

# HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections  
713.408.1129 Office  
[www.houstoninspect.com](http://www.houstoninspect.com)



**INSPECTED FOR**

**Clayton Carlson  
6130 Sugar Hill Dr  
Houston, TX 77057**

**March 21, 2019**


## PROPERTY INSPECTION REPORT

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**Prepared For:** Clayton Carlson  
(Name of Client)

**Concerning:** 6130 Sugar Hill Dr, Houston, TX 77057  
(Address or Other Identification of Inspected Property)

**By:** Kyle Coats, Lic #22450 03/21/2019  
(Name and License Number of Inspector) (Date)

Shawn Emerick Lic #4623   
(Name, License Number of Sponsoring Inspector)

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### 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](http://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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR  
GENERAL INFORMATION**

**Present at Inspection:** Buyers Representative, Sellers Representative

**Building Status:** Occupied

**Weather Conditions:** Clear

**Ambient Temperature At Time of Inspection:** 60 to 70

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

**How To Interpret This Report:**

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

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

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

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

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

These are general information, limitations, or notices.

**NOTICE**

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

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.

- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

**ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY**

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

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

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

The property being inspected appears to have been recently remodeled. During remodeling, evidence of previous water penetrations, wood-destroying insect damage, settling, and other problems can be concealed, which would make it difficult to detect during the inspection.

The following optional system(s) were not inspected.

1. Generator
2. Wine chiller
3. Espresso/Coffee machine
4. Mosquito system

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



**GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed herein;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems; or
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
  - (vii) concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

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

**Foundation Performance Opinion(s):**

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

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

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

**Signs of Structural Movement or Settling:**

- Wall, floor, or ceiling cracks

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

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**General Comments**

Shrinkage cracks were observed at various visible locations on the foundation/concrete floors. Cracking is a normal property of concrete as it dries and shrinks during the curing process. Additional shrinkage cracks may be present under the floor coverings in the structure. Such cracks do not affect the performance of the foundation.

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





I=Inspected

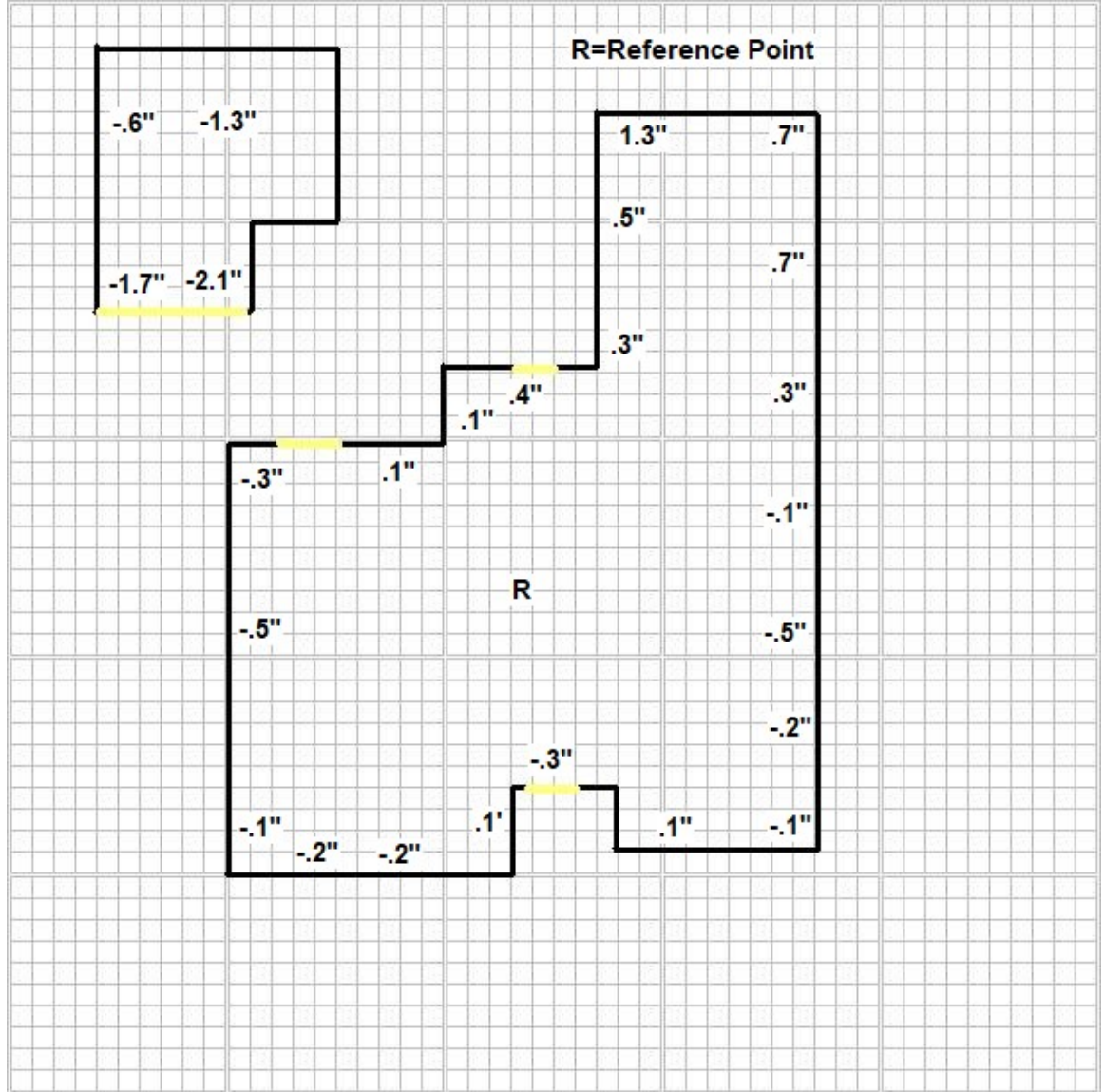
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The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



