

T E X A S

PREMIUM INSPECTIONS



2707 Mapleglade Dr, Humble, TX 77339

Inspection prepared for: Nallely Sanchez

Real Estate Agent: Len Clark - JLA

Date of Inspection: 3/23/2020 Time: 9:00 AM

Age of Home: 1977 Size: 1870

Weather: 71° F, partly cloudy, structure faces east, vacant

Order ID: 2046

Inspector: Derek Pages

License #22739

P.O. Box 1568, Baytown, TX 77522

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Property Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: Nallely Sanchez
(Name of Client)

Concerning: 2707 Mapleglade Dr, Humble, TX 77339
(Address or Other Identification of Inspected Property)

By: Derek Pages, License #22739 3/23/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report. If you desire, call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still here for you throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and personal possessions.

Depending upon the age of the property, some items like GFCI/ AFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that qualified licensed contractors evaluate and repair any and all critical concerns, deficiencies and defects.

Note: this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE OR AN INTRUSIVE OR INVASIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. IT IS ONLY A VISUAL GENERAL OVERVIEW OF THE PROPERTY.

NOTE: We DO NOT and CANNOT test or inspect for MOLD, MOLD SPORES, AIR QUALITY, LEAD PAINT, ASBESTOS, DEFECTIVE DRYWALL, etc. anywhere inside or outside the home. If you feel it necessary to have a thorough inspection for those items, you will need to contact a specialized licensed inspector that is properly certified preferably before your option period has expired.

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

The inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt out at any time.

Digital Images: photos are not a requirement of the inspection standards and not included in the fee. Any courtesy digital pictures, images or illustrations in the Report or Summary & Addenda are a random sampling of the conditions or damages in a representative number of areas chosen and should not be considered to show all of the damages, conditions or deficiencies observed. There will be some conditions, damages, and or deficiencies not represented with digital images or not included in the Report or Summary. Photo use does not suggest any more or less of importance.

Texas Premium Inspections reserves the right to revise and or change making corrections to the report within the 48 hr allotted time allowed by TREC.

**All rights reserved. The Inspection Report is copyrighted (including, when applicable, any addenda and test results) and is prepared for the exclusive use and benefit of the named Client on the report, unless otherwise specified by law.*

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State of Texas. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both Client and Company.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- The foundation was a monolithic slab-on-grade.

Comments:

- The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

• Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings. The foundation appears to be in satisfactory condition. This appears to be supporting the structure at the time of inspection.

• No significant cracks were visible in the foundation and the interior of the home has been recently remodeled. Due to the number and size of the repaired cracks on the exterior, the inspector recommends consulting the seller on any foundation repairs which may have been performed. If no information is available, it may be wise to have the foundation evaluated by a qualified foundation company to ensure stability and that no repairs may be needed.

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B. Grading and Drainage

Comments:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Only portions of the roof had gutters and downspouts installed. Portions of the home without gutters may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends completion of the roof drainage system to help protect the home structure and occupants.
- Gutters and downspouts were fabricated from aluminum.
- The Inspector observed a few deficiencies in the condition of the gutters. Notable exceptions will be listed in the report.
- The Inspector observed no apparent deficiencies in the condition of the downspouts. This item appears to be in satisfactory condition at the time of the inspection.
- Drainage system extensions appeared to be in satisfactory condition, performing their intended duty, at the time of inspection.
- Extension pads are presently being used to divert storm water away from the foundation. Even tho these are not the recommended length by current building standards, they are serving an adequate purpose.
- Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system
- The building site was relatively level and flat.
- Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species.
- The gutters require cleaning to avoid spilling roof runoff around the building. A potential source of water entry or water damage can occur.
- Plants and bushes need to be trimmed back away from the structure by at least 6" inches. Trees also should be trimmed back at least 12" inches, especially above the roof.
- The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-graded to improve drainage near the foundation.
- The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. The Inspector recommends re-grading around

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the home perimeter to provide increased clearance from grade.



Tree touching structure



Inadequate foundation clearance to grade

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Type(s) of Roof Covering:

- The roof was covered with composition fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Composition shingles are composed of multiple layers bonded together and are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From / Roof Type:

- The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground with binoculars. This method is a limited inspection and may not reveal all deficiencies. Under current TREC Standards of Practice, inspectors are only required to have equipment to reach to the height of a single story roof, 16' ladder. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you may hire a qualified roofing contractor with the equipment required to safely access the entire roof.

- The Inspector was unable to safely get on or walk the roof due to its height and/or steep slope and inspected the roof-covering materials and components from a ladder and/ or from the ground with binoculars. Under current TREC Standards of Practice, inspectors are only required to have equipment to reach to the height of a single story roof, 16' ladder. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you may hire a qualified roofing contractor with the equipment required to safely access the entire roof.

Comments:

- The home had a a combination of gable and hip roofs.
- The inspector observed no apparent deficiencies when inspecting roof edge flashing and appeared to be in satisfactory condition.
- The Inspector observed to have no apparent deficiencies in the condition of the underlayment visible at the time of the inspection. Most underlayment was hidden by the roof-covering material and was not inspected.
- The underlayment was hidden beneath the roof-covering material. The inspector was able to view underlayment edges only at representative areas around the perimeter of the roof. The majority of underlayment was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.
- The Inspector observed no apparent deficiencies in the condition of the flashing and vents. They were in satisfactory condition at the time of the inspection.
- The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.

- Debris should be removed from the roof to avoid moisture damage to the shingles.

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Laminated (architectural) shingles



Roof general



Debris on roof surface



Roof general



Roof general

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D. Roof Structure and Attics

Viewed From:

- The Inspector evaluated the attic from inside the attic space.

Approximate Average Depth of Insulation:

- Attic floor insulation depth averages 4-6 inches.

Comments:

• Due to the fact of unsafe conditions, limited or no walk ways or platforms, the inspector deemed it, under reasonable judgment, unsafe to proceed throughout the rest of the attic. The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis. The entire attic was not inspected and the Inspector disclaims any responsibility for confirming its condition.

