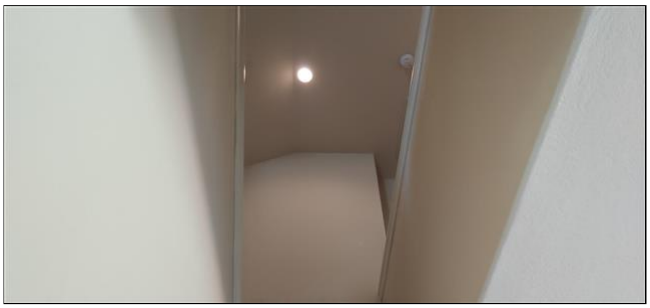
(1) General Comments

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

(2) Two way light switches installed. Handrail appeared to be secured. Stairway function as intended at the time of inspection.

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

I NI NP D



I. Item 1(Picture)

I. Item 2(Picture)

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

Sky Light(s): None
Chimney (exterior):
Types of Fireplaces:
Operable Fireplaces:
Number of Woodstoves:
Comments:
Comments: Draft, proper combustion, smoke leakage, fire worthiness, etc. are not part of this inspection, therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and/or chimney.

Fireplaces are not inspected to determine if they have proper air draw by design. Gas supply is tested if possible. Gas logs are visibly inspected only. Flames will not be started unless they are produced by a switch operated electrical ignitor or a gas pilot ignitor that is lit at the time of inspection. Inspector does NOT light unlit pilot lights nor apply flame to a manually operated starter.

When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space. The adequacy of chimney draw cannot be assessed during a visual inspection.

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

Appurtenance: Covered porch
Driveway: Concrete
Comments:

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

I	NI	NP	D	
☐	☐	☐	☐	**L. Other**

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D

II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Electric Panel Manufacturer: EATON
Electrical Service Conductors: Below ground
Panel Capacity: 150 AMP
Panel Type: Circuit breakers, AFCI Breakers
Comments:
(1) Arc Fault Circuit Interrupters (AFCIs) are an important electrical fire prevention and safety requirement of the National Electrical Code. New code requires that for dwelling units, all 120-volt, single-phase, 15and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs. Sub electrical panel located in master bedroom closet. The 1981 National Electrical Code (NEC) was the first edition of the code to ban panels in closets, recommend to be moved when the homeowner replaces it to upgrade the service.
(2) Sub electrical panel located in the garage

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

I	NI	NP	D

A. Item 1(Picture)

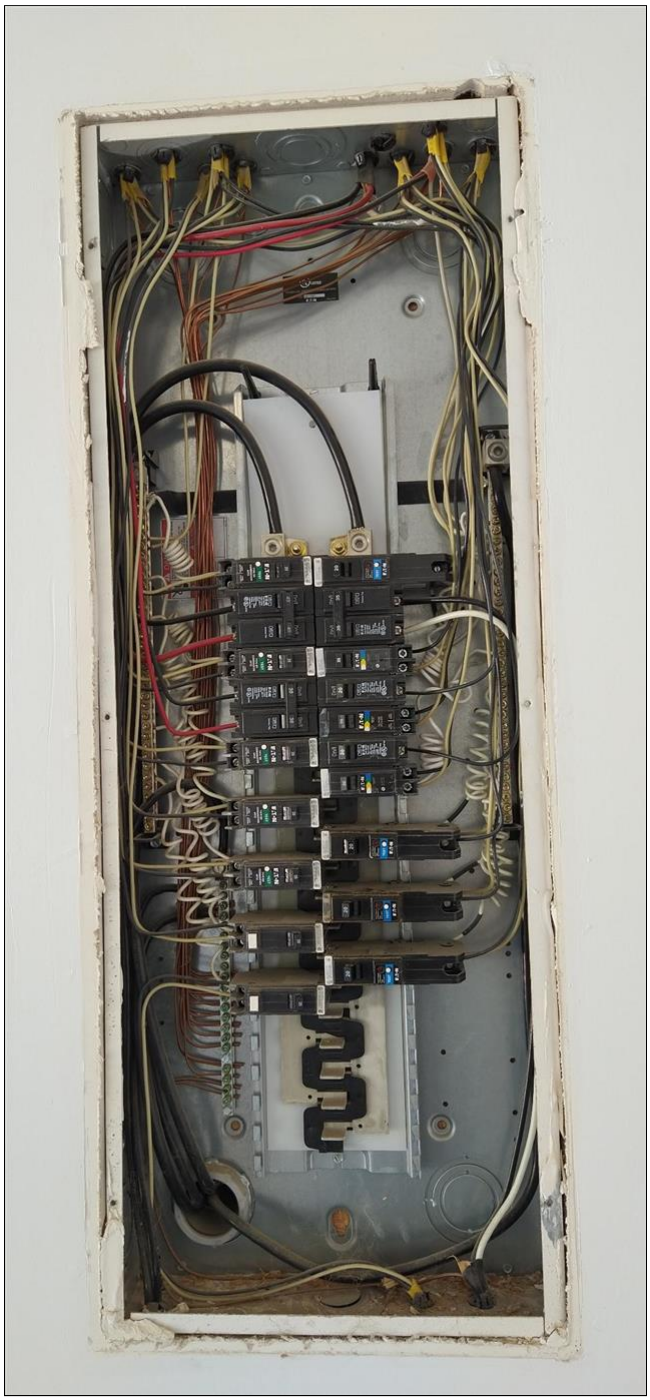
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

