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PREMIER INSPECTIONS OF TEXAS

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PREMIER INSPECTIONS REPORT

22 N Flamingo St
La Marque, TX 77568



Inspector
Derek Stout
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Agent
roland garcia
coastal bend real estate



PROPERTY INSPECTION REPORT FORM

tony triola <i>Name of Client</i>	08/01/2023 4:30 pm <i>Date of Inspection</i>
22 N Flamingo St, La Marque, TX 77568 <i>Address of Inspected Property</i>	
Derek Stout <i>Name of Inspector</i>	 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

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

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

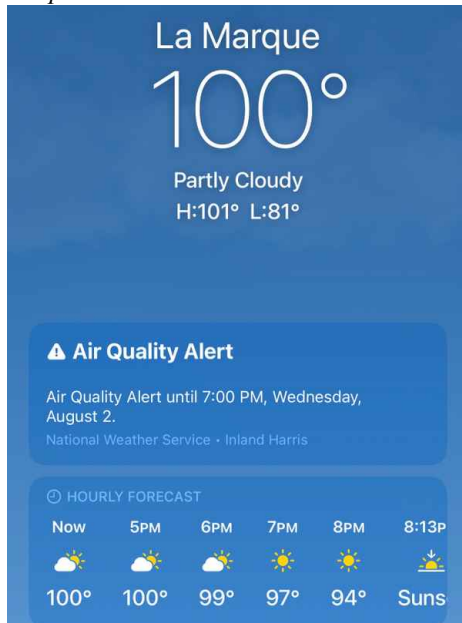
INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

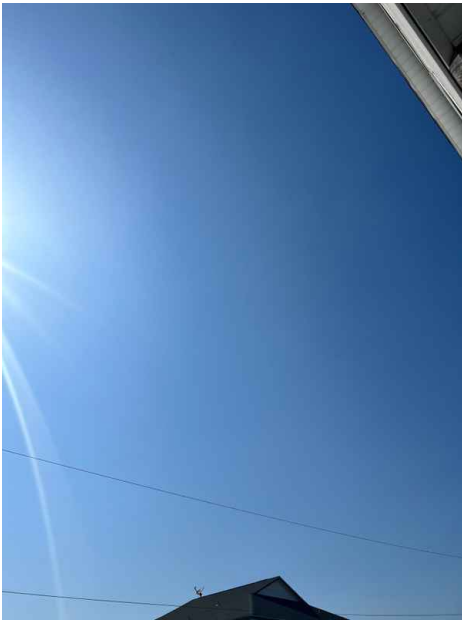
Time In: 4:30 P.M.

Time Out: 7:00 P.M.

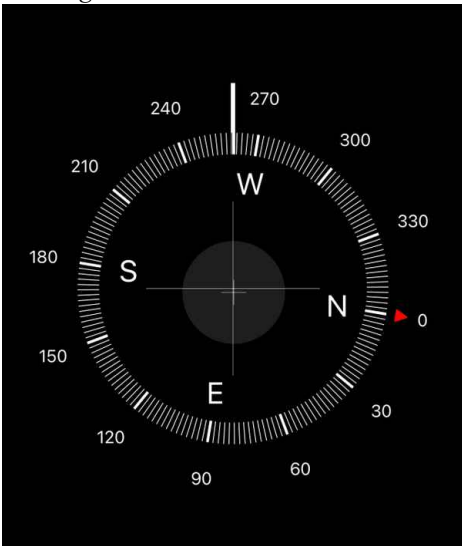
Temperature: 100 - 110°F



Weather Conditions: Clear, Sunny



Heading: West



Occupancy: Vacant

In Attendance: Sellers Agent

Inspections Provided by this Inspector: Home Inspection, Electrical Inspection, Thermal Imaging Inspection, Roof Inspection, Foundation Evaluation