The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist. The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

This inspection survey does not include an I.E.C.C. Internat'l Energy Code inspection. Information on D.O.E. energy savings can be found at:

<http://www.energy.gov/yourhome.htm>. Information of I.R.S. tax savings on energy improvement can be found at:

<http://www.irs.gov/newsroom/article/0,,id=153397,00.html>

- The attic can be accessed through a pull down ladder located in the hallway.
- The attic floor was insulated with blown-in cellulose, a "green" 80% post-consumer recycled newsprint. This fiber type material is normally chemically treated with a non-toxic borate compounds to resist fire, insects and mold.
- The attic wall insulation included fiberglass batts.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.
- A foil-like radiant barrier was installed on the underside of some roof sheathing in the attic. Radiant barriers reflect heat, reducing cooling costs in warm weather and heating costs in cold weather. Radiant barriers are typically installed on top of the attic floor.
- The Inspector observed no apparent deficiencies in the condition of electrical components visible in the attic at the time of the inspection. This item was in satisfactory condition at the time of the inspection.
- The inspector observed few deficiencies in the condition of the thermal insulation at the time of the inspection. Notable exceptions will be listed in this report.
- Ideally the attic access hatch and or ladder should be better insulated to help energy cost.
- Insulation improvements may be cost effective, depending on the anticipated

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term of ownership.

- The Inspector observed no apparent deficiencies in the condition of the roof sheathing at the time of the inspection. This item was in satisfactory condition at the time of the inspection.

- Methods and materials used in the conventional roof framing are typical of methods and materials commonly used in today's construction of a home structure and are in mostly satisfactory condition.

- Soffit vents were installed as part of the roof structure ventilation system.

- Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

- At the time of the inspection, it appears to the Inspector that there are no deficiencies in the condition of roof structure ventilation. Air flow rates are determined by the manufacture of the venting devices and that information was not provided to the inspector at the time of the inspection to do proper calculations. Verification from the builder and or a qualified roofer as to the ventilation as installed is recommended. Therefore, we cannot confirm that the attic has proper or adequate ventilation.

- Attic ladder is in distress and is unsafe. When the ladder is fully extended, the ladder should be straight and solid with no gaps, loose hinges or boards, or extended joints. Recommend repair or replacement.

- Insulation has fallen from the walls and should be installed and secured to ensure a proper barrier for moisture between temperature controlled room and attic area.

- Broken, damaged or missing framing components visible in the attic may effect the long term structural integrity of the roof. Repairs or corrections should be made by a qualified contractor.

- One or more bathroom exhaust vents may have terminated in the attic instead of at the home exterior. The termination point was not visible. If they do terminate in the attic space, This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold development.

The Inspector recommends further evaluation and correction, as needed, by a qualified contractor.

- A kitchen range exhaust vent visible in the attic had become disconnected and may exhaust excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold.

Exhaust vents should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.

- Light was visible through portions of flashing from inside the attic space. Recommend these areas be properly sealed to prevent potential moisture or pest intrusion to the home.

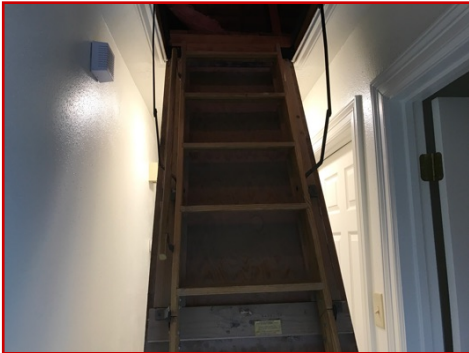
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Attic ladder in hallway



Improper/missing fasteners in attic ladder



Gaps at ladder hinges



No visible termination for bath fan in hallway bathroom



Fallen insulation



Detached vent hood exhaust in attic



Gaps in flashing



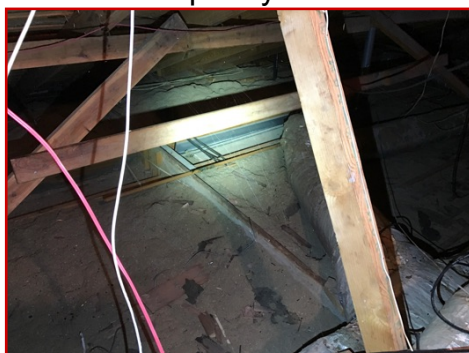
Joint is poorly secured



Rafter has no support after joint



Apparent loose collar tie



Attic general



Attic general

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Attic general



Attic general

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X			X	E. Walls (Interior and Exterior)
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Wall Materials:

- Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper modern construction methods include an air gap with a moisture barrier on the framing left between wood framing and the brick, and a method for diverting any moisture that may enter the air gap to the weather-face of the brick. Brick is typically fastened to the framing using metal fasteners.
- Some or all of the exterior walls were covered with a cementitious panel siding. This siding is of high durability, stability, and fire resistance.
- Exterior walls of the home were covered with wood siding.

- Interior walls are covered with drywall.

Comments:

- This structure appears to have been remodeled recently. Remodels of this nature have the potential to cover items that could be deficient or lead to future deficiencies, such as cracks, deteriorated and decayed materials, moisture damage and or organic substances. The inspector is not able to visually see, identify and comment on any areas of the home which are covered, hidden or inaccessible at the time of inspection.
- The Inspector observed no apparent deficiencies in the condition of brick exterior walls. This item was in satisfactory condition at the time of the inspection. Inspection of brick veneer typically includes visual examination of the following:
 - brick exposed surface condition
 - mortar joint condition
 - provision for drainage of the air space (weep holes or wicks)
 - brick support ledge condition (when visible)
 - lintel conditions
 - overall installation quality
- The brick exterior walls had repairs visible. At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of these repairs.
- The Inspector observed no deficiencies in the condition of cementitious panel siding covering exterior walls. This siding is of high durability and fire resistance. Inspection of cementitious lapped siding typically includes visual examination of:
 - Installation practices
 - Condition
- The Inspector observed few deficiencies in the condition of wood siding covering the exterior walls of the home. Notable exceptions will be listed in this report. Inspection of wood siding typically includes visual examination of installation practices and condition.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.

• Cracking was observed on the exterior walls of the house. This implies that some structural movement/ settling of the building has occurred, as is typical in most houses.

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- Damage to the lower portions of wood siding, on the garage, appeared to be the result of inadequate clearance from grade. The standard recommended minimum clearance from grade is 6 inches. The Inspector recommends that all such areas should be re-graded to provide adequate clearance. Failure to provide adequate clearance will result in continuing decay of siding in these areas.
- Baseboards on the walls in the master bedroom, laundry room and kitchen appeared to have suffered moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.



Brick repairs



Crack at right of house



Multiple brick repairs



Elevated moisture levels in the master bedroom base board



Elevated moisture levels in laundry room and kitchen

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling has drywall on it.
- Floor is covered with ceramic tile, &, carpet.

Comments:

- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of ceilings in the home.
- Patching was visible on the ceiling in several locations.
- At the time of the inspection, the Inspector observed a few deficiencies of the floors in the home. Notable exceptions will be listed in the report.
- The carpet in the master bedroom, along the wall adjacent the patio, appears to have suffered moisture intrusion. Recommend proper remediation to prevent to possible growth of organic material.