A. Item 2(Picture)

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

I	NI	NP	D



A. Item 3(Picture)

(3) Main 150 Eaton disconnect breaker located at right exterior wall facing street.

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

I	NI	NP	D

A. Item 4(Picture)

(4) Power meter located at right exterior wall Ground rod was visible at the time of inspection.

A. Item 5(Picture)

A. Item 6(Picture)

(5) Over stripped wire found at breakers at breaker need to be repair.

A wire that is stripped too long can become a hazard because it will allow the extra bare area of the conductor to be vulnerable for coming into contact with other wires such as the ground, or could become a danger to anyone who may come in contact with the wired device.

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

I	NI	NP	D

A. Item 7(Picture)

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

Type of wiring: Copper

Wiring Methods: Romex

Comments:

(1) The inspector will not inspect low voltage wiring systems, smart home automation components or disassemble any mechanical appliances. The inspector will not verify the effectiveness of smoke alarms and carbon monoxide alarms or, interconnectivity of smoke alarms, activate smoke alarms that are being actively monitored or require the use of codes or verify that smoke alarms are suitable for the hearing impaired. inspectors do not, for any reason, test or operate the garage Ground Fault Circuit Interrupter (GFCI) outlet in the presence of ANY garage appliances (particularly cold storage appliances) due to potential liability and damage to homeowner's property. All testing, verification of coverage and protection and inspection of operation is disclaimed and excluded from this inspection

(2) Branch circuits, connected dividers and fixtures function as intended at the time of inspection.

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

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

I	NI	NP	D

III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems (Heating): Furnace
Energy Sources: Gas
Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX, RHEEM
Comments:
(1) The inspector will not operate a unit outside its normal operating range. He will inspect and report deficiencies in operation of heating elements of electric furnaces and heat pumps and the condition of the conductors. The inspector will inspect gas furnaces and report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. He will report units that do not operate.Heat pumps may not be tested when the outdoor air temperature is above 70 degrees. He will report deficiencies with and the lack of a gas shut-off valve. The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report deficiencies in conditioned, combustion, and dilution air. He will inspect the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection. He will not inspect heat reclaimers, wood-burning stoves operate radiant heaters, steam heat systems, unvented gas-fired heating appliances or determine the efficiency or adequacy of a system.
(2) heater temperature measured 111F at air register. room temperature measured 76F

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

I NI NP D

A. Item 1(Picture)

A. Item 2(Picture)

(3) Improper gas sediment trap installed at furnace gas entrance. Sediment trap prevent dust from entering and clog system. see pic for sample. see a qualified tradesman for correction.