Type of Building: Condominium

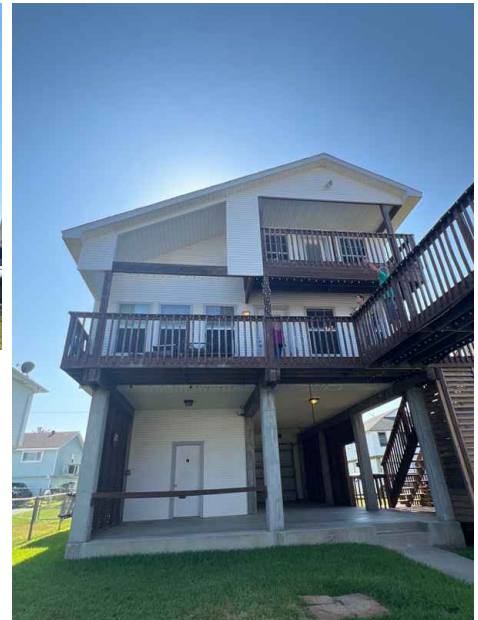
Elevation of property:



West Facing front



North Facing side



East Facing rear



South Facing side

Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the perspective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. **A real estate inspection is not a technically exhaustive survey of the home and its systems. It is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.** The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (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;
- (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, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, 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 or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, 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 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 household 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;

(K) 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.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

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.

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. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

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. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. this does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair or Safety Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you

believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

Hillside:

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil, or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks ... either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property-casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Manufactured Housing:

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the Northside of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacturer is required to provide instructions on on-site preparation, installation, and anchoring.

Plumbing:

During this inspection, the inspector will check the supply piping and drain lines for leaks and corrosion of the piping to be readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "foolproof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded. We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Pest Control:

Our observations regarding evidence of pests are not substituted for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Lead-Based Paint:

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead-based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead-based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-lead-paint. Some homes built after 1960 also contain heavily-lead-paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead-based paint? We cannot tell you that it does or does not. Providing lead-based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

thank you for choosing PREMIER INSPECTIONS OF TEXAS

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Inspection Method: Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 08/01/2023.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Structural Opinion: This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

Buyers Notice:

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

A. Roof Covering Materials

Informational Note:

The following deficiencies (if any) with the **roof covering materials** were observed on the day of the inspection of this structure and are noted below.

Roof life span: Top Third

Types of Roof Covering: Asphalt, Composition



Viewed From: Drone

Roof limitations:

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

B. Grading and Drainage

Informational Note:

The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

Drainage:

The drainage around the structure appears to be redirected around the home We recommend that you monitor this area when it rains and make sure that the water is channeling away from this area as intended, if it is not there will be upgrades needed and you may consider adding a form of sub surface drainage in this area.

C. Walls (exterior)

Informational Note:

The following deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

Exterior Wall Covering Material: Vinyl Siding

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Fascia/soffit - trim needs resecuring

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are areas of the fascia and/or soffit and or trim that are in need of re-securing around the structure.



North Facing side

D. Foundations

Informational Note:

The following deficiencies (if any) with the **foundation** were observed on the day of the inspection of this structure and are noted below.

Foundation Statement:

Buyers Advisory Notice:

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 08/01/2023.

Type of Foundation(s): Monolithic Post Tension Style Slab On Grade

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement.

First Impression:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. EXTERIOR

N. Porches, Balconies, Decks, and Carports

Informational Note:

The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

1: Deck - Rotted/spongy Boards

☹️ **Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

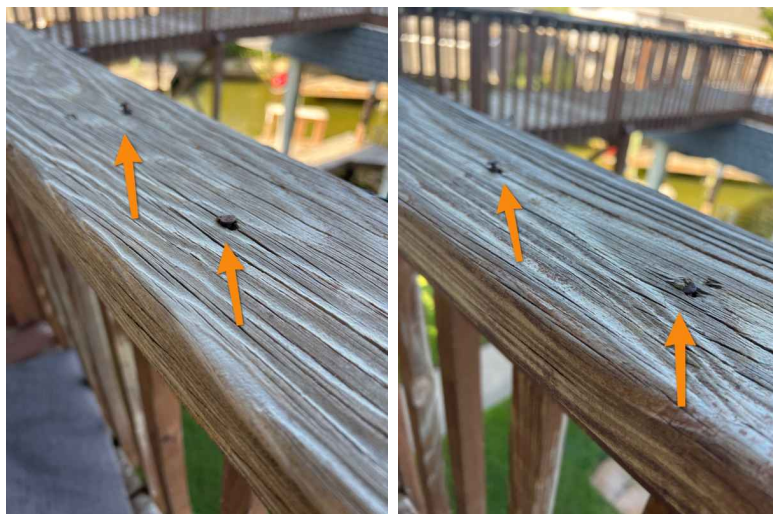
One or more deck boards are showing signs of rot and/or spongy. Recommend a qualified deck contractor replace.



2: Deck - Nails Exposed

☹️ **Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

One or more nails were observed to be exposed. Recommend nails be reset.



3: Deck - Unstable Support

I=Inspected

NI=Not Inspected

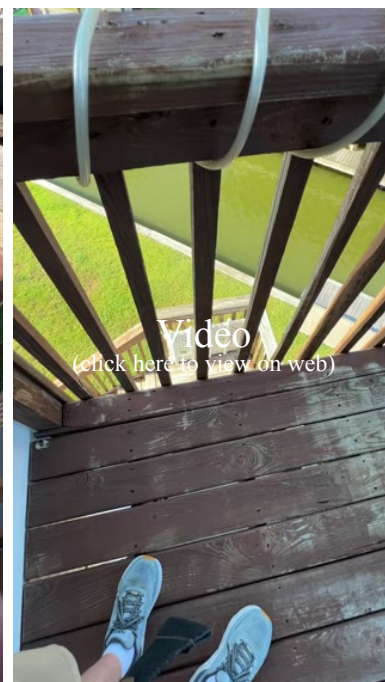
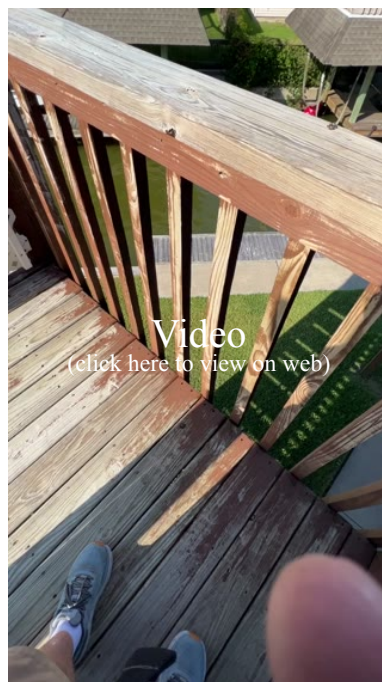
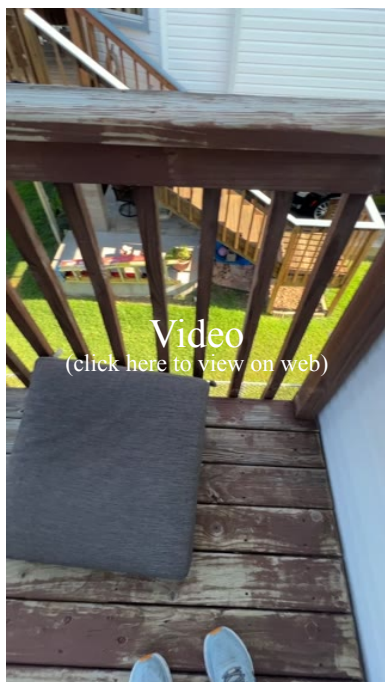
NP=Not Present