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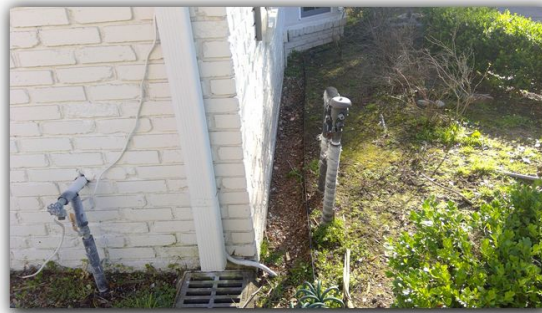
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**B. Grading and Drainage**

*Comments:*

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

The existing grade at the slab perimeter is not adequate for shedding water away from the structure(s) on all sides. The ground should slope away from the structure at a rate 6" in the first ten feet. Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within the first 10', drains or swales should be provided to ensure drainage away from the structure. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



**General Comments**

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

**Specific Limitations**

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

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**C. Roof Covering Materials**

*Comments:*

**Type of Roof: Sloped / Pitched**

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

**Viewed From:**Accessible Attic Areas, Walked on Roof

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**Performance Opinion**

The roof covering is in need of repairs. Problems found during the inspection of the roof covering are listed in the section below. It is recommended that a qualified tradesman be consulted to completely evaluate the roof covering and perform all necessary repairs to insure the roof is watertight, all shingles and other components are secured properly. The tradesman should also to determine if hidden or not visible damage is present that is in need of repairs.

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

Missing cricket at the back of the chimney (structure to divert water from back of chimney).

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

Staining was found at sections of the roof decking as evidence of active roof leaks. A qualified tradesman should further evaluate the roof and make the necessary repairs to repair the leaks.



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



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Sections of the roof flashing are raised which could lead to water penetrations. Recommend repairs.



The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.



**Specific Limitations**

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

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

A radiant barrier (cool ply, foil roof decking, radiant paint, etc) has been installed at the roof decking. This restricts the visibility of the wafer-board decking making it difficult to view evidence of water penetrations / roof leaks. Small roof leaks and / or evidence of previous leaks could be concealed behind this material.

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**D. Roof Structures and Attics**

*Comments:*

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

**Approximate Average Depth of Horizontal Insulation: 0-6"**

**Accessibility of Attic:** Partial

**Performance Opinion**

The roof structure is not performing its intended function at the time of the inspection. Refer to the section below for more details on problems found and items in need of repairs.

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

**Roof Structure**

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

- Ridge board is not properly sized (Does not support full face of rafters)
- Purlin braces are spaced improperly according to current codes (maximum of 4' apart).

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

A damaged/split rafter was noted in the middle left of attic. Recommend repair by a qualified tradesman



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During the inspection of the roof covering active and / or previous water penetrations were observed. The client should advise the roofing tradesman to evaluate the roof decking during repairs to determine if hidden / concealed damage is present that is in need of repairs.



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

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

- Attic ladder is not insulated
- Missing weather-stripping at attic door.

**Attic Insulation**

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

Missing insulation was found in the attic. Recommend installing insulation at the needed areas to improve the energy efficiency of the building.



**Attic Ventilation & Screening: Ridge Vents, Soffit, Gable**

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

- Multiple ventilation types installed (ridge, exhaust ports, etc.).  
This could lead to improper ventilation - Refer to manufacturer specifications.

**General Comments**

A radiant barrier (paint, foil, etc) has been installed at the roof decking. In theory this will, in turn, improve the energy efficiency of the structure.