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

I NI NP D

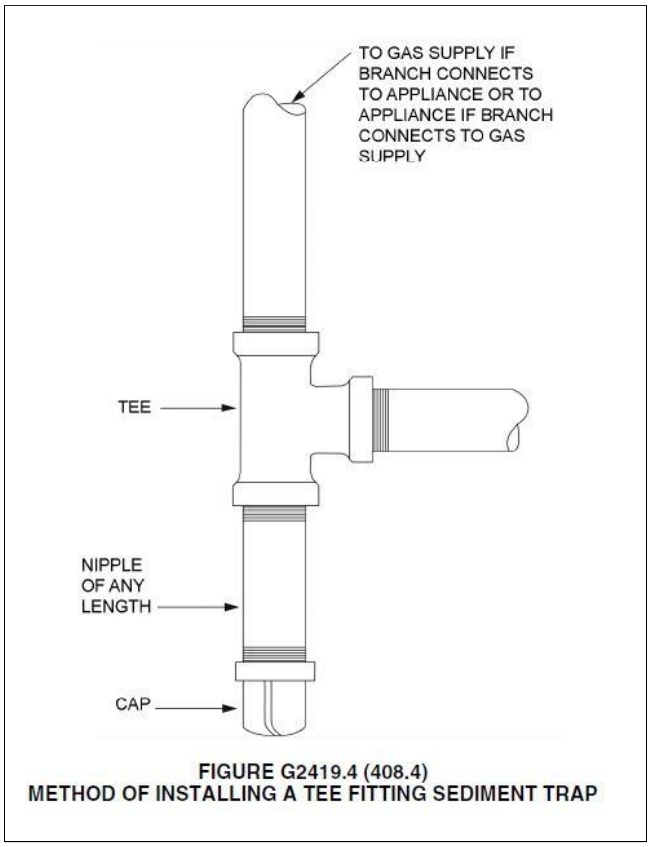


FIGURE G2419.4 (408.4)
METHOD OF INSTALLING A TEE FITTING SEDIMENT TRAP

A. Item 3(Picture)

A. Item 4(Picture)

☑ ☐ ☐ ☐ **B. Cooling Equipment**

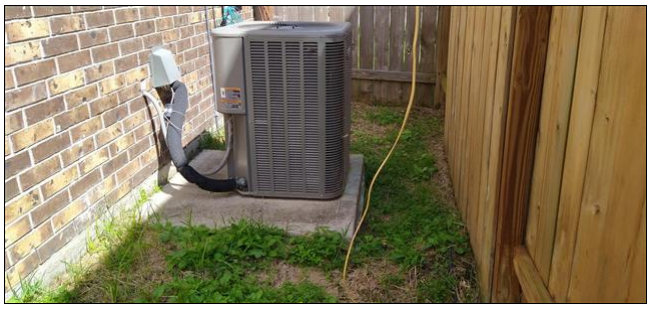
Type of Systems (Cooling): Air conditioner unit
Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One
Central Air Brand: LENNOX
Comments:
(1) General Comments

We recommend that your cooling equipment be serviced on an annual basis, before the start of the summer season. Annual service can help to keep the unit(s) running at peak efficiency, head off expensive repairs and is recommended by manufacturers.

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

I	NI	NP	D

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.
(2) 2015 Lennox 3.5 Condenser unit with R410a freon located right exterior wall at Disconnect switch located on the wall.

