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PROPERTY INSPECTION REPORT FORM

Name of Client: Tammie Oldham

Address of Inspected Property: 224 Calvit Hempstead, TX. 77445

Name of Inspector: Rod Scarborough TREC License # 7189

Date of Inspection: October 19, 2022

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

Additional Property Information Provided By WCAD/HAR/Inspector

Inspection Type: Single Family Home Year built: 2006 Stories: 1 Beds: 3 Full Baths: 2 Half Baths: 0

Approx. SF: 1104 Per WCAD & Per HAR Arrival Time: 6:15 Departure Time: 9:50

Home Status: Occupied Vacant New Construction Furnished Partially Furnished

Present at Inspection: Buyer (At the End) Buyers Agent Termite Inspector Seller Sellers Agent



Weather Conditions: Clear Skies Outside Temperature Range Between: 40-50 Degrees

Utilities On: Yes No Gas No Water No Power

For the purpose of this report and all references to direction within the report from the exterior (front, back, left & right sides) are based on observing the structure from the street & from within the interior (front, back, left & right sides) are based on entering the room.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review before, during or at the time of the inspection and is non transferable to any other person/persons except for the TREC Licensed Real Estate Professional representing the client/clients named above without the written consent of the inspector performing the inspection.

A real estate inspection is a limited visual inspection and basic operation of the systems and components of a structure using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the structure at the time of inspection. The inspector may provide a higher level of inspection performance than required by the standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice. This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted on the report, or if you would like further evaluation, you should consider an evaluation by a licensed engineer.

How to read and interpret this report: It is recommended that any deficiencies marked with a if any, are further evaluated, repaired, replaced, or corrected by a qualified contractor/licensed professional in that field prior to closing. These items marked with a may be in need of repair, replacement or correction, may be a priority or safety item, may possibly indicate non-compliance with current building standards that may need to be monitored on a continual basis. It is the opinion of the inspector that all items marked with a should be addressed to client's satisfaction prior to closing. It is also recommended that any items of concern/general FYI information provided by the inspector marked with a  if any, should be corrected or monitored on a continual basis. Pictures may be inserted below an item marked with a or  to give a visual description of an item found as having a deficiency in need of repair, replacement or correction.

All recommendations/opinions, if any, given by the inspector are strictly the opinion of the inspector & should be further evaluated by a qualified contractor/licensed professional in that given field if the buyer has additional concerns/questions.

Some of the deficiencies/conditions that may be addressed marked with a or items of concern/general FYI information provided by the inspector marked with a  in this report 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. An exhaustive list of these deficiencies/conditions may not be listed within the report. The buyer named above should consult with the inspector if any of these deficiencies/conditions are an item of concern.

Mold/Mildew & WDI inspections are not included in this report. It is beyond the scope of this inspection.

Comments underlined in bold lettering within the report are generally FYI (for your information) and may not require any action.

Inspector's Voluntary Notice

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. 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.



Front of home

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab On Grade

Comments:

The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston & surrounding area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.

The inspection of the foundation is limited to the visual observation of the accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include but may not be limited to: landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, etc.

Foundation movement usually tends to produce a few large cracks, usually at least 1/16th inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.

Cracking usually will be tapered if caused by foundation movement. By tapered I mean that the crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.

Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.

Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors.

Cracks that show up after a long period of dry weather and tend to close when the weather turns wetter are usually due to foundation movement. Foundation movement can distort door openings causing doors and windows to stick and bind. Wallpaper may exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.

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In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level in some cases and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the judgment of the inspector, that judgment is always subjective and interpretative.

Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors

Foundation problems may result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.

1. Provide good drainage away from the foundation.
2. Water the soils surrounding the foundation on an as needed basis.
3. Be aware of the potential for adverse affects caused by trees and shrubbery.

Soil conditions in the area are known to be unstable. A program of conscientious watering of the soil in close proximity to the foundation to maintain consistent moisture content may help stabilize foundation movement caused by soil expansion and contraction. Should there be future issues concerning foundation condition, it is the opinion of the inspector that you consult with your builder or a licensed professional structural engineer.

Recommendations/opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the recommendation/opinion expressed is one of an apparent condition and not based on absolute fact.

The inspector shall: Render a written opinion as to the performance of the foundation and Report: The type of foundations; The vantage point from which the crawl space was inspected (if present). Generally, report present, and visible indications used to render the opinion of adverse performance, such as: Binding, out-of-square, non-latching doors, framing or frieze board separations, sloping floors, window, wall, floor or ceiling cracks or separations, rotating, buckling, cracking, or deflecting masonry cladding. Report as Deficient: Deteriorated materials, deficiencies in foundation components such as; beams, joists, bridging, blocking, piers, posts, pilings, columns, sills or subfloor, Deficiencies in retaining walls related to foundation performance, exposed, or damaged reinforcement, crawl space ventilation that is not performing and crawl space drainage that is not performing.

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It is the opinion of the inspector that the foundation appears to be without the obvious need of immediate remedial leveling & is providing adequate support for the structure at the time of the inspection. The inspector did not observe any apparent evidence that would indicate the presence of adverse performance to the foundation however this was a limited visual inspection due to reasons as stated below & there were deficiencies as described below. This opinion is based solely on the areas of the foundation, attic, exterior and interior of the structure that were accessible at the time of the inspection. No warranty against future settlement can be made.

A level was placed at various locations throughout the interior of the structure and the amount of deflection was minimal.

Honeycombing of the foundation wall was observed in multiple areas on the left, right & back sides of the structure. The honeycombing may or may not extend deep into the concrete. It can be caused by a poorly graded concrete mix, by too large of a coarse aggregate, using unclean form boards, or by insufficient vibration at the time of placement. Honeycombing may result in further deterioration of the concrete because moisture can easily work its way into the honeycombed areas. Severe honeycombing should be repaired to prevent further deterioration of the concrete surface. Recommend sealing.




Exposed drainpipe was observed on the back side of the structure. Recommend sealings.

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 There were areas around the structure that were not accessible/visible due to the grade not having the minimum clearance of 6" for siding as required which limits the visibility of the foundation wall in these areas and the overall inspection of the foundation. Recommending pulling back/reworking the clearances in these areas to a minimum of 6" as required.

B. Grading and Drainage

Comments:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10'.

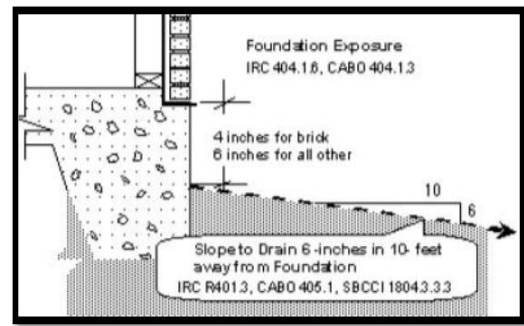
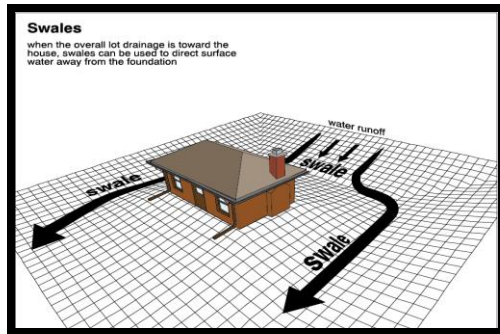
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

All drainage and runoff shall be directed to the street. No ponding of surface water should be allowed near the structure during or after completion of rainfall/watering the yard.

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The inspection of the grading/drainage is done by visual observation of the site around the structure, including surface grade, retaining walls, rain gutters, etc. Visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Underground yard drainage systems are not checked/inspected. The inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. The inspector (or anyone else) is unable to induce enough water to determine if the system will operate properly when needed. Observe performance during heavy rains and ensure system is maintained/cleaned.

The inspector shall report as Deficient: Drainage around the foundation that is not performing, deficiencies in grade levels around the foundation and deficiencies in installed gutter and downspout systems.

Grading and drainage around the structure does is not functioning as intended. Signs of erosion/damage & flat/improperly sloped areas were observed on all sides of the structure. These conditions may be conducive to ponding which may have an adverse effect on the foundation. It's recommended that the drainage improvements be made in these areas or that sub-surface/French drainage be installed to allow the water to flow freely away from the structure & to the street as required. After the drainage improvements have been made it is recommended that the drainage around the structure should be monitored during/after heavy rains & if ponding water is observed then additional drainage improvements should be performed.

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There were areas around the structure where the grading does not have the minimum clearance of 6" for siding as required. Recommending pulling back/reworking the clearances in these areas to a minimum of 6" as required.

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 No gutters were observed around the perimeter of the structure, it is recommended that gutters be installed to control the water runoff the at the roof line.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked roof.



Comments:

Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects) may not be apparent at the time of the inspection therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof.

If the roof was not walked due to the reason/reasons as stated above the inspector recommends that the roof be further evaluated/inspected by a qualified roofer prior to closing. The inspector cannot be liable for any damage/leaks or repairs to the roof after the original date of the inspection.

This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

The inspector shall: Inspect the roof covering materials from the surface of the roof; Report the type of roof coverings, vantage point from where the roof was inspected, evidence of water penetration, evidence of previous repairs to the roof covering material,

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flashing details, skylights and other roof penetrations and report as deficient deficiencies in: Fasteners, adhesion, roof covering materials, flashing details, skylights and other roof penetrations.

The inspector is not required to: Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof.

The homeowner and/or seller’s disclosure should be consulted regarding the exact age of the roof covering. It is important to inspect the roof at least twice a year (spring & fall) and after heavy storms.

 Roof covering/materials appeared to be functioning as intended however there were deficiencies as described below. It’s recommended due to the deficiencies below that the roof be further evaluated/inspected by a qualified roofer prior to closing. It’s also recommended that the budgeting for roof replacement in the future be considered & that the roof be monitored during times of rain to determine if any leaks are present.

The type and installation of roof fasteners are not inspected from the roof top due to the possibility of damaging the roof covering as a result lifting the roof covering.

The shingle adhesion is not properly secured & the shingles can be easily lifted in some areas. This is of concern due to potential wind damage.

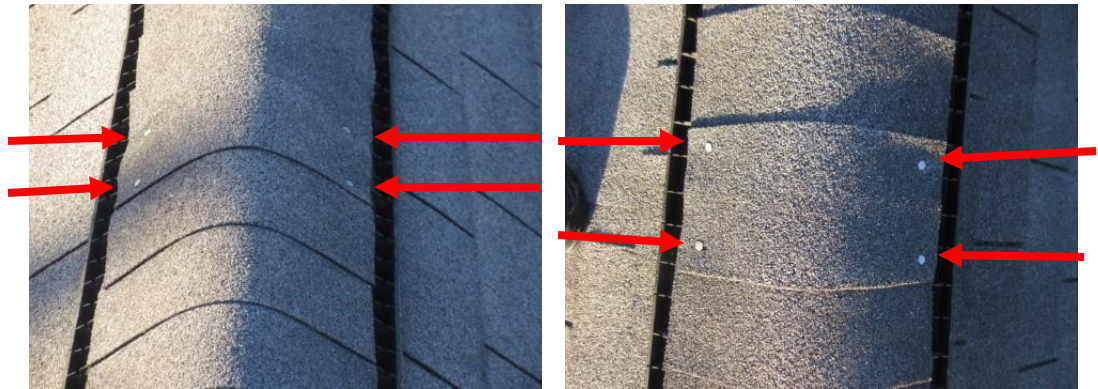


Multiple exposed nail heads were observed in some areas. Recommend sealing all exposed nail heads.

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Damaged/missing shingles were observed on the front left side of the roof. Recommend repair/replacement.



Shingle granule loss exposing asphalt was observed.


Nail backing out of roof decking pushing the flashing upward was observed on the right side of the roof. Recommend driving back in & sealing.

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 Satellite dishes were observed mounted to the roofs surface. Satellite dishes mounted directly to the roofs surface should be properly sealed & monitored on a continual basis to prevent moisture penetration. If/when the dish is removed recommend sealing all penetrations to prevent moisture penetration.

D. Roof Structures and Attics

Attic viewed from: Entered attic space

Attic access location: Hallway

Attic structure consisted of: Rafters, Collar Ties, Joists, Bracing & Purlins

Rafter Size/Spacing: 2" x 6" w/varied spacing

Attic ventilation consisted of: Ridge Vents & Soffit Vents

Insulation type: Blown

Approx. Average Thickness of Vertical Insulation: Unknown, not accessible.

Approx. Depth of Insulation: Approx. 6" where accessible.

Comments:

The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.

The inspector shall: Report the vantage point from which the attic space was inspected, approximate average depth of attic insulation, evidence of water penetration, report as

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