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Associate Member of Houston Association of Realtors

2574 Marilee Ln, Apt 2
Houston, TX 77057
Prepared for: Emmalee Schraeder
Date: 03/01/2023

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PROPERTY INSPECTION REPORT

Prepared For: Emmalee Schraeder
(Name of Client)

Concerning: 2574 Marilee Ln, Apt 2, Houston, TX 77057
(Address or Other Identification of Inspected Property)

By: Sam Hestand, Lic #24118 03/01/2023
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum 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 manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a

deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, 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 requires 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

Thank you for choosing Hestand Home Inspections. This report provided by Hestand Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

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

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

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.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:

Texas Real Estate Commission Property Inspection Report Form REI 7-5 (Revised 5/2015)

Note:

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

☐ Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection:	☐ Buyer	☐ Buyers Agent	☐ Listing Agent	☐ Occupant
Other				
Building Status:	☐ Vacant	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Cloudy			

78 Outside Temperature 78% Humidity

Hard Rain in last 3 days: ☑ Most likely not ☐ Yes

Utilities On: ☑ Yes ☐ No Water ☐ No Electricity ☐ No Gas

House Faces: south

Special Notes:

Inaccessible or obstructed areas:

☐ Sub Flooring	☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Floors Covered	☑ Plumbing Areas - Only Visible Plumbing Inspected.
☑ Walls/Ceilings Covered or Freshly Painted	☐ Siding Over Older Existing Siding
☑ Behind/Under Furniture and/or Stored Items	☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

05-04-15

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

TREC Form No. OP-I

Some of the Equipment Used During the Inspection

Tramex Moisture Meter

Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of	Relative reading of	Relative reading of
0 -- 13	14 -- 19	20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Comments:

Type of Foundation(s): Townhome -- foundation and structural components limited inspection – Limited to the interior of the individual unit

Foundation Performance Opinion:

☑ Town homes that share a common area - The foundation is not accessible in its entirety. However, I do inspect as much of the foundation as is accessible to me. There is no visible evidence that the foundation is damaged beyond cosmetics and is functioning as intended. This determination is based on the conditions of the interior and exterior walls, the ceilings, and the attic and roof structure at the time of inspection.

Commentary from the Texas Real Estate Commission-- The inspector is only required to inspect the components of common elements that comprise the residence being inspected. For example, if the residence is a townhouse that is on the same foundation with a number of other townhouse units, the inspector would only be required to inspect the portions of the foundation, the cladding systems, the attic, the roof structure and roof covering materials that make up the residence being inspected. The portions of the foundation, the cladding systems, the attic, the roof structure and the roof covering materials that make up other residential units do not have to be inspected. The inspector would not normally have access to the interiors of the other residential units in any event.

Information: For condominiums, townhouses, and lofts with common areas: typically, ownership of a condominium means the owner has a fee simple title to the air space contained within the walls, floors, and ceilings of the owner's unit, and an undivided share in all of the common areas of the condominium project in which the unit is located.

Information: Common areas typically include the building exteriors, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

Foundation Deficiencies:

TREES:

☑ Tree stump located next to the dwelling

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or

suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.

Information: Common areas typically include the building exteriors, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Grading and Drainage Deficiencies:

GUTTERS:

☑ Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.

SUBSURFACE DRAINAGE:

☑ Underground drainage system not checked

☑ The drainage and grading around this home is adequate in the inspector's opinion.

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

Comments:

Type(s) of Roof Covering: *Asphalt Shingles*

Viewed From: *LIMITATIONS: Height/Pitch - Roof Inspection was limited or not possible due to the roof height above the ground and/or roof pitch or slope is not safely accessible by this Inspector., , Viewed From: The surface of the roof was not accessible to this inspector and because of the height and angle of the wall most of the roof could not be viewed., The surface of the roof was not accessible to this inspector and was viewed from the ground with binoculars. Some areas of the roof could not be seen because of the trees and or angle/height of the roof. This level of inspection should not be considered to be a representative inspection of the condition of the roof covering materials. A roofing contractor with ladders capable of reaching the surface of the top of the roof should be contacted to perform a proper inspection of the roof covering materials.*

Information: Common areas typically include the building exteriors, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Roof Performance Opinion:

☑ The roof covering is experiencing normal wear.

Roof Covering Deficiencies:

No indications of defects observed at the time of inspection.

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I	NI	NP	D

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

Comments:

Viewed From: *Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.*

Insulation Type: Loose Fill

Approximate Average Depth of Insulation: *0 to 6 inches*

Insulation Deficiencies:

☑ There were areas that appear to be open between the attic floor and ceiling below.