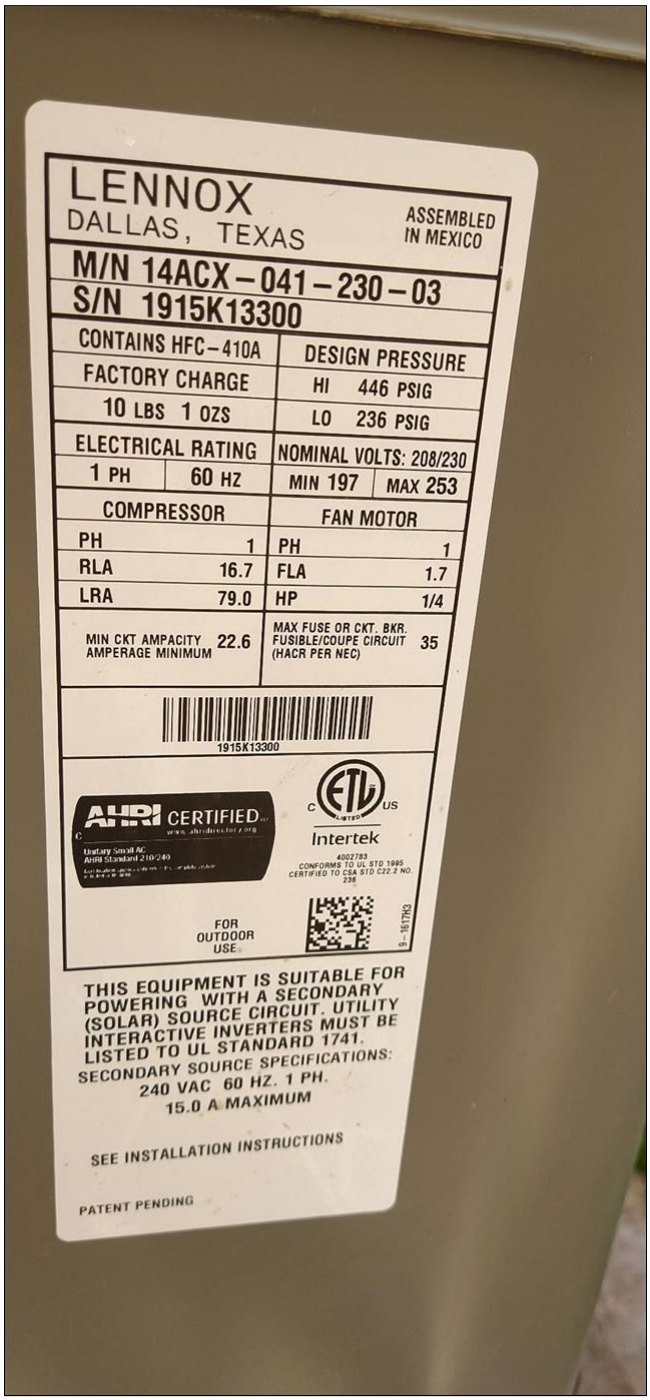


B. Item 1(Picture)

B. Item 2(Picture)

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

I	NI	NP	D



B. Item 3(Picture)

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

I	NI	NP	D

B. Item 4(Picture)

(3) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 57 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

B. Item 5(Picture)

B. Item 6(Picture)

(4) AC primary drain line terminated under master bathroom sink

B. Item 7(Picture)

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

I NI NP D

(5) Drain pan appeared to be dirty from previous water holding. This is for your information only.

B. Item 8(Picture)

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

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 20x25, 25x30
Comments:
(1) The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.
(2) Flexible ac ducts appeared to be secured. no leak found at the time of inspection.

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

I	NI	NP	D

C. Item 1(Picture)

C. Item 2(Picture)

C. Item 3(Picture)

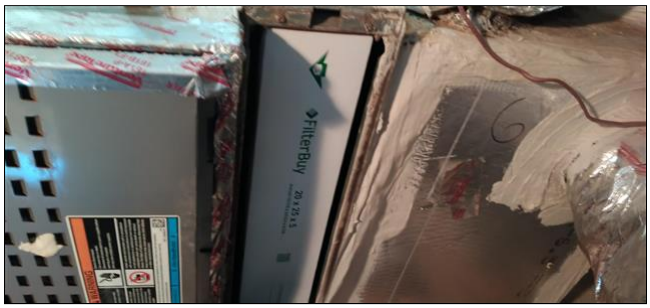
(3) AC thermostats and air returns located in front of laundry room and hall way of upstair bedrooms

C. Item 4(Picture)

(4) air filter located inside the unit size 20x25x5

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

I NI NP D



C. Item 5(Picture)

C. Item 6(Picture)

(5) Sign of excessive moisture and mold built up found at ac plenum. I recommend to see a mold inspector for further opinion and correction.

C. Item 7(Picture)

C. Item 8(Picture)

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

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

I NI NP D

IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Water Source: Public
Water Filters: None
Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): PEX
Location of water meter: at street
Location of main water supply valve: in garage
Static water pressure reading: 60 psi

Comments:

(1) This inspection does not test for or address in any way, hidden or latent plumbing leaks or defects in the ground, the foundation, behind walls, behind or under appliances, or any location not normally visible. Specialized plumbing leak tests and video investigations are available as a separate service from specialist inspectors. Due to the expansive soils and foundation movement prevalent in our area, it is prudent to consider this type of specialized inspection in any homes older than 10 years regardless of the visual condition of the home. The chance for problems goes up exponentially with the age of the home, but is not predictable.