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**Specific Limitations**

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

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

*Comments:*

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

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

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

**Brick / Masonry Veneer**

- Vertical expansion joints are missing at the brick veneers (25' Foot Run of Wall).
- Weep holes are missing and / or spaced improperly

**General**

- Improper clearance of the exterior veneers from the grade (8").
- Improper clearance of the exterior siding from the roof.

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

**Exterior Walls**

Brick / mortar cracks were found on the exterior of the structure as evidence of settlement of the structure.



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



Damaged and / or missing trim, fascia boards, and / or soffits were found on the exterior of the property. The damage was found at the following locations: middle right, Middle Areas where decay is present should be removed, exposing underlying materials for inspection prior to repair.





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**Interior Walls**

Separation was noted at sections of the interior trim and / or crown molding as evident of settlement of the structure.



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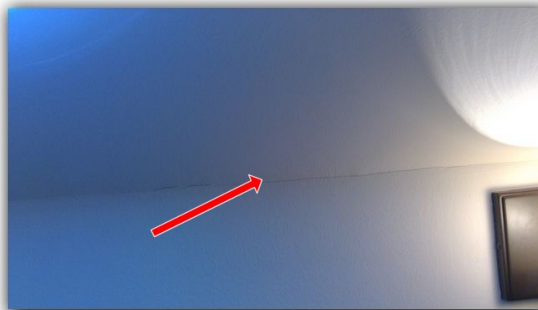
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Damaged and missing grout/caulking was noted in the rear right guest bathroom, garage apartment bathroom shower/bathtub enclosure. It is recommended that the damaged or missing items be repaired/replaced.



Hairline cracks were found on the interior of the property as evident of settlement. The cracks can be repaired if desired for cosmetic purposes.



**General Comments**

During the inspection of the walls on the interior of the structure with a infrared camera abnormalities were not noted.

**Specific Limitations**

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards 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.

The brick on the exterior of the property has been painted. Painted brick can conceal brick cracks and other defects.

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**F. Ceilings and Floors**

*Comments:*

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

**Ceilings**

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



**Floors**

Damaged and missing grout/caulking was found at the floor garage apartment



Damaged/Raised flooring was noted in living room hallway from possible moisture penetration . Recommend evaluation for repair



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**Specific Limitations**

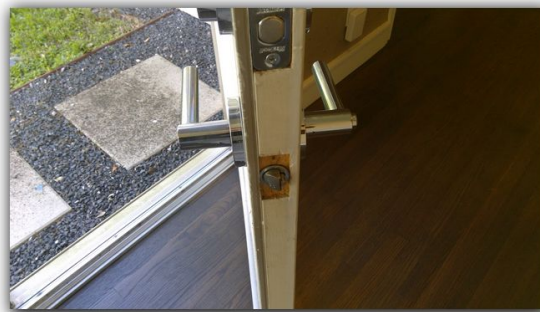
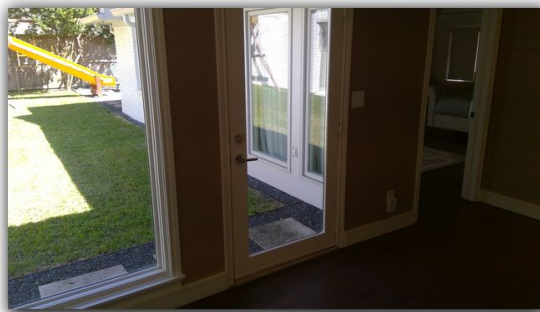
The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other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

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

Comments:

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

The door handle on the middle exterior door does not appear to be functioning properly and the striker plate is improperly installed. Recommend repair by a qualified tradesman



The middle rear exterior door shows signs of moisture penetration and elevated moisture meter readings (99.9%). Recommend evaluation for repair of all associated components by a qualified tradesman



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NP=Not Present

D=Deficient

I	NI	NP	D
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**General Comments**

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

**Specific Limitations**

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

**H. Windows**

*Comments:*

**Style:** Double Pane ; Single Pane

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

Most of the windows are inoperable due to being painted closed. The windows should be repaired as needed. At least one window in each sleeping room should be made operable for use as a secondary means of egress in the event of an emergency.