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Ceiling patch in bedroom



Carpet in master bedroom tested with elevated moisture levels

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Comments:

- At the time of the inspection, the Inspector observed no apparent deficiencies in the interior condition of exterior doors. This item was in satisfactory condition at the time of the inspection.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
- One or more interior doors rubbed on the carpet and needed to have the bottoms cut.
- An interior door to the bedroom was binding on the jamb and would not close.



Bedroom doors are rubbing on carpet



Front bedroom door rubs on jamb, will not close

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Window Types:

- double hung, horizontal sliding, &, solid picture windows are present.

Comments:

- The Inspector observed no apparent deficiencies in the condition of window exteriors at the time of the inspection. This item was in satisfactory condition at the time of the inspection.

- The lower sash is a tilt in window style.
- The upper sash is a tilt in window style.
- Windows were a double pane glazing with an air gap insulation.
- Windows are made of vinyl.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the interior condition and operation of windows of the home. This item was in satisfactory condition at the time of the inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room.

Types:

- Fireplace is powered by natural gas .

Comments:

- A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting the chimney. Its purpose is to keep roof drainage from pooling on the uphill side of the chimney and eventually causing leakage. The Inspector observed no apparent deficiencies in the condition of the cricket. This item was in satisfactory condition at the time of the inspection.
- The chimney exterior was covered in brick.
- The Inspector observed no apparent deficiencies in the portion of the chimney that extended above the roof. This item was in satisfactory condition at the time of the inspection.
- The chimney was lined with a tile exhaust flue.
- The chimney flue was inaccessible without special equipment and was not inspected. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.
- Could not fully inspect the chimney cap due to the height of the chimney.
- At the time of inspection, the inspector observed few deficiencies in the condition of the gas-fueled fireplace in the living room. Any exceptions will be listed in this report. Gas-fueled fireplace was not operated. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at <http://www.csia.org/search>
- The gas fireplace in the living room had an operable damper. This condition may allow the flue to be closed, resulting in highly toxic products of gas combustion entering the living space. The damper should be permanently fastened in the open position or should be equipped with a damper stop per manufacture specifications or built in vent to allow gas fumes to draft up the chimney. SAFETY HAZARD! Recommend repair to prevent unwanted toxic gas fumes inside the living space.
- The fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.

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

I	NI	NP	D
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Gas fireplace appears ok



Damper appears functional



Chimney general

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- The patio appeared to be in generally serviceable condition at the time of the inspection.

Notable exceptions will be listed in this report.

Inspection of the patio typically includes examination of the... surface for...

- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

- This patio was located in the rear of the home.
- This patio was constructed of poured concrete.
- **Patio appears to slope towards the home. Recommend correction to prevent possible moisture intrusion to the home.**



Rear patio appears to slope towards the house

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. House Address Numbers
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Materials:

- WDI INSPECTION - This property was inspected for wood destroying insects, see additional report, which falls outside of the General Scope of a Home Inspection. This inspection was performed by a third party inspector who is not affiliated or hired by Texas Premium Inspections nor do we hold any responsibility to the findings or quality of the inspection or inspector. Any questions, concerns and or complaints, please call the inspections company and or inspector that has performed the WDI, pest inspection.

Comments:

- HOUSE ADDRESS NUMBERS -- the house address numbers were at least 4" tall and visible from the street, for safety and emergency purposes.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. Kitchen Cabinets
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Materials:

- The inspector finds no apparent deficiencies in the kitchen cabinets. They are in satisfactory condition.

Observations:

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the exterior at the rear of the structure.
- The Service meter was located on the exterior next to the Service Panel.

Materials and Amp Rating:

- The main service wire to the service panel was aluminum wiring.
- 125 amp main service
- The manufacturer's label listed the panel rating as 200 .

Comments:

- Service entrance is underground
- The service entrance conductors were inspected in the service panel.
- 15, 20, 30, 40, 50 amp breakers present.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the service panel. Notable exceptions will be listed in this report. Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Service entrance conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment
- The service panel brand was Federal Pacific Electric (FPE).
- The locknut where the service wires pass thru the service panel is not visibly bonded.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the equipment grounding systems. Notable exceptions will be listed in this report.
- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service cabinet and exited the cabinet, disappearing into soil near the panel. The Inspector was unable to confirm proper connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Confirmation of proper, effective service grounding would require special instruments and the services of a qualified electrical contractor.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of circuit breakers in the electrical service panel.
- The service panel contained Ground Fault Circuit Interrupter (**GFCI**) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the electric meter. Notable exceptions will be listed in this report.
- The service panel was made by Federal Pacific and was the Stab-lok model.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution.

The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.

Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

Federal Pacific Electric (FPE) was one of the most common manufactures of circuit breaker panels in North America form the 1950's to the 1980's. Millions of their panels were installed in homes across the country. Yet, as the years passed,, electricians and home inspectors often found Federal Pacific Electric panels failed to provide protection to homeowners and their families. Expert now say that the FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.

When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many FPE panels and breakers can operate properly for years. BUT if and when they do malfunction, a disaster could possibly occur.

In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company "violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to meet UL standards..." An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions. that FPE panels fail to trip at a much higher rate than standard panels.

The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.

- Some of the breakers for the circuit branch were not marked on the ledger or panel dead front. Recommend for safety reasons , mark blank ledger spaces with the proper circuit.

- The maximum breaker rating for the **A/C** condensing unit is stated on the information sticker is at 40 amps. The breaker used for the air conditioning unit is overrated, meaning that the breaker in the panel is too large for the units specifications. This could be a fire hazard! Inspector recommends further evaluation by a licensed electrician and have repaired as needed. The current breaker being used for the A/C is 50 amps.

- The electric meter was loose and should be securely fastened. The Inspector recommends correction by the electric utility provider.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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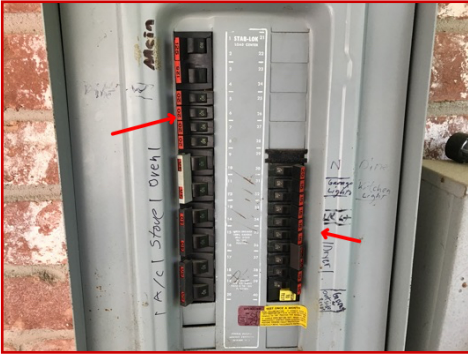
Service panel, meter and driven rod ground at rear of house



Federal Pacific Stab Lok panel, 200 amp max rating



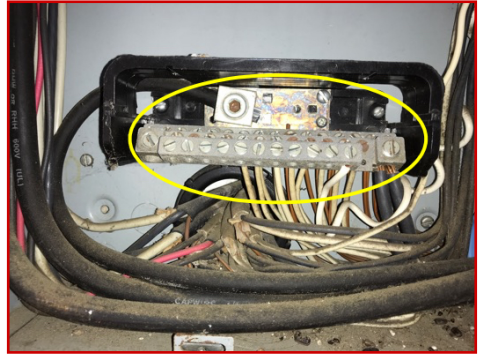
125 amp main breaker



Unmarked breakers



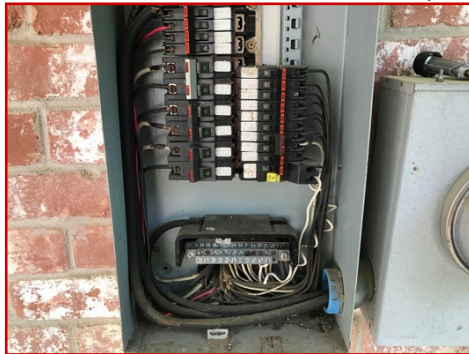
AC on 50 amp breaker, mfg label states max allowed of 40 amps



No visible bonding tab or screw



Panel interior



Panel interior



Meter is not securely mounted

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- copper

Comments:

- Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.
- At the time of the inspection, the inspector observed no apparent deficiencies in the condition of the homes exterior electrical receptacles.
- At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.
- The doorbell responded to the switch at the time of the inspection.

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

- The visible branch circuit wiring was modern solid, vinyl-insulated/ nonmetallic sheathe copper wire.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

- The current dryer wall receptacle is a three (3) prong. Current building standards require a four (4) prong receptacle for safety reasons. Recommend a licensed electrician to update to current code.

- The homes interior had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

- The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.

- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of interior lighting.

- The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed.

- A damaged electrical receptacle was noted in the garage and should be replaced.

- At the time of the inspection, a switch cover plate was missing in the bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed.

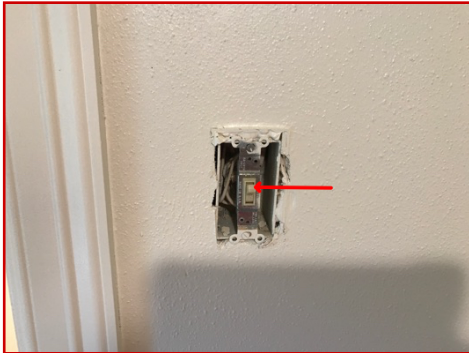
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing outlet cover in bedroom



Damaged outlet in garage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Smoke / CO detectors

Materials:

- At the time of the inspection, the inspector observed a few deficiencies in the condition of the smoke detectors. Notable exception will be listed in the report.
- Carbon Monoxide detector placement appeared to be adequate. CO detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they are operational and functional.

Observations:

- There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and adjoining areas. A smoke alarm is also required in the room containing a fireplace. **SAFETY HAZARD!** All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.



Missing smoke detectors in bedrooms

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- This furnace was a gas fired, mid-efficiency, forced air.
- The home has a split system.

Energy Sources:

- natural gas

Comments:

- The furnace was located in the attic.
- This furnace was manufactured by Carrier.
- The photo shows the information marked on the furnace label or data plate.

- The model number of this furnace was 58STA090-16.
- This serial number of this furnace was 1614A18192.
- The date of furnace manufacture appears to be 2014.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

- This furnace responded adequately to the call for heat.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the combustion exhaust flue of this furnace.
- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.
- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.
- The furnace gas shut-off is shown in the photo.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the gas supply at this furnace.
- The air handler blower motor/fan appeared to operate in a satisfactory manner at the time of the inspection.
- The thermostat for this furnace was located in the main floor hallway.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

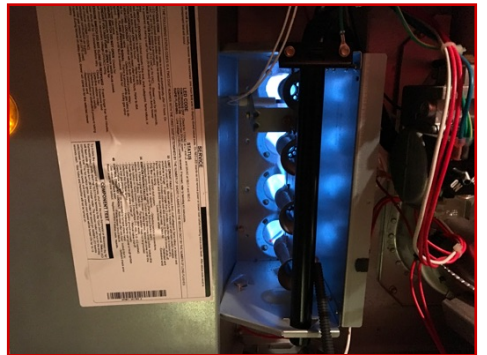
I NI NP D



Furnace in attic space



Carrier natural gas fired forced air furnace, mfg 2014



Burner chamber appears clean with steady blue flames



Gas supply appears ok



Venting appears ok

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Cooling Equipment

Type of Systems:

- A combination outside A/C condenser unit / and inside evaporator air handler unit was installed in this house.

Comments:

- The air conditioning system has 1 split system(s) at the left of the structure in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the air handler unit.

- The A/C manufacturer was American Standard
- Information from the air-conditioner label/data plate is shown in the photo.
- The model number of this A/C condenser was 2A7B3048A1000AA.
- This serial number of this A/C condenser was 9324KRS4F.
- The date of A/C condenser manufacture appeared to be 2009.
- The maximum breaker rating for this condenser is 40 amps.
- The minimum breaker rating for this condenser is 40 amps.
- The A/C system is charged with R-22 (HCFCs).
- On January 1st, 2010, the Environmental Protection Agency (EPA) placed into effect a ban of new HVAC systems using R-22 / Hydrochlorofluorocarbons refrigerant. A general phase out of R-22 systems is happening and will be completely eliminated by the year 2020. Leading up to that extinction, systems can still be serviced but R-22 will be extremely difficult to obtain and very expensive. Recommendation to check with your Home Warranty company for their coverage of replacement, OR planning and budgeting on your own for an upgraded system to the more non-ozone-depleting Freon. You may visit the following site for more information:
<http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the air-conditioning system.
- At the time of the inspection, the system responded to the call for cool air.
- The Temperature differential is within specs of code, variation required between 15° - 22° F. difference between the air intake and air exhaust averaged out of several vents. Current temperature variance was apx. 21° F.
- The air-conditioning system appeared to be old but functioning as designed at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.
- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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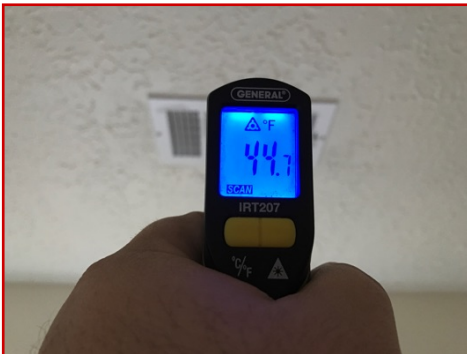
AC on left of house



American standard 4 ton, R-22 coolant, max 40 amp breaker, mfg 2009



Line insulation and shut off appear ok



44° F at register



65° F at return



Coils appear ok

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:

- Filter is located in the interior area wall.
- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the visible HVAC ducts.

• In some rooms, return air registers were not located in the same room as supply registers and the gap beneath the door leading to the area in which the return air register was located had less than the recommended minimum 3/4-inch gap . Door bottoms in rooms where this condition exists should be trimmed in order to maintain adequate air circulation and heating system performance.



Return in living room wall, filter appears ok



Bedroom doors are rubbing on carpet

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- on the East side of the structure.

Location of Main Water Supply Valve:

- on the South side of the structure
- apx. 60 pounds per square inch (psi)

Comments:

- This house has been sitting vacant for an unknown period of time, allowing the plumbing to be unused. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain-test appears operational at the time of inspection. **THE FOLLOWING SHOULD BE DONE BEFORE the expiration of the Inspection Objection Deadline:** Have a qualified licensed plumbing contractor check the entire plumbing system including the main sewer line from the house to the street or onsite sewage system with a video camera to check for obstructions or blockages to help eliminate water leaks and prevent a potential sewer back up once a family moves in. Only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant and the plumbing system is older, or there are prior known drain problems or large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to the expiration of the buyers option period or closing.
 - The home water was supplied from a public source.
 - The plumbing material used was made out of CPVC, &, galvanized .
 - Galvanized Steel pipes are subject to deterioration caused by a number of factors, including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. The inspector recommends that a qualified, licensed plumbing contractor further evaluate the plumbing system, **DURING YOUR OPTION PERIOD** for recommendations for repair or replacement. Otherwise, you are accepting this piping on an "as is" basis and may find repairs necessary in the future.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.
 - At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of all bathroom sinks.
 - All bathroom sinks had functional flow and functional drainage at the time of the inspection.
 - The bathroom sink faucet(s) appeared to be in serviceable condition at the time of the inspection.
 - The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
 - At the time of inspections the inspector observed a few deficiencies in the condition of the toilets. Notable exceptions will be listed in the report.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.
- Tub inspection includes testing for:
- Functional flow;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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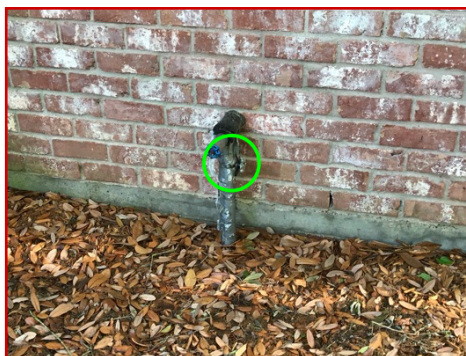
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

- The tub had functional flow and functional drainage at the time of the inspection.
- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
 - Functional flow;
 - Functional drainage
 - Proper operation of shut-off and diverter valves, and faucet; and
 - Moisture intrusion of walls and pan.

- The shower had functional flow and functional drainage at the time of the inspection.
- At the time of the inspection, the kitchen sink and operation of the faucet, spray unit, sink basin and under sink plumbing appeared to be in serviceable condition in the kitchen.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device)
- The toilet in the master bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.
- The tub faucet in the bathroom was improperly installed. It was very loose and may be prone to breakage.



Water meter in front of house



Main water shut off on left of house



Static pressure approximately 60 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing anti siphon valve



Master toilet runs continuously



Hallway tub spout is extremely loose

X			
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B. Drains, Wastes, and Vents

Comments:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection. All drains, waste and vents are in satisfactory condition. This item is performing its intended function at the time of inspection.

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

I	NI	NP	D
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C. Water Heating Equipment

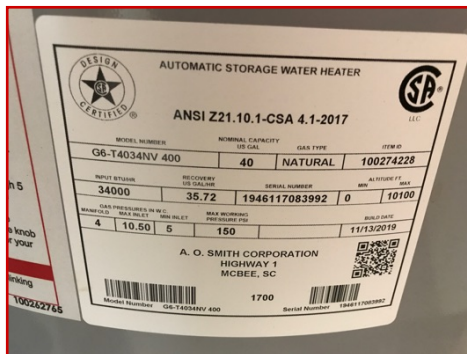
Energy Source:
 • This water heater was gas-fired.

Capacity:
 • Unit is 40 gallons.

- Comments:
- Water heater is located in the laundry room.
 - The photo shows the data plate of the water heater.
 - The water heater was manufactured by A.O. Smith.
 - The model number of this water heater was G6-T4034NV 400.
 - This serial number of this water heater was 1946117083992.
 - The date of water heater manufacture appeared to be 2019.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the water heater. Notable exceptions will be listed in this report. Every water heater should be checked and serviced once a year by a qualified licensed plumber to maintain a safe and proper working unit.
 - No sediment trap was installed at the water heater. Sediment traps are to be installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. At the time of the next service or replacement - which ever comes first, the Inspector recommends installation of a sediment trap by a qualified plumbing contractor.
 - The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater should:
 - > be the same size as the **LPR valve** outlet size
 - > drain downhill
 - > terminate downward at the exterior not more than 6" inches from grade with no threads at the end (or 6" above the floor in the garage, pointed downwards and diverted away from damageable materials).
 - The pipe serving the TPR Valve as a drain pipe is not approved material. This material, flexible style, is most likely not well suited to this application, and should be a smooth interior material, so for safety reasons, it may need to be replaced.
 - No safety catch pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.



Water heater in laundry room



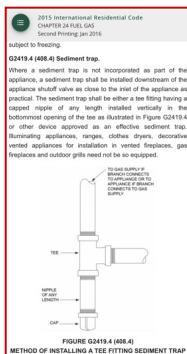
A. O. Smith 40 gal natural gas water heater, mfg 2019



Missing sediment trap in gas supply

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

I	NI	NP	D
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Proper sediment trap



TPR valve, improper slope, possible improper material



Water connections appear ok



Venting appears ok



Missing catch pan at water heater

D. Hydro-Massage Therapy Equipment

Comments:

E. Water systems

Observations:

F. Gas, Meter and Piping

Materials:

- The gas meter was located on the on the South side of the structure.

Observations:

- The main gas shut-off was located at the gas meter located at the on the South side of the structure.
- The home was fueled by natural gas supplied by a public utility.
- The main gas shut-off appeared to be in serviceable condition at the time of the inspection. Individual Shut-offs were not operated, but were visually inspected.
- The home gas distribution pipes were galvanized steel.
- The gas pipe from the meter entering the house does not have a sleeve installed for protection. As the brick expands and contracts, it could, in time, cause damage to the gas pipe.