(2) water meter located at street

A. Item 1(Picture)

(3) Main water shut off valve located in the garage.

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

I NI NP D

A. Item 2(Picture)

(4) Water pressure measured 60 psi

A. Item 3(Picture)

(5) No anti-shipon device installed at right exterior bib hose. Handle appeared to be rusted. Installed as needed.

A. Item 4(Picture)

(6) Main water supply line at exterior and attic need to be insulate. Insulating pipes with an exterior approved foam can protect the pipes from harmful sun rays or below freezing temperature. See a qualified plumber for opinion and correction.

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

I	NI	NP	D

A. Item 5(Picture)

A. Item 6(Picture)

A. Item 7(Picture)

(7) sign of previous leak found under bathroom sink. Leak appeared to be old and for your information only.

A. Item 8(Picture)

☑ ☐ ☐ ☐ **B. Drains, Waste and Vents**

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

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

I	NI	NP	D	

(1) Comments: The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. He will inspect the tubs, shower and enclosures for leaks or damage. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system. He will not inspect for the presence of sewer clean-outs. The inspection does not include the presence or operation of private sewage disposal systems He will not verify the functionality of clothes washing drains or floor drains.

(2) Drains, wastes, and vents function as intended at the time of inspection.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Water Heater energy sources: Gas (quick recovery)
Water Heater Capacity: (2) 40 Gallon
Water Heater Location: Attic
WH Manufacturer: BRADFORD-WHITE

Comments:

(1) It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater. There is no way to accurately estimate the life expectancy of water heater tanks.Typical life expectancy in this area is 6 - 12 years. Tanks can fail at any time with no warning.Failure is often catastrophic and can cause extensive water damage to the home. We recommend proactive replacement of units that are 8 years or older when they are located in an interior or attic location. Advanced electronic sensor activated cutoff devices are available and we highly recommend that you investigate the installation of such, particularly when your units are located in an interior location or attic.

(2) Did not check operation of T&P valve due to possible damage of resident's property, or the valve mechanism. Because these valves are not normally used, operation during the inspection can cause the valve to leak. Manufacturers generally recommend testing this valve monthly. If further inspection of this device is desired a licensed plumbing contractor should be contacted.

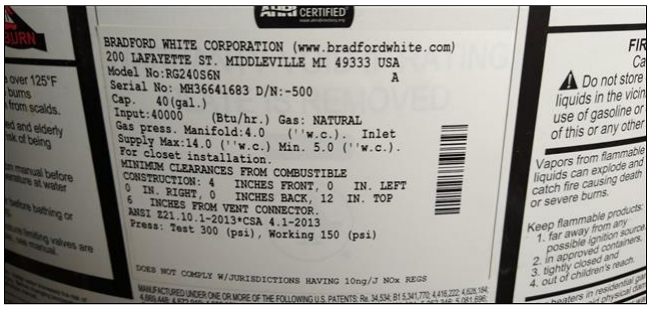
(3) Safety pan was present and appeared to be plumbed to the exterior. Actual water testing of this drain is not performed, and inspector cannot certify that the plumbing is intact from unit to the exterior. In rare occasions this plumbing is not secure and can leak in inaccessible places.

(4) 2015 Bradford and White gas water heater 2 units 40 gallons. Located in the attic

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

I	NI	NP	D

C. Item 1(Picture)



C. Item 2(Picture)

C. Item 3(Picture)

(5) Hot water measured 116F. Water heaters function as intended as the time of inspection.

C. Item 4(Picture)

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☑ ☐ ☐ ☐ **E. Other**

Comments:

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

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

I NI NP D

V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

☑ ☐ ☐ ☑ **A. Dishwasher**

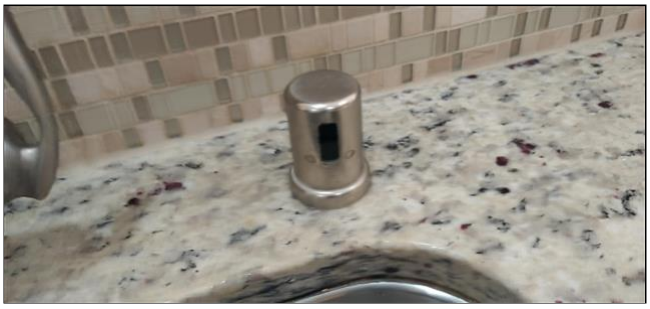
Dishwasher Brand: FRIGIDAIRE

Comments:

(1) The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks. He will report any deficiencies in the door gasket, control and control panels and interior parts, including the dish racks, rollers and spray arms. He will report soap dispensers that do not open, drying elements that do not operate and missing rinse caps. He will report units that are not securely mounted to the cabinet and door latches or springs that do not operate properly. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

(2) Ran 1 cycle. Drain to garbage disposal The dishwasher was operated in a normal or short cycle. The bottom plate of the unit was NOT removed and any moisture or moisture damage, past or present, under or behind the unit is disclaimed and excluded.

(3) Dishwasher leak at air gap when drain. When the gap leaks, it is normally due to a kink or blockage in the tube from the air gap to the tail piece (drain line) below the sink. The gap may need to be cleaned, or the drain line below the sink may be plugged. See a qualified tradesman for correction.



A. Item 1(Picture)

A. Item 2(Picture)

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: BADGER

Comments:

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

I	NI	NP	D	

(1) The inspector will operate the unit and report any defective units, unusual sounds or vibration. He will report a unit that is not securely mounted. He will also report signs of active water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior casing.
(2) The food waste disposer was inspected and appeared to be functioning as intended at the time of the inspection.

B. Item 1(Picture)

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

Exhaust/Range hood: VENTED, FRIGIDAIRE, GENERAL ELECTRIC
Comments:
(1) The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration. He will report if the unit is not securely mounted or has any unusual sounds or vibration from the blower fans. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light, lens and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.
(2) operated at high and low speed. This unit was inspected and appeared to be functioning as intended at the time of the inspection.

C. Item 1(Picture)

C. Item 2(Picture)

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

I	NI	NP	D

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

Range/Oven: FRIGIDAIRE

Comments:

(1) The inspector will inspect and operate each range or cooktop and report inoperative units. He will report as deficient any damaged controls and control panels, thermostats sensor support, glass panels, drip pans, lights and lenses. He will also report problems with the door gaskets, hinges, springs, closure, and handles, door latch and heating elements or burners. He will report inadequate clearance from combustible material, secure mounting of the unit and the absence of applicable anti-tip devices. He will inspect the operation of the thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions. The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report gas leaks and the absence or inaccessibility of a shutoff valve.

(2) Oven was turned on to 350° f

D. Item 1(Picture)

(3) Gas range function as intended at the time of inspection

D. Item 2(Picture)

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: FRIGIDAIRE

Comments:

heat 1 cup of water for minute

The microwave unit was inspected and appeared to be functioning as intended at the time of the inspection. Inspection of the microwave is for heating ability only. No radiation leak testing was completed.

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

I	NI	NP	D	
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:
(1) Notice: Dryer vents cannot be tested within the scope and limitations of a visual inspection. Client is advised to obtain recent service and or cleanout history or request cleanout of the vent system prior to use
(2) Exhaust vents were inspected and appeared to be functioning properly with no unusual vibration or noise at the time of the inspection. Routing of the exhaust ducts in the attic was not fully visible.

I	NI	NP	D	
☑	☐	☐	☐	**G. Garage Door Operator(s)**

Auto-opener Manufacturer: GENIE, 1/2 HORSEPOWER
Garage Door Type: One automatic
Garage Door Material: Metal
Comments:
(1) Specific Limitations : Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.
(2) child safety sensor installed.

method of pressure test: hold door with hands while door was in closing motion. door automatically reversed back up.

G. Item 1(Picture)


G. Item 2(Picture)

I	NI	NP	D	
☑	☐	☐	☐	**H. Dryer Exhaust System**

Comments:
(1) Dryer vents cannot be tested within the scope and limitations of a visual inspection. Client is advised to

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

I	NI	NP	D	
				obtain recent service and or cleanout history or request cleanout of the vent system prior to use (2) Only electrical connection available for dryer.
☐	☐	☐	☐	**I. Other** Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

DS RS DS DS Emiela Salgado