**Specific limitations**

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

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

*Comments:*

**Specific Limitations**

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

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace / Chimney:** Masonry

**Attic Fire Stopping:** Not Present

**Chimney Cap:** Present

**Gas Features Present:** Gas Valve

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

Unable to check fireplace. No key was provided

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Specific Limitations**

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

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

*Comments:*

**Specific Limitations**

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

**L. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

Type of Service: Underground

Main Service Size: 150 x 2

Wire Type: Copper-House; Aluminum-Garage

Service Conductors: Unable to Identify

Location of Main Electrical Panel: Exterior



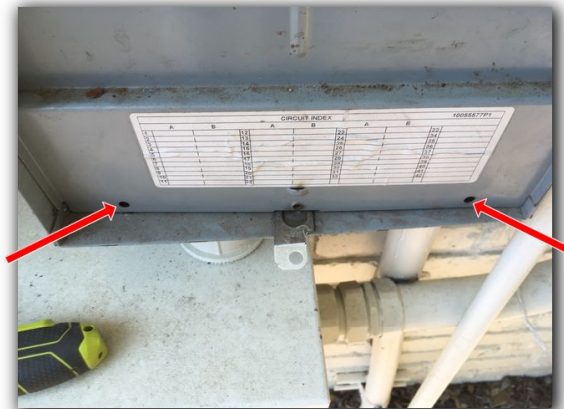
Type of Visible Grounding / Bonding: Ground Rod Connection

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

- Grounding clamp improper style for rod Installations
- Wires not secured to the panel openings and / or run through common holes
- Bonding not present / visible at gas lines
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Double lugged conductors (Neutral Wires at Bars)
- 240 conductors not identified within panel

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

Missing screws were found at the dead front cover located at the main service panel. Approved screws should be installed at the dead front to properly secure the cover.



I=Inspected

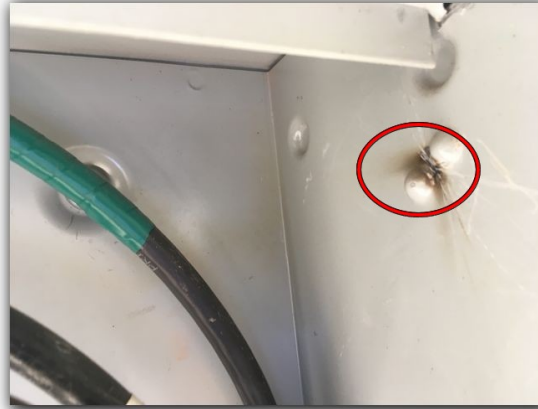
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

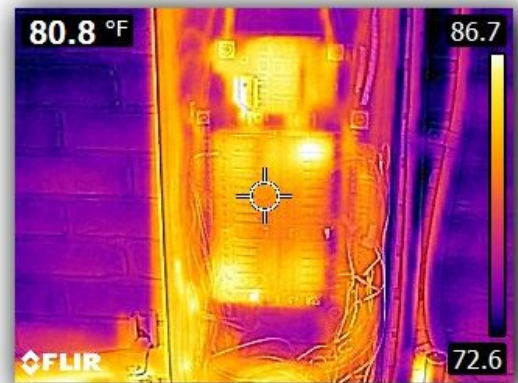
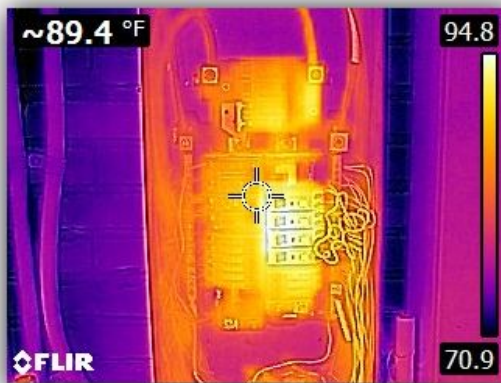
Evidence of previous overheating/arcing was noted on the panel as evident by discoloration on the interior of the box. Recommend evaluation by a licensed electrician



**General Comments**

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

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





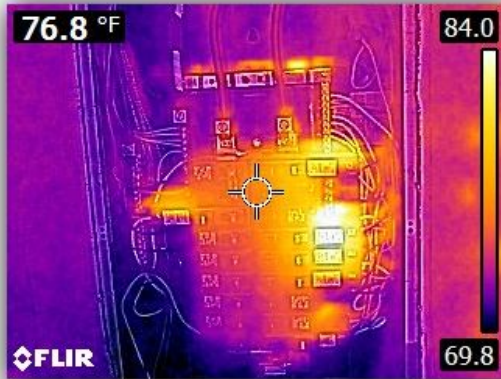
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Specific Limitations**

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

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

*Comments:*

**Type of Wiring: Copper**

**GFCI Safety Protection Present in Following Locations:**

Bathrooms/Kitchen /Laundry Room

**Reset Locations for GFCI's:**

**Exterior: Not Tested - Occupied**

**Garage: Not Tested - Occupied**

**Kitchen: Kitchen**

**Bathrooms: Each Bathroom**

**Laundry Room: Laundry Room**

**Hydro-Therapy Motor:Not Present - GFCI Needed**

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

**Carbon Monoxide Detectors Present at Property: Unable to Determine if Detectors are Equipped to Detect Carbon Monoxide - Verify with Sellers**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Building Codes, TREC Standards, Installation Standards or Safety Issues**

GFCI's not installed at all required locations

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

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

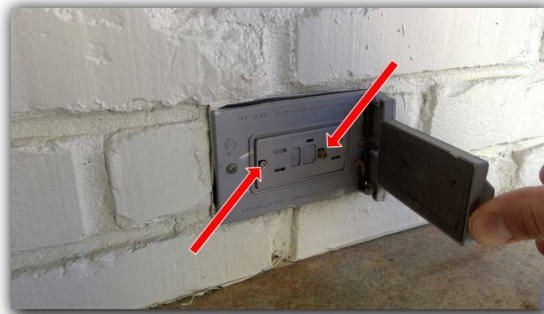
The lights are inoperative in the following locations:

1. Garage Apartment

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



A metal prong is broken off in one leg of a receptacle in the Exterior. The prong should be removed or the receptacle should be replaced.



I=Inspected

NI=Not Inspected

NP=Not Present

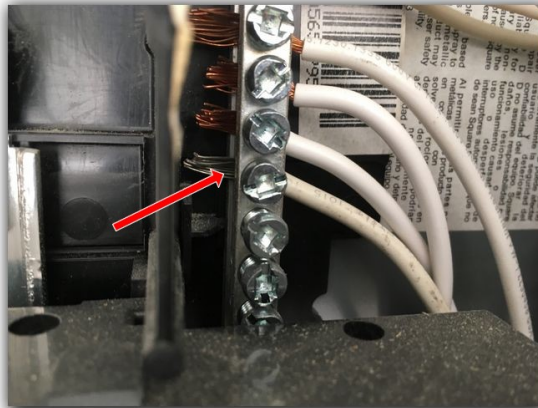
D=Deficient

I	NI	NP	D
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Damaged plate covers were noted in the attic



Aluminum neutral conductor was found at the neutral bar and i could not determine the what it went to. Recommend evaluation by a licensed electrician



**General Comments**

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Two prong un-grounded receptacles were found at various locations in the property.



**Specific Limitations**

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

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:*

**Unit #1 and 2**

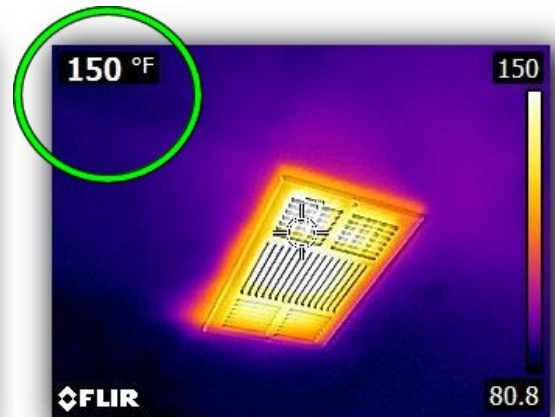
**Type of System:** Forced Air

**Energy Source:** Galvanized, Flex, Gas

**Location:** Attic

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Unit #3**

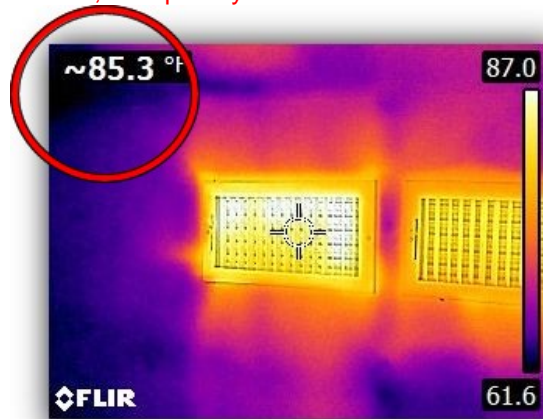
**Type of System:** Forced Air

**Energy Source:** Electric

**Location:** Attic

**Performance Opinion(s)**

The electric heaters does not appear to be operating at maximum efficiency. After operating for 20 minutes the temperature at the registers was only 85 degrees. This may indicate a malfunction in one or more of the heating elements or control components. Recommend further inspection, service, & repair by a licensed A/C-Heat technician.



**General Comments**

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

**Specific Limitations**

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

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**B. Cooling Equipment**

*Comments:*

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

**Unit #1**

**Approximate System Size:** 3 1/2 Ton-Bedroom

**Approximate Manufactured Date:** Unable to id

**Approximate Seer Rating:** Unable To Determine

**Today's Temperature Differential (Delta T):** 9

**Location:** Exterior and Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Performance Opinion**

The air conditioning system (Unit # 1) is not functioning properly as evident by an inadequate temperature differential. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

**Primary Drain Line(s) Point of Termination(s):Exterior of Home**

**Secondary Drain Line(s) Point of Termination(s):Soffit(s), Above Window(s) / Door(s)**

**Unit #2**

**Approximate System Size: Unable to ID Both Indoor & Exterior Portions of the System**

**Approximate Manufactured Date: Unable to id**

**Approximate Seer Rating: Unable To Determine**

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

**Location: Exterior and Attic**

**Performance Opinion**

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

**Primary Drain Line(s) Point of Termination(s):Exterior of Home**

**Secondary Drain Line(s) Point of Termination(s):Soffit(s), Above Window(s) / Door(s)**

**Unit #3**

**Approximate System Size: 1 1/2 Ton**

**Approximate Manufactured Date: 2018**

**Approximate Seer Rating: Unable To Determine**

**Today's Temperature Differential (Delta T): 20**

**Location: Exterior and Attic**

**Performance Opinion**

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

**Primary Drain Line(s) Point of Termination(s):Exterior of Home**

**Secondary Drain Line(s) Point of Termination(s):Soffit(s), Above Window(s) / Door(s)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**General Comments**

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

The data plate on the cooling system was not visible / legible at the time of the inspection.



Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.

**Specific Limitations**

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Duct Systems, Chases, and Vents**

*Comments:*

**General Comments**

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.

**Specific Limitations**

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEM

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

*Comments:*

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

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



**Static Water Pressure Reading:**58

**Type of Water Supply Piping:** Galvanized / Steel - This property has been plumbed with galvanized/steel piping. The older steel piping is subject to corrosion on the interior of the pipe. This corrosion leads to two different problems. The first problem relates to water pressure. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. The second problem can more costly. Depending on the mineral makeup of your water supply, the piping can deteriorate to the point the pin hole leaks develop throughout the supply piping. Both of these problems are difficult to detect during a limited visual inspection. A licensed plumber can further evaluate the piping and make recommendations in regard to repairs and provide estimates. Predicting future performance of the piping is beyond the scope of this inspection.

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

##### **Items Damaged, Non-Functional, or Operating Improperly** **Garage Apartment**

Low water pressure was noted during operation of the bathroom sink. Recommend further investigation and improvements if needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Kitchen**

A crack was noted in the kitchen sink

**Laundry Room**

The hot and cold water is reversed at the sink.

**Specific Limitations**

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

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

*Comments:*

**Type of Waste Piping:** Plastic

**Main Sewer Cleanout Location:** Multiple



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

- PVC piping exposed on exterior not painted to protect from UV rays
- Improper style drain material installed at fixture, i.e. missing smooth rigid pipe.

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

**Garage Apartment**

The stopper is not functioning properly at the bathroom sink.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

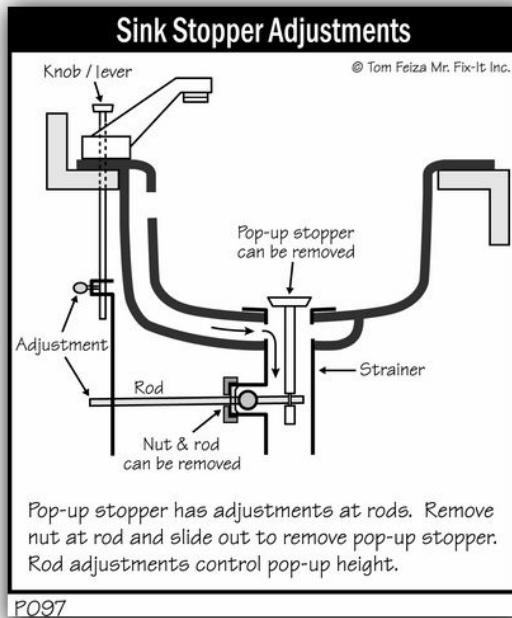
I NI NP D

The cleanout for the garage apartment is missing the cap. Recommend replacement



**Master Bathroom**

The stopper is not functioning properly at the bathroom left sink.



**General Comments**

The underground sewer lines appears to have been rerouted since the original construction of the structure due to multiple cleanouts. The current owner/occupant should be consulted to determine if in fact the lines have been rerouted/repared and the reason for such repairs.

An underground drain piping / sewer inspection (Camera and/or hydrostatic test) was performed by a third party at the time of the inspection. See plumbers report for in depth drain inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Specific Limitations**

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

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

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

**C. Water Heating Equipment**

*Comments:*

**Main House**

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

**Capacity:**50 Gallons

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

**Manufactured Date:**2016

**Performance Opinion:**

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

**Energy Source: Electric**

**Capacity:**38 Gallons

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

**Manufactured Date:**2012

**Performance Opinion:**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Dielectric fittings not installed

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

The temperature measured at the hot water is greater than a 120 degrees. It is recommended that the water heater be adjusted to prevent scalding. This is a safety issue that should be addressed.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

© Tom Feiza Mr. Fix-It, Inc.