I=Inspected

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Gas meter at left of house



Missing protective cover at entry point

V. APPLIANCES

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

- The dishwasher, drain, trays, soap door, springs and all other components appear to be in satisfactory condition. This item is performing its intended function at the time of inspection. We do not test the individual cycles to see if they perform. That falls outside of the scope of a General Home Inspection.

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

- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition and operation of the garbage disposal. This item is in satisfactory condition and is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



Disposal appears ok

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C. Range Hood and Exhaust Systems

Comments:

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- At the time of inspection, the exhaust fan was functioning as intended.
- At the time of inspection, the light in the exhaust hood was performing as intended.
- A kitchen range exhaust vent visible in the attic had become disconnected and may exhaust excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior.
- The range hood transition in the cabinet above the range is not properly sealed and may vent excessive amounts of moisture or grease to the cabinet interior. Recommend correction by a qualified professional.



Detached vent hood exhaust in attic



Range hood is not properly sealed in cabinet

D. Ranges, Cooktops, and Ovens

Comments:

- The built in oven was powered by electric.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
- The Inspector observed few deficiencies during inspection of the built in oven. Notable exceptions will be listed in this report.
- The electric cook top and all its components appear to be in satisfactory condition. This item is performing its intended function at the time of the inspections.
- The thermostat for the oven was found to be inaccurate and should be calibrated. The temperature was found to be greater than a 10° degrees difference of 350° degrees as measured by a detached thermometer.

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Oven set to 350° F



After 30 min upper oven was approximately 375° F



After 30 min lower oven is with in specs



All burners appear to function

X			
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E. Microwave Ovens

Comments:

- The built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable and in satisfactory condition at the time of inspection. This item is performing its intended function. Leak and/or efficiency testing is beyond the scope of this inspection, a radiation leakage was not tested for nor part of this inspection.

If concerned, client should seek further review by qualified technician prior to closing. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



Microwave detector showing unit functioning properly

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- This bathroom had an operable source of ventilation at the time of the inspection.

- Destination or termination of vent pipe could not be determined.



No visible termination for bath fan in hallway bathroom

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G. Garage Door Operators

Door Type:

- The home had a two-car detached garage.
- There is one 16' hinged metal type sectional roll up door installed on the garage.

Comments:

- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the overhead vehicle doors.

- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

- The overhead garage door was equipped with an automatic opener.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage door opener(s). Notable exceptions will be listed in this report.

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the garage floor.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of The garage walls. Notable exceptions will be listed in this report.

- ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. One or more automatic opener(s) in this home did not meet these requirements. The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.

- There is one or more damaged electrical receptacles in the garage, potentially causing a shock/electrocution hazard and should be replaced.

- Stains on the garage walls indicated moisture intrusion. The moisture meter showed elevated levels of moisture in the wall materials at the time of the inspection, indicating that intrusion has been recent. The source of moisture should be identified and the condition corrected to avoid damage to the home

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structure and materials and the development of conditions that may encourage microbial growth such as mold.



Damaged outlet in garage



Moisture intrusion in siding



Pressure sensor did not respond



Typical cracks in garage floor

X			X
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H. Dryer Exhaust Systems

Comments:

- The Inspector observed few deficiencies during inspection of the dryer vent cover and dryer tube. Notable exceptions will be listed in this report.
- The dryer vent outlet has a screen installed. Recommend removal of the screen or replacing the cover with an open louvered vent as it poses a potential fire hazard by trapping lint. FIRE HAZARD!



Dryer vent appears ok



Dryer vent has a screen on it

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Materials:
Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

• Lawn sprinkler system was present but not requested to inspect from buyer, at an additional cost. This system is an optional system and is not required under the Texas Real Estate Commission to be inspected, therefore the inspector did not inspect the lawn irrigation system.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Bulk Head

Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Boat Dock

Observations:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Fountains
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Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Bridge
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Materials:
Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Sump Pump
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Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Fire Suppression System
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Observations:

VII. DISCLAIMERS

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A. DISCLAIMERS

Materials:

- DISCLAIMERS

FOUNDATION AND CRAWL SPACE

TREC SOP - #535.228 - The inspector is not required to enter a crawl space or any area where headroom is less than 18" or the access opening is less than 24" wide and 18" high.

NOTE: Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed "floating foundations". The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress. Generally, foundation movement, in our geographic area, is typically the result of:

- > inadequate foundation design
- > improper execution of the foundation design
- > improper preparation of site prior to placement

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known. Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

- > inadequate drainage away from the foundation
- > ponding or standing water at one or more areas around the foundation
- > soils erosion
- > plumbing leaks around and under the foundation
- > excessive and close vegetation and trees
- > insufficient watering, of perimeter soils, during dry weather periods
- > excessively rainy or dry weather periods
- > lack of guttering

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations "float", to the extent that they reach their stress point, they will generally "crack". The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity. As you might surmise, foundations require maintenance as much as any other part of this structure. Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

NOTE: Weather conditions, drainage, leakage and other adverse factors are

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able to affect structures and differential movements are likely to occur. The Inspectors' opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

ROOF

TREC SOP - #535.228 - The inspector is not required to determine the remaining life expectancy of the roof covering. Exhaustively examine all fasteners and adhesions.

The inspection does NOT imply insurability or warrantability of the structure or its components. The inspector is NOT required to identify all potential hazards. The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability. The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report. As inspector presence at the inspection site occurred sometime after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability.

ATTICS

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

The General Home Inspection does not include evaluation of structural

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components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

If there was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representative areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

WALLS / CEILINGS

Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection.

Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (**EIFS**) which requires a specialist inspection. EIFS has installation requirements different from hardcoat stucco which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common.

Exterior walls of the home were covered with a stucco-like system called Direct Applied Exterior Finish System (DEFS). This system uses a thin layer of plaster-like material applied over a solid substrate. It requires a specialist inspection and was not inspected.

TREC SOP - #535.228 - The inspector is not required to report cosmetic damage or the condition of floor, wall or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an extensive list of locations of deficiencies and water penetrations.

Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same. Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.

This survey includes a search for water intrusion events but should not be

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considered a mold or environmental inspection. This type of inspection can be performed at the buyer's options.

Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure. The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted. The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls. Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

Acoustic ceiling tile may or may not contain asbestos. Ceiling Tiles manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Acoustic tiles are best left in place. If another type of ceiling is desired, it is often installed over the existing tiles.

FLOORING

The inspector is NOT required to climb over obstacles, move furnishings or stored items.

Older vinyl flooring (Vinyl floors manufactured before 1980) may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl. Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted. The second floor exposed structure/ exterior ceiling was covered with material prohibiting the visual inspection by the inspector. Special equipment or removal of the covering is required in order to properly inspect the floor joist and component, which falls outside the scope of a General Home Inspection. The inspector disclaims any and all responsibility for confirming the condition of any hidden deficiencies to the structure, it's members and or components.