☑ Thermal barrier is damaged at the attic.

Ventilation Deficiencies:

No indications of defects observed at the time of inspection.

Attic Framing Deficiencies:

No indications of defects observed at the time of inspection.

Attic Moisture Deficiencies:

☑ Evidence of moisture stains was noted.

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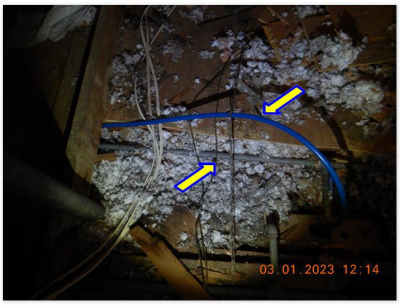
I	NI	NP	D



☑ Insulation is missing on the condensate drain line and/or water lines in the attic. The water and drain lines should be completely insulated in the attic.

Attic Access Ladder Deficiencies:

☑ Disappearing attic access ladder is not sealing properly at the attic.

☑ Disappearing attic access ladder ceiling panel is not insulated at the attic.

☑ Disappearing attic access ladder bolts are missing nuts.

☑ Disappearing attic access ladder is missing the bottom step.

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I	NI	NP	D

Attic Service Access Deficiencies:

☑ Gas pipes and/or wires and/or water lines are crossing directly over the top of the attic service walkway.

Other Attic Deficiencies:

☑ The construction debris and other material should be removed from the attic, or appropriately placed out of the way.

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

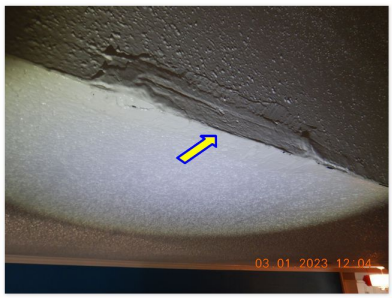
Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Information: Common areas typically include the building exterior, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Interior Wall Deficiencies:

☑ Cracks/damage/repairs in the drywall were observed.

Exterior Wall Materials:

☑ *Brick* ☐ *Stone* ☐ *Wood* ☐ *Stucco Veneer* ☐ *Composite Siding*
☐ *Vinyl* ☐ *Aluminum* ☐ *Asbestos* ☑ *Cement Board* ☐ *Other:*

Exterior Wall Deficiencies:

BRICK

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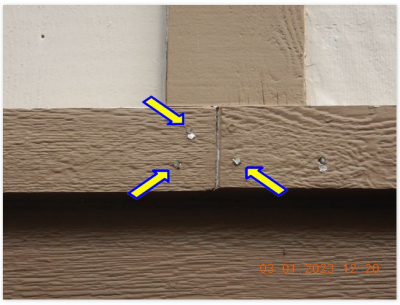
I	NI	NP	D



☑ Cracks observed in the brick veneer and/or mortar were noted.

SIDING:


☑ Cement board siding and/or trim damaged/deteriorated.



☑ Nails in the siding should be pitted and caulked over.

☑ Caulking is needed at all joints and unsealed seams in the siding.

CAULKING:


☑ Caulking/sealant is missing around the exterior light fixtures.

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I	NI	NP	D

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

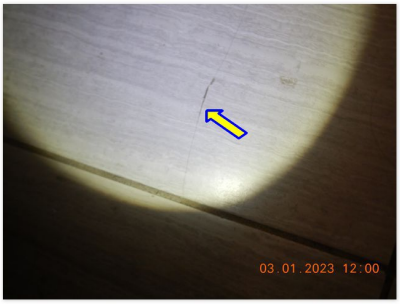
Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Ceiling Deficiencies:

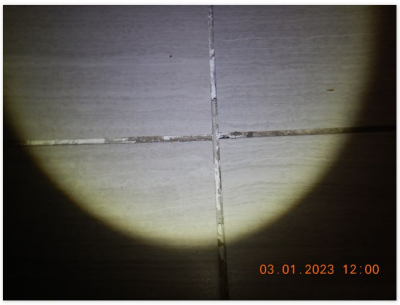
☑ Cracks/damage/repairs in the ceiling drywall observed.

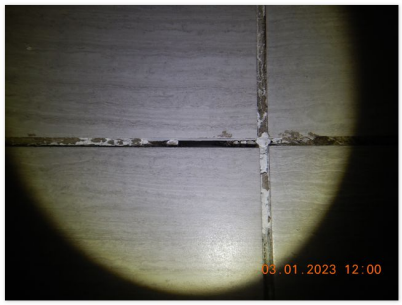
☑ Sagging drywall was noted at the 2nd floor back bedroom.