D=Deficient

I NI NP D

▲ In Need of Immediate Attention or Repair or Safety Concern

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

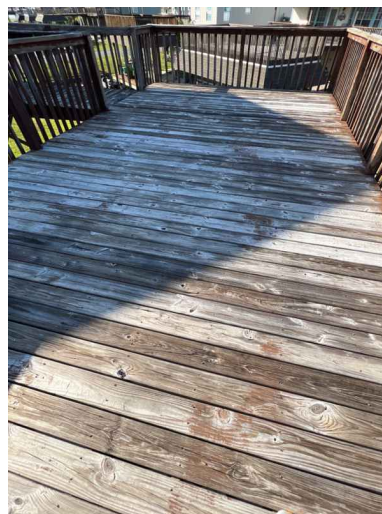


4: Deck - Water Sealant Needed

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Deck is showing signs of weathering and/or water damage. Recommend sanding rough boards on the deck, replacing damaged boards and that water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



5: Decking on balcony is spongy

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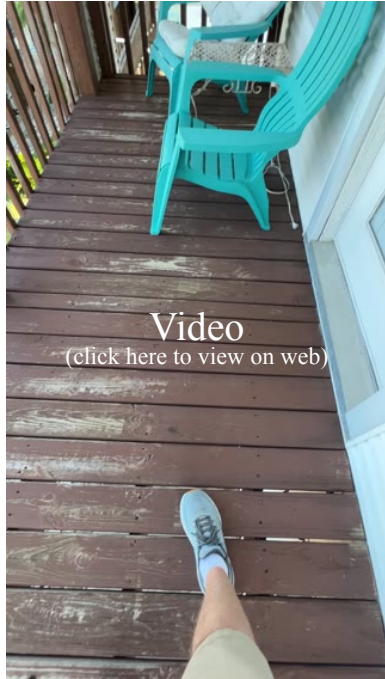
NP=Not Present

D=Deficient

I NI NP D

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The deck boards on the balcony are a little spongy and move up and down when you walk on them. We recommend that if and when the balcony is redecked that the boards be upgraded to eliminate movement.



6: rafters damaged

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The rafters and/or the roof structure of the carport are damaged and should be repaired.



2nd Floor

7: Front porch post is checking (cracking)

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

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I NI NP D

Front porch post is checking (cracking) as it has dried out. This should be monitored over time for a worsening condition and replacement may be necessary in the future.

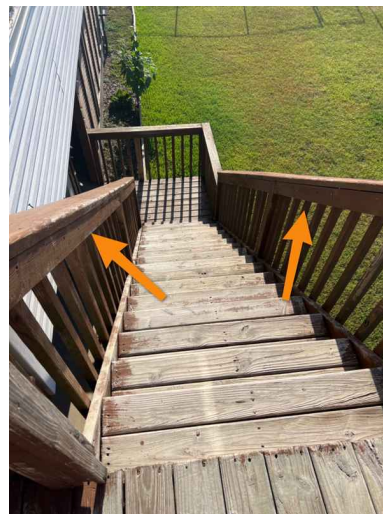
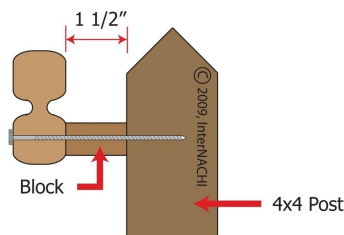


8: Graspable hand rails should be installed.

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are no graspable handrails installed on the step railing of this home. We recommend that graspable hand rails be installed for easy grip.