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NOTE: minor settlement or "hairline" cracks in garage or carport are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carport that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

DOORS / WINDOWS

TREC SOP - #535.228 - The Inspector is not required to determine the cosmetic condition of paint, stains, or other surface coverings. Operate a lock if the key is not available. Provide an exhaustive list of locations of deficiencies and water penetration. Exhaustively inspect insulated windows for evidence of broken seals. Exhaustively inspect glazing for identifying labels. Identify specific locations of damaged.

FIREPLACE

TREC SOP - #535.228 - The Inspector is not required to verify the integrity of the flue. Perform a chimney smoke test. Determine the adequacy of the draft. 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.

This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap have been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could not be evaluated. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.

A full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

PESTS

NOTE: As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity. Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance. Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement. Solutions to drainage correction are varied and include; gutters, downspouts, splash blocking, regarding, underground drains, swales, retaining walls, catch basins, retention

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ponds and even sump pumps among others. Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be re hydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts. A great publication entitled "Maintenance of Existing Foundations on Expansive Clay Soils" is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

ELECTRICAL

Due to the fact we cannot see behind the wall coverings to verify proper routing of electrical conductors, we disclaim that the wiring was run correctly from the service panel, throughout the house, not bundled together and properly secured.

CSST Bonding -The Inspector recommends that the potential Buyer should have the CSST gas system checked for proper bonding and grounding by a qualified licensed electrician and have the system checked for proper installation by a responsible master plumber and manufacturer's representative before purchasing this residence.

TREC SOP - #535.229 - The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Test ARC-FAULT circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment. Conduct voltage drop calculations. Determine the accuracy of overcurrent device labeling. Remove covers where hazardous as judged by the inspector. Verify the effectiveness of overcurrent devices. Operate overcurrent devices.

A good maintenance practice to help ensure that the breakers stay limber and working properly, is to exercise all the circuit branch breakers every 2 - 3 years, turning them off and then back on 3-4 times per breaker. This will prevent them from getting stiff, dirty and or corroded, enabling them to work properly.

TREC SOP - #535.229 - The inspector is not required to inspect low voltage wiring. Disassemble mechanical appliances. Verify the effectiveness of smoke alarms. Verify interconnectivity of smoke alarms. Activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes. Verify that smoke alarms are suitable for the hearing impaired. Remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Only readily accessible receptacles and fixtures were tested. Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard. Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing

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the protective device to trip, or turn off and may result in spoiled food. Arc Fault Protections Interrupters (**AFCI**) devices are required, as of IRC 2008, for all "lighting" circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires. The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture. The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted. Furniture and storage items, if present were not relocated for inspection purposes. Electrical components concealed beneath finished surfaces could not be inspected.

If there is a NEST brand/ type doorbell installed on this house, needing WiFi in order to work, the Inspector disclaims the operation of the doorbell due to not knowing if the WiFi is active, allowing the doorbell to operate.

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

HEATING / COOLING

In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was not performed by this inspector

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual servicing of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span. The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

TREC LIMITATIONS III-A - The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers. dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when

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the outdoor temperature is less than 60* degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when the temperatures may cause damage to the equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or type of materials contained in insulation.

If the HVAC system was not in operation, turned off, when inspector arrived at property. We do turn on the system from the thermostat only for testing purposes. It is our practice to leave the HVAC system turned on at a reasonable temperature when we leave for the reason of proper air movement, moisture reclamation, and a constant environment for the interior of the structure. 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.

Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

If an access panel is not installed or present to view the evaporator, the inspector disclaims the condition and cleanliness of the evaporator.

IMC 501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be location with the following minimum distances. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into buildings for all occupancies other than group U; and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

ENVIRONMENTAL AIR. Air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust and domestic clothes dryer exhaust.

Definition of "MECHANICAL AIR INTAKE" according to Mechanical Engineering. An air-intake is an opening through which air enter an engine or system, usually for combustion or cooling.

The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant

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temperature differences between upper and lower levels.

Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions.

Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past.

PLUMBING

High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur. Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the scope of the inspection. Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured. In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage. For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to ensure that the drains will operate once you and your family have moved into the property.

In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:

> Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.

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- > Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.
- > Leave any cabinet doors under sinks or lavatories open to allow heat circulation.

TREC SOP - #535.231 - The inspector is not required to operate any main branch, or shut off valve. Operate or inspect sump pumps or waste ejector pumps. Verify the performance of the bathtub overflow. Verify the performance of the clothes washing machine drains or hose bibs. Verify the performance of floor drains. Inspect any system that has been winterized, shut down or otherwise secured. Inspect circulation pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems. Inspect inaccessible gas supply system components for leaks. Inspect for sewer clean outs. Inspect for the presence or performance of private sewage disposal systems. Inspect the quality, potability, or volume of the water supply. Inspect the effectiveness of the backflow or anti-siphon devices. Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property. Determine the efficiency or adequacy of the unit. The inspector is not required to determine the adequacy of the self-draining features of the circulation systems.

Under section 22 TAC 535.228(e) (2) (A) of the Texas Real Estate Commission Standards of Practice effective September 7th, 2016 -" The Inspector is NOT required to report cosmetic damage or the condition of floor, wall, ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops,..."

Since the area water supplies generally contain amounts of sediment, water heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief valve annually are necessary. The T&P valve is a safety device that prevents over pressurization of the tank beyond its pressure limits. It generally requires annual replacement. Sacrificial anodes are not inspected and are usually fully used with 6 years of installation. Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not had been properly maintained or are in excess of 3 years of age do not reseal themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

APPLIANCES

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past

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experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

TREC LIMITATIONS V: The inspector is not required to operate or determine the condition of other auxiliary components or inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

It goes beyond the scope of a General Home Inspection to move or operate the washer and dryer, test or check the supply and drainage plumbing, and or disassemble or remove any component of the dryer vent or tube. Due to the extreme possibility of a fire from built up lint in the dryer vent, possible leaks in the supply line or improper vent tube, Inspector recommends that the client hire a qualified contractor to evaluate hook ups and clean the dryer tubes and vents before they hook up or operate a dryer.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The gutters require cleaning to avoid spilling roof runoff around the building. A potential source of water entry or water damage can occur. • Plants and bushes need to be trimmed back away from the structure by at least 6" inches. Trees also should be trimmed back at least 12" inches, especially above the roof. • The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-graded to improve drainage near the foundation. • The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. The Inspector recommends re-grading around the home perimeter to provide increased clearance from grade.
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Debris should be removed from the roof to avoid moisture damage to the shingles.

Page 10 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Attic ladder is in distress and is unsafe. When the ladder is fully extended, the ladder should be straight and solid with no gaps, loose hinges or boards, or extended joints. Recommend repair or replacement. • Insulation has fallen from the walls and should be installed and secured to ensure a proper barrier for moisture between temperature controlled room and attic area. • Broken, damaged or missing framing components visible in the attic may effect the long term structural integrity of the roof. Repairs or corrections should be made by a qualified contractor. • One or more bathroom exhaust vents may have terminated in the attic instead of at the home exterior. The termination point was not visible. If they do terminate in the attic space, This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold development. The Inspector recommends further evaluation and correction, as needed, by a qualified contractor. • A kitchen range exhaust vent visible in the attic had become disconnected and may exhaust excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. The Inspector recommends correction by a qualified contractor. • Light was visible through portions of flashing from inside the attic space. Recommend these areas be properly sealed to prevent potential moisture or pest intrusion to the home.
Page 14 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Cracking was observed on the exterior walls of the house. This implies that some structural movement/ settling of the building has occurred, as is typical in most houses. • Damage to the lower portions of wood siding, on the garage, appeared to be the result of inadequate clearance from grade. The standard recommended minimum clearance from grade is 6 inches. The Inspector recommends that all such areas should be re-graded to provide adequate clearance. Failure to provide adequate clearance will result in continuing decay of siding in these areas. • Baseboards on the walls in the master bedroom, laundry room and kitchen appeared to have suffered moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.
Page 15 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • The carpet in the master bedroom, along the wall adjacent the patio, appears to have suffered moisture intrusion. Recommend proper remediation to prevent to possible growth of organic material.
Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • One or more interior doors rubbed on the carpet and needed to have the bottoms cut. • An interior door to the bedroom was binding on the jamb and would not close.

Page 17 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none">• The gas fireplace in the living room had an operable damper. This condition may allow the flue to be closed, resulting in highly toxic products of gas combustion entering the living space. The damper should be permanently fastened in the open position or should be equipped with a damper stop per manufacture specifications or built in vent to allow gas fumes to draft up the chimney. SAFETY HAZARD! Recommend repair to prevent unwanted toxic gas fumes inside the living space.• The fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.
Page 18 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none">• Patio appears to slope towards the home. Recommend correction to prevent possible moisture intrusion to the home.

ELECTRICAL SYSTEMS

Page 21 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. <p>The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.</p> <p>Information about defective Federal Pacific Stab-lok panels is widely available on the internet.</p> <p>Federal Pacific Electric (FPE) was one of the most common manufactures of circuit breaker panels in North America form the 1950's to the 1980's. Millions of their panels were installed in homes across the country. Yet, as the years passed,, electricians and home inspectors often found Federal Pacific Electric panels failed to provide protection to homeowners and their families. Expert now say that the FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.</p> <p>When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many FPE panels and breakers can operate properly for years. BUT if and when they do malfunction, a disaster could possibly occur.</p> <p>In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company "violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to meet UL standards..." An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions. that FPE panels fail to trip at a much higher rate than standard panels.</p> <p>The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.</p> <ul style="list-style-type: none"> • Some of the breakers for the circuit branch were not marked on the ledger or panel dead front. Recommend for safety reasons , mark blank ledger spaces with the proper circuit. • The maximum breaker rating for the A/C condensing unit is stated on the information sticker is at 40 amps. The breaker used for the air conditioning unit is overrated, meaning that the breaker in the panel is too large for the units specifications. This could be a fire hazard! Inspector recommends further evaluation by a licensed electrician and have repaired as needed. The current breaker being used for the A/C is 50 amps. • The electric meter was loose and should be securely fastened. The Inspector recommends correction by the electric utility provider.
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Page 24 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed. • A damaged electrical receptacle was noted in the garage and should be replaced. • At the time of the inspection, a switch cover plate was missing in the bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed.
Page 24 Item: C	Smoke / CO detectors	<ul style="list-style-type: none"> • There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and adjoining areas. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 29 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • In some rooms, return air registers were not located in the same room as supply registers and the gap beneath the door leading to the area in which the return air register was located had less than the recommended minimum ¾-inch gap . Door bottoms in rooms where this condition exists should be trimmed in order to maintain adequate air circulation and heating system performance.
PLUMBING SYSTEM		
Page 31 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ antil-siphon device) • The toilet in the master bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water. • The tub faucet in the bathroom was improperly installed. It was very loose and may be prone to breakage.

Page 33 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • No sediment trap was installed at the water heater. Sediment traps are to be installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. At the time of the next service or replacement - which ever comes first, the Inspector recommends installation of a sediment trap by a qualified plumbing contractor. • The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater should: <ul style="list-style-type: none"> > be the same size as the TPR valve outlet size > drain downhill > terminate downward at the exterior not more than 6" inches from grade with no threads at the end (or 6" above the floor in the garage, pointed downwards and diverted away from damageable materials). • The pipe serving the TPR Valve as a drain pipe is not approved material. This material, flexible style, is most likely not well suited to this application, and should be a smooth interior material, so for safety reasons, it may need to be replaced. • No safety catch pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.
Page 34 Item: F	Gas, Meter and Piping	<ul style="list-style-type: none"> • The gas pipe from the meter entering the house does not have a sleeve installed for protection. As the brick expands and contracts, it could, in time, cause damage to the gas pipe.
APPLIANCES		
Page 36 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • A kitchen range exhaust vent visible in the attic had become disconnected and may exhaust excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. • The range hood transition in the cabinet above the range is not properly sealed and may vent excessive amounts of moisture or grease to the cabinet interior. Recommend correction by a qualified professional.
Page 36 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • The thermostat for the oven was found to be inaccurate and should be calibrated. The temperature was found to be greater than a 10° degrees difference of 350° degrees as measured by a detached thermometer.
Page 38 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Destination or termination of vent pipe could not be determined.

Page 40 Item: G	Garage Door Operators	<ul style="list-style-type: none">• ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. One or more automatic opener(s) in this home did not meet these requirements. The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.• There is one or more damaged electrical receptacles in the garage, potentially causing a shock/electrocution hazard and should be replaced.• Stains on the garage walls indicated moisture intrusion. The moisture meter showed elevated levels of moisture in the wall materials at the time of the inspection, indicating that intrusion has been recent. The source of moisture should be identified and the condition corrected to avoid damage to the home structure and materials and the development of conditions that may encourage microbial growth such as mold.
Page 40 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• The dryer vent outlet has a screen installed. Recommend removal of the screen or replacing the cover with an open louvered vent as is poses a potential fire hazard by trapping lint. FIRE HAZARD!