W008



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Corrosion/rust was noted on top of the electric water heater in garage attic. Recommend evaluation for repair by a qualified tradesman



**General Comments**

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

**Specific Limitations**

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

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

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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

Ground fault circuit interrupter not installed at electric motor

A ground fault circuit interrupter has not been installed at the hydro-therapy equipment. This does not comply with current codes and is a safety issue.

Electric motor inaccessible / no access

**General Comments**

Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. It is recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use.

**Specific Limitations**

The inspector will not determine the adequacy of self-draining features of circulation systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**E. Other**

*Comments:*

**Gas Supply Systems Notifications / Specific Limitations**

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwashers**

*Comments:*

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

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

**Disconnect Location: Cord Below Sink**

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

**Range Hood Type: Vents to Exterior - Home**

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

*Comments:*

**Type of Range: Gas; Not Visible**

**Type of Oven: Electric**

**Oven Temperature Measured When Set at 350 Degrees F = 347**



**E. Microwave Ovens**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

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

Fans terminate in attic or soffits

**G. Garage Door Operators**

*Comments:*

**Specific Limitations**

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

**H. Dryer Exhaust Systems**

*Comments:*

**Dryer Vents To: Exterior Wall**

**General**

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

**I. Other**

The gas grill on rear patio appears to be functioning properly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

**When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.**

**Timer Installed At: Exterior**



**Amount of Zones Present:11**

**Amount of Zones Inspected:11**

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

Missing rain or freeze sensor

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

**Rust and corrosion were found at the valve handles installed at the backflow prevention device. The valve handles should be repaired as the rust will eventually cause the handles to become inoperative.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Several sprinkler heads are not level causing the heads to not provide proper coverage to the area intended. Recommend re-aligning the heads to insure proper watering and coverage.



Broken sprinkler heads were found in zone(s) #\_\_1,2\_\_. A qualified tradesman should be consulted to perform all necessary repairs.



**General Comments**

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

**Specific Limitations**

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

## Inspection Agreement

### I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
  2. The item is in need of repair; or
  3. Further evaluation by an expert is recommended.

### II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good –faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.** 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 substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

### III. Disclaimer of Warranties

**The inspector makes no guarantee or warranty, express or implied, as to any of the following:**

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

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

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTORS IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES'S TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.**

#### **VI. Fee or Other Valuable Consideration Disclosure**

Houston Inspections may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by Houston Inspections to perform a third party inspection. These third party companies include but are not limited to Houston Pest & Termite. By signing below the client(s) is acknowledging being informed of this arrangement between the Houston Inspections and the third party, and consent to these arrangements. Houston Inspections is not liable for work performed by third party contractors.

#### **VII. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

#### **VIII. Attorney's Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

#### **IX. Exclusivity**

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Representative.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

6130 Sugar Hill Dr

Houston

77057

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

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

1A. Marathon Pest Control, LLC
Name of Inspection Company

1B. 0734966
SPCS Business License Number

1C. 32222 Tamina Rd., A-5
Address of Inspection Company

Magnolia
City

TX 77354
State Zip

832-934-7378
Telephone No.

1D. Kyle Coats
Name of Inspector (Please Print)

1E. Certified Applicator [ ] (check one)
Technician [x]

2. n/a
Case Number (VA/FHA/Other)

3. Thursday, March 21, 2019
Inspection Date

4A. Clayton Carlson
Name of Person Purchasing Inspection
Seller [ ] Agent [ ] Buyer [x] Management Co. [ ] Other [ ]

4B. Owner of Record
Owner/Seller

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

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

5. 1 story house with detached garage

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

6A. Were any areas of the property obstructed or inaccessible? Yes  No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic  Insulated area of attic  Plumbing Areas  Planter box abutting structure 
Deck  Sub Floors  Slab Joints  Crawl Space 
Soil Grade Too High  Heavy Foliage  Eaves  Weepholes 
Other  Specify: Some areas at the property being inspected were inaccessible or access was restricted due to stored items and / or furniture.

7A. Conditions conducive to wood destroying insect infestation? Yes  No

7B. Conducive Conditions include but are not limited to:

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

Table with 4 columns: Inspection Reveals Visible Evidence in or on the structure, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Bait Station

8G. Visible evidence of: None has been observed in the following areas: None
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes  No

If "Yes", specify corrections: n/a

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes  No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No 
Specify reason: Refer to Graph & Comments Below
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

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

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

10B. n/a n/a n/a
Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:

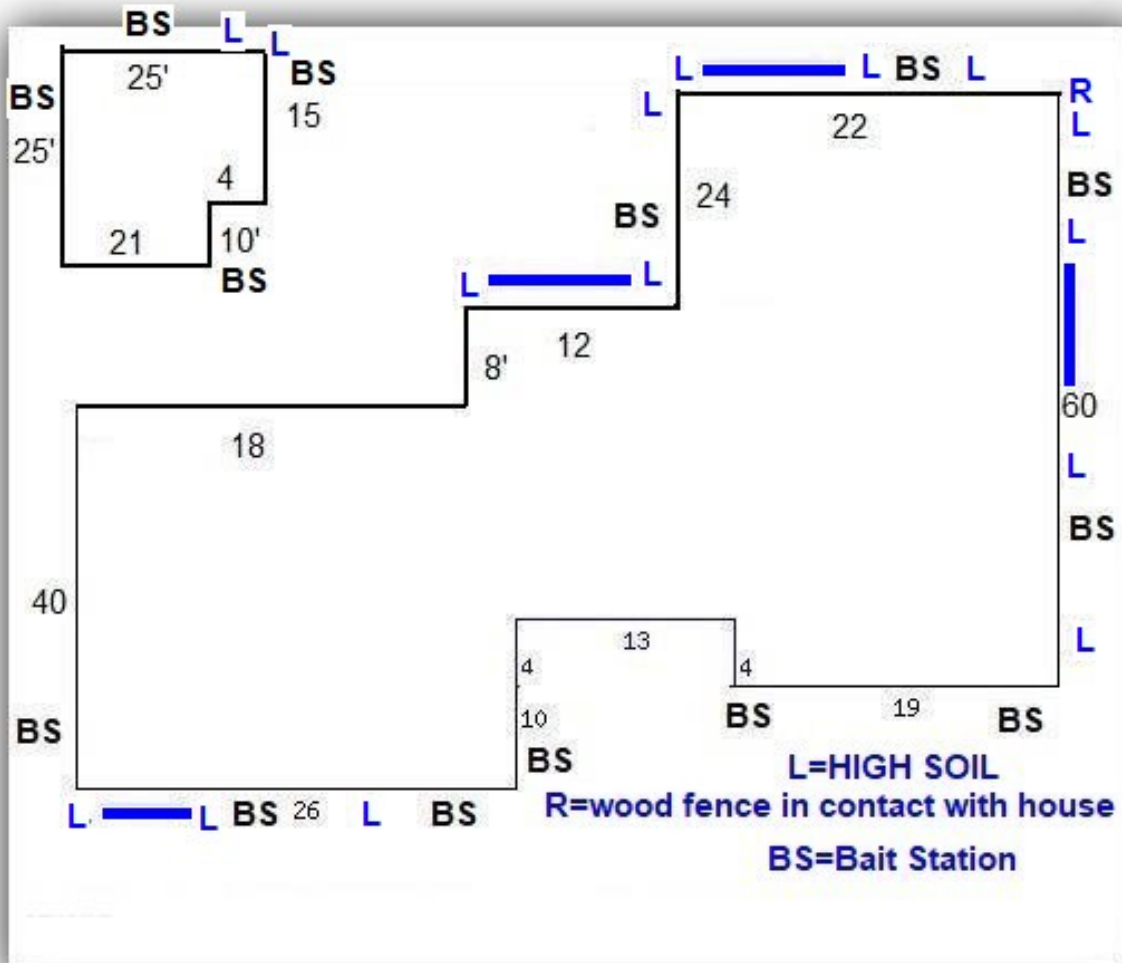
Yes  No  List Insects: None at this time.

If "Yes", copy(ies) of warranty and treatment diagram must be attached.



Diagram of Structure(s) Inspected

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



Additional Comments Conducive conditions were found during the inspection of the property, which could conceal insect activity or promote future insect activity or conceal damage. DUE TO THE CONDUCTIVE CONDITIONS FOUND WE CANNOT GUARANTEE THE ABSENCE OF WOOD DESTROYING INSECTS. The conducive conditions should be corrected. After the conducive conditions have been corrected it is recommended that the property be re-inspected for wood destroying insects. The client should take into consideration the cost of associated with correcting the conducive and / or performing a subterranean termite treatment and plan accordingly.

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

Signatures:

11A. [Signature]  
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. [Signature] 0559024  
Certified Applicator and Certified Applicator License Number

12B. Date Posted Thursday, March 21, 2019  
Date

**Statement of Purchaser**

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

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee  
\_\_\_\_\_  
\_\_\_\_\_

Date  
\_\_\_\_\_  
\_\_\_\_\_