Handrail Grip



9: Wood to ground contact

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

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I NI NP D

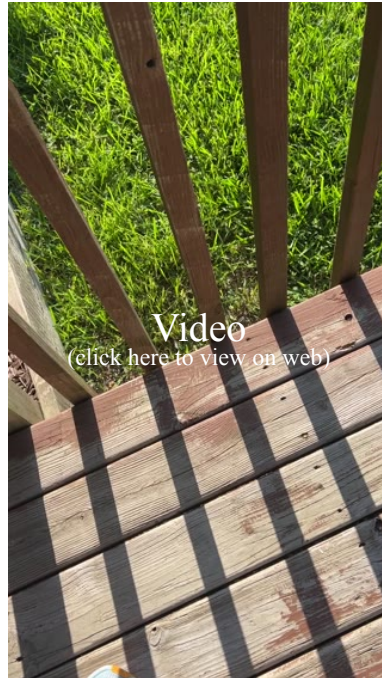
There is wood to ground contact in one or more areas of the property, this is considered a conducive condition that could allow wood destroying insects to gain access to the structure without being seen. We recommend that these areas be treated regularly by a pest control company as often as they recommended, which would be every 5-10 years on average.



10: Loose balusters

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Loose balusters can give way and allow someone to fall thru causing injury



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I NI NP D

IV. ATTIC

E. Attic

Informational Note:

The following deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

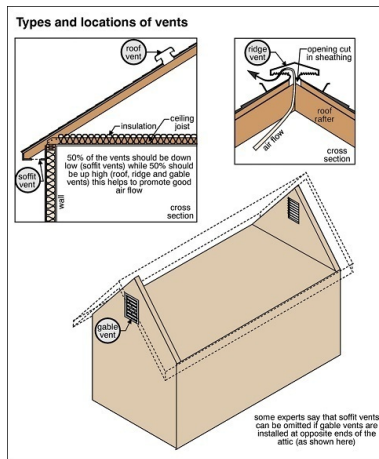
Viewed From: Attic

Approximate Depth Of Insulation: 6"-8"

Type of Roof: Gable

Type of Roof Decking: Plywood type decking

Type of Ventilation: Ridge Vents



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I	NI	NP	D
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V. ELECTRICAL SYSTEMS

Electrical panel is in good condition:

The electrical panel is in good condition and appears to be wired properly with no visible areas for concern at the time of inspection.



A. Service Entrance and Panels

Informational Note:

The following deficiencies (if any) with the **service entrance and panels** were observed on the day of the inspection of this structure and are noted below.

Service Entrance: Underground



Main Service Panel Location: South Exterior Wall

I=Inspected

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D=Deficient

I	NI	NP	D
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Main Service Panel Manufacturer: General Electric



Main Service Panel Amperage: 200 Amp



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Sub-Panel Location: Laundry Room



Sub-Panel Manufacturer: General Electric

Sub-Panel Amperage: 200 Amp

Service Entry Cables: Copper



1: Neutral wires should terminate under individual terminals

▲In Need of Immediate Attention or Repair or Safety Concern

Each neutral conductor should terminate under individual terminations and not share a termination with other neutral or ground wires. When neutral wires share a termination point with another wire it is likely that the connection will become loose due to expansion and contraction of wires.

NEC. 2017 408.41 Grounded Conductor Terminations. Each grounded conductor shall terminate within the panelboard in an individual terminal that is not also used for another conductor.

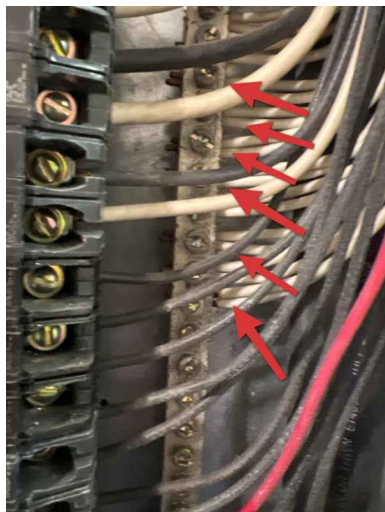
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2: No AFCI Breakers installed

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

This home did / did not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an as-built condition, and was not required when this home was built. Some items reported as Deficient may be considered upgrades to the property.

B. Branch Circuits, Connected Devices, and Fixtures

Informational Note:

The following deficiencies (if any) with the **branch circuits, connected devices, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Type of Wiring: Romex, Copper

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I NI NP D

VI. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature Differential:

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents appeared to be acceptable (14°F - 23°F) at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

A. Heating Equipment

Informational Note:

The following deficiencies (if any) with the **heating system** were observed on the day of the inspection of this structure and are noted below.