Floor Deficiencies:



☑ Broken or cracked floor tiles observed at some locations.





☑ Cracks in the tile grout at some locations.

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I	NI	NP	D


☑ Wood flooring damaged at some locations.

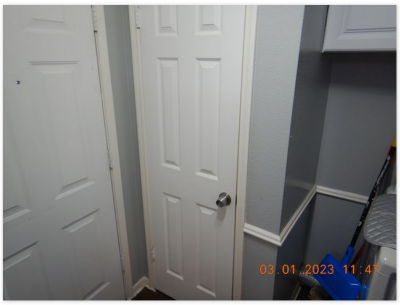
☑ Wood floors are wavy at some locations.

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

Comments:

Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.

Interior Door Deficiencies:



☑ Note: The back right storage closet was locked at the time of inspection and could not be accessed.

☑ Doors do not properly latch at the following locations: 2nd floor front bedroom.

☑ Door miter joints are separated at some locations.

☑ Door missing at the following locations: 2nd floor front bedroom closet.

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I	NI	NP	D

☑ Door strike plate fastener missing at the following locations: 2nd floor front bedroom.

Exterior Doors Deficiencies:

☑ Weather strip damaged at the back patio.

☑ Weather strip not sealing properly, light visible around the door, was noted. Some Examples: Back patio.

☑ Caulking around the door missing or deteriorated was noted. Some Examples: Front door.

☑ Door and/or door jam casing deteriorated from weathering was noted. Some Examples: Back patio.

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

I	NI	NP	D

☑ The sliding glass door gasket is damaged.

☑ Sliding screen door is missing.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.

Window Deficiencies:

EXTERIOR:

☑ Caulking around exterior windows deteriorating.

☑ Window screens missing at multiple locations.

DRAINAGE:

☑ Window drainage ports obstructed with dirt and debris. Window drainage ports and other components should be cleaned on a annual basis. Otherwise, drainage ports can be blocked allowing water to back up into the wall area below the windows.

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

Comments:

Information: Common areas typically include the building exteriors, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Stairway Deficiencies:

TREADS, RISERS, STAIRWELLS:

☑ Improper riser height installed at stairway. Maximum riser height is 7.75".

☑ Improper riser height variation at the stairway. The greatest riser height within any flight of stairs

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shall not exceed the smallest by more than 3/8".

HANDRAILS, GUARD RAILS, OPENINGS:

☑ Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

☑ Balcony and or landing spindles are wider than 4 inches apart.

☑ Stairway spindles are wider than 4 3/8 inches apart.

☑ Loose banister and or hand railing at the stairway.

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

Comments:

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

Comments:

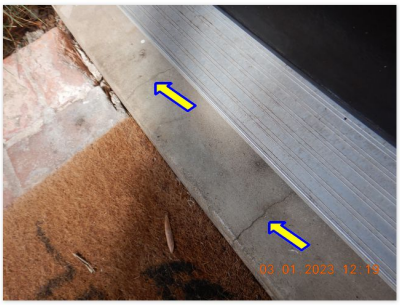
Information: Common areas typically include the building exteriors, roof, balcony and stairs, common plumbing lines, foundation, the land on which the development is established, parking areas, grading and drainage, and landscape, and any recreational facilities and pools or additional site features the development may have. While common elements may have been inspected in the course of completing this inspection, items noted that are of concern to the client should be brought to the attention of the Homeowners's Association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner.

Porches, Balconies, Decks, and Carports Deficiencies:

FLATWORK:

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

I	NI	NP	D

☑ Settlement cracks observed at the flatwork at the following locations: Patio.

☐ ☑ ☑ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

Comments:

☑ Note: The electric panel could not be located or was inaccessible at the time of inspection.

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

Comments:

Type of Wiring: *Copper Wiring*

Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

Branch Circuit Deficiencies:

☑ No electrical fixtures were working at the 2nd floor at the time of inspection.

GFCI:

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.

☑ Outlets are not GFCI protected at the following required locations: Laundry room, Front patio.

RECEPTACLES:

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

I	NI	NP	D

☑ The electrical fixture boxes should be flush mounted with the face of combustible materials or installed with box extenders at the following locations: . This is a possible fire hazard.

☑ Receptacles have reversed polarity at the following locations: Dining room.

☑ Receptacles have no electrical current present at the following locations: 2nd floor back bedroom, 2nd floor bathroom, 2nd floor front bedroom.