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand : Carrier



Approximate Year Built: UnableTo Determine

Energy Source Unit : Electric

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Type of System: Forced Air Electric

B. Cooling Equipment

Informational Note:

The following deficiencies (if any) with the **cooling system** were observed on the day of the inspection of this structure and are noted below.

We recommend that as yard work and maintenance are done around the home that you take a water hose and wash the coils of your condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand: Carrier



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I NI NP D

Approximate Year Built: Unable To Determine I.D. Tag is Faded

Type of System: Central Air Conditioner

Approximate Condensing Unit BTU/Tonnage: 4 TON

Type of Freon: R-410A

Average Temperature at Return: 74°



3rd Floor



2nd Floor

Average Temperature at Supply: 55°, 52°



3rd Floor



2nd Floor

Temperature Differential: Recommend having the HVAC system cleaned and serviced prior to closing, 19°, 22°

Newer Unit:

The HVAC components are newer and should have paperwork and warranties associated with them. We recommend that all paper work and warranties be gathered and transferred into your name prior to closing, if applicable.

1: Rust/water in pan

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

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I	NI	NP	D
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Rust/water were noted in the auxiliary condensate pan(s) under the evaporator coil. This is a sign there has been an accumulation of moisture in the pan which is indicative of issues with the coils. We recommend that the HVAC equipment be serviced prior to closing.



2: Disconnect box needs repair

▲In Need of Immediate Attention or Repair or Safety Concern

The disconnect box at this home is not fastened to the wall and should be repaired. The disconnect box as it is now could allow water into the box and it is just not safe at this time.



C. Duct Systems, Chases, and Vents

Informational Note:

The following deficiencies (if any) with the **duct, chases, and ventilation system** were observed on the day of the inspection of this structure and are noted below.

Duct disclaimer:

In the Texas hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex

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I	NI	NP	D
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ductwork can prevent the condensation and resulting moisture problems.

Filter location: Ceiling Mounted, Wall mounted



Filter Size: Various Sizes

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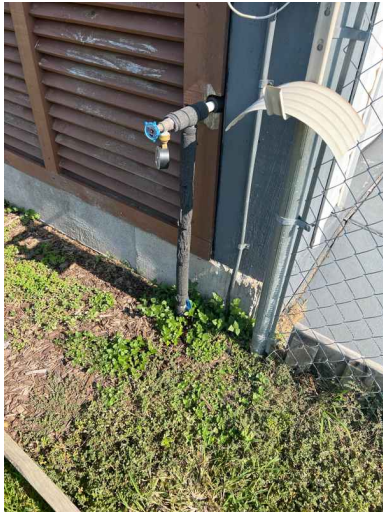
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VII. PLUMBING SYSTEMS

Location of Water Meter: within 10 feet of the curb



Location of Water Supply Valve(s): Left side of the home



Static Water Pressure Reading: 55 to 60 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Plumbing Supply, Distribution Systems, and Fixtures

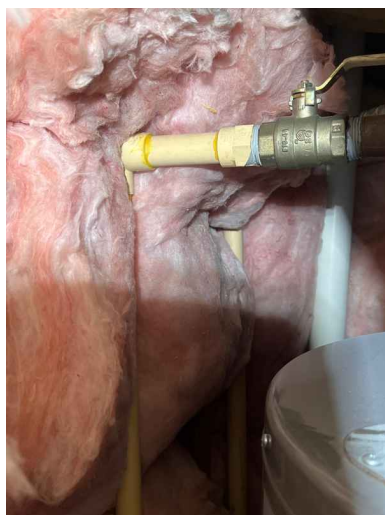
Informational Note:

The following deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Water flow:

The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

Supply/Distribution Piping Material: CPVC



Plumbing Limitations:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that

I=Inspected

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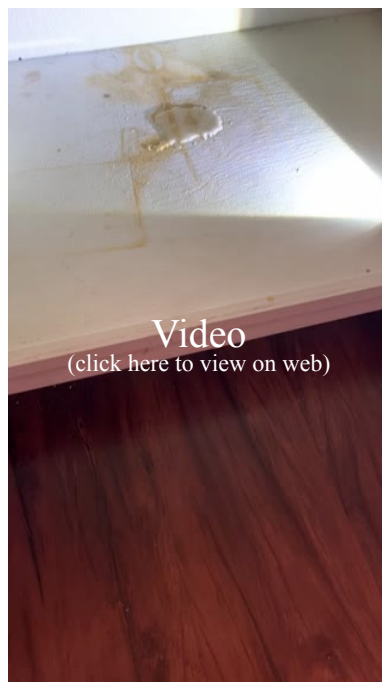
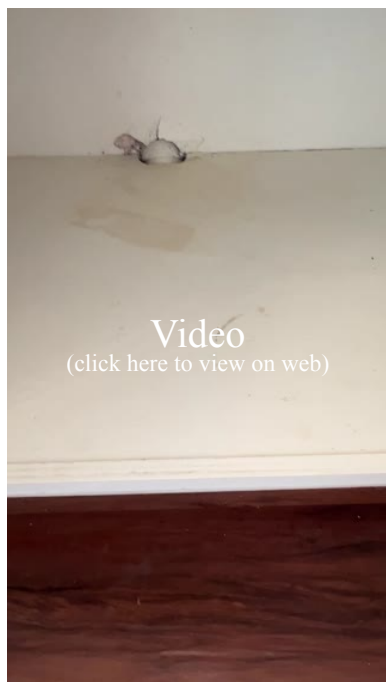
I NI NP D

these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

1: Leak in plumbing

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There is a leaking noted at the supply piping in one or more areas of this home.



B. Drains, Wastes, and Vents

Informational Note:

The following deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible we have no knowledge of the material that is underground. We recommend that you consider having the drain line scoped by a licensed plumber to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines that were not made evident when running water in the home at the time of inspection.

Type of Drain Piping Material: PVC

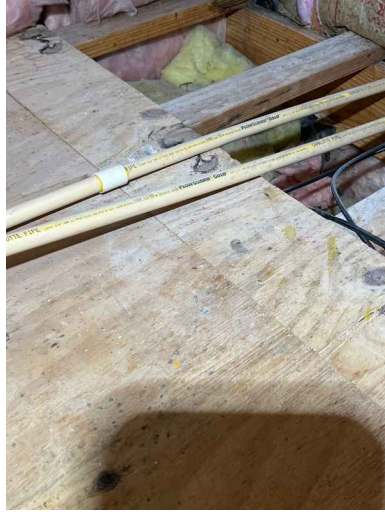
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I	NI	NP	D
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Location of Main Clean-out: Inside front entry



C. Water Heating Equipment

Informational Note:

The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

Annual Maintenance Flush:

It is recommended to have the water heating unit cleaned and serviced by a [licensed & qualified plumber](#). The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Location: Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Brand: Rheem



Approximate Year Built: Unknown
Energy Source: Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gallon Capacity: Unable to determine

Expansion Tank Applied: N/A

Recommend Flood Stop Valve:

We recommend that you consider installing a [flood stop](#) valve on water heaters that are installed in an attic or an area where they are not easily seen so that if there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

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

I	NI	NP	D
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VIII. INTERIOR

H. Ceilings and Floors

Informational Note:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

1: Moisture staining on the ceiling

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There is moisture staining on the ceiling we recommend that this be monitored to see if there are any ongoing issues in this area. This appears to be a stain prior to the installation of a new roof.



3rd Floor primary Bedroom



No current moisture



No current moisture

M. Stairways (Interior and Exterior)

Informational Note:

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Handrail Missing

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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