☑ Receptacle cover plates observed broken at the following locations: Dining room, Living room.

☑ Receptacle cover plates observed missing at the following locations: Kitchen, Living room, 2nd floor bathroom.

☑ Loose receptacles noted at various locations.

LIGHTS:

☑ Light fixture globes missing at the following locations: 2nd floor back bedroom closet, 2nd floor front bedroom closet, Attic.

☑ Light inoperable, possible bulb, at the following locations: Laundry room, Back patio, Stairwell, 2nd floor back bedroom, 2nd floor back bedroom closet, 2nd floor bathroom, 2nd floor front bedroom, 2nd floor front bedroom closet.

☑ Light pull chains are missing at the following locations: 2nd floor back bedroom closet, 2nd floor front bedroom closet.

Smoke and Fire Alarms Deficiencies:

☑ Smoke alarms not installed at all required locations. Smoke alarms are required at all bedrooms, the exterior of all bedrooms and one at each level.

Doorbell Deficiencies:

☑ Door bell button inoperable, damaged or missing.

It is recommended that a licensed electrician further evaluate the electrical system needed repairs, damages/defects, and related repair costs.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Comments:

Type of System: *Central*

Energy Source: *Electric*

Note: *The visual inspection of the heating equipment does not include internal parts that require dismembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

Heating Equipment Deficiencies:

PERFORMANCE:

☑ The furnace system(s) are not tested for proper operation when the outside air temperature is 70 degrees or more. Hotter temps make it difficult to determine proper function and can potentially damage components of the system

☑ The furnace vent pipe is not properly vented to the exterior of the dwelling. The vent pipe should extend through the roof flashing and terminate the proper distance above the roof with the proper collar and cap.

Servicing the furnace and inspecting the heat exchanger when the air conditioning system is evaluated is recommended.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Comments:

Type of System: *Central*

Note: The visual inspection of the cooling equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where

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

I	NI	NP	D

inadequate window coverings allow radiant heat into the structure.

Temperature Differential:

Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F

Downstairs Unit Temperature Differential					
Supply Temp	69.5	Return Temp	75.3	Difference	5.8

Cooling Equipment Deficiencies:

PERFORMANCE:

☑ The temperature drop was insufficient on the air conditioning unit(s). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

☑ The 2nd floor unit was not working at the time of inspection.

AUXILIARY DRAIN PAN:

☑ Signs of moisture at the A/C equipment and access panel were noted at the time of inspection.

DRAIN LINES:

☑ The primary condensate drain line is improperly tied into a plumbing vent stack in the attic. No visible p-trap installed at the primary drain line to prevent sewer gas from being drawn into the air handling system. Current standards require the primary A/C drain line be terminated above a sink or bathtub p-trap.

EVAPORATOR:

☑ The 1st floor A/C equipment could not be fully accessed due to the cabinets blocking the panel from being fully opened.

☑ Excessive vibration observed at the condensing unit during operation. Further evaluation by a licensed HVAC specialist is recommended.

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

Comments:

Type of Ducting: Unknown

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

I	NI	NP	D

Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require dissembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.

Duct System, Chases, and Vents Deficiencies:

DUCTWORK:

☑ Rust/organic growth was noted at some of the vent covers.

IV. PLUMBING SYSTEM

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

Comments:

Location of water meter: *Front Exterior*

Location of main water supply valve: *Could not be verified*

Static water pressure reading: *Could not be verified*

Type of Water Pipping System: Galvanized, Copper, PEX, CPVC

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

SINKS:

☑ The sink faucet mount is loose at the following locations: 1st floor water closet.

☑ The sink faucet handles are loose at the following locations: 2nd floor bathroom.

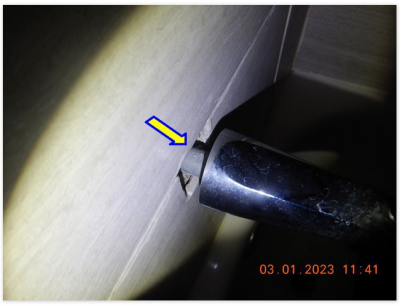
☑ Low water pressure observed at the following locations: Kitchen, 2nd floor bathroom.

TUBS/SHOWERS:

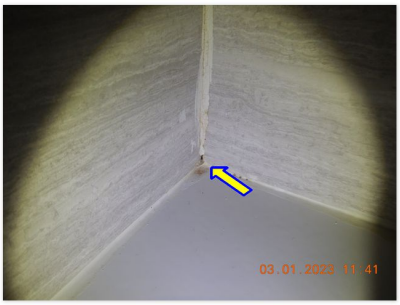
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ The bathtub porcelain surface is chipped at the following locations: 2nd floor bathroom.



☑ A gap between the wall and tub fixture was noted at the 2nd floor bathroom.



☑ Caulk the bathtub enclosures and around fixtures where missing or deteriorated.

COMMODE:

☑ The bathroom commode seat is loose at the 1st floor water closet.

☑ The bathroom commode lid is broken at the 2nd floor bathroom.

☑ The bathroom commode tank missing 1" air gap between the water supply and overflow pipe at the 2nd floor bathroom.

WATERLINES:

☑ Galvanized pipe has a useful life expectancy of 35 to 45 years. It is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the pipe will corrode through to the outside of the pipe, and will eventually deteriorate to where the pipe will start leaking. At this point it is only a matter of time before the entire system will need to be replaced.

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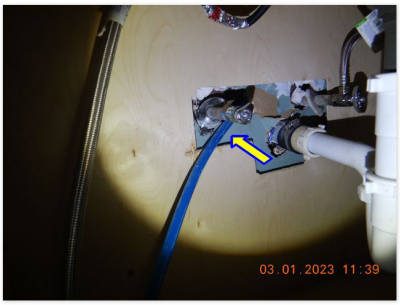
I	NI	NP	D



☑ Special notice: we observed some original galvanized pipe has been replaced, therefore the process of replacing the galvanized pipe has started. We encourage any potential home buyer to take into consideration the cost associated with replacing the galvanized pipe before any final purchase decisions are made.

☑ Recommend further evaluation of the galvanized pipe by a licensed professional plumber.

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

Comments:

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

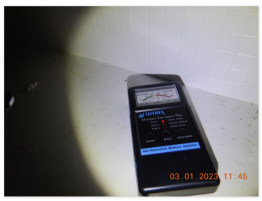
Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:

Drains, Wastes and Vents Deficiencies:

SINKS:

☑ The bathroom sink drain stopper is not functioning properly or improperly installed at the following fixtures: 2nd floor bathroom.

☑ The stopper does not properly disengage at the 1st floor water closet.

☑ Sink cabinet area- High moisture readings were noted with the moisture meter in the tested area.

Location: 1st floor water closet.

TUBS:

☑ The bathtub drain stopper is missing at the following locations: 2nd floor bathroom.

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

I	NI	NP	D	

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

Comments:

☑ Note: The water heater system was not accessible to the inspector.

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

Comments:

☐ ☑ ☑ ☐ **E. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.

Dishwasher Deficiencies:

☑ Dishwasher door is dented.

☑ Note: Standing water was noted in the dishwasher prior to the inspection but this was emptied after the dishwasher completed its cycle.

☑ Dishwasher baskets are rusted in several places.

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

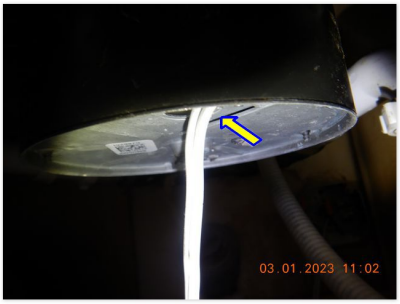
Comments:

Food Waste Disposal Deficiencies:

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

I	NI	NP	D

☑ The food waste disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.



☑ The food waste disposal whip cord is not properly secured at the clamp at the base of the food waste disposal.

☑ Remove debris from the food waste disposal.

☑ ☐ ☐ ☑ C. Range Hood and Exhaust Systems

Comments:

Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Range Exhaust Vent Deficiencies:

☑ The range hood exhaust fan recycles air back into the home.

☑ Filter for range hood is missing.

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

Comments:

Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.

Ranges, Cooktops, and Ovens Deficiencies:

☑ Anti-tip devise is not installed at free standing range to prevent range from tipping over when oven door is opened.

OVEN:

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

I	NI	NP	D	

☑ Note: Oven temperature registered 358 degrees when set at 350 degrees.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

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

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

OPERATION:

☑ The bathroom exhaust fan motor is inoperable at the following locations: 2nd floor bathroom.

☐ ☑ ☑ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Dryer Vents Deficiencies:

☑ The dryer's vent should be cleaned out completely This includes the termination point of the vent system. This material is very flammable.

☑ Caulk around the dryer vent damper where missing or deteriorated at the exterior.

☐ ☑ ☑ ☐ **I. Other**

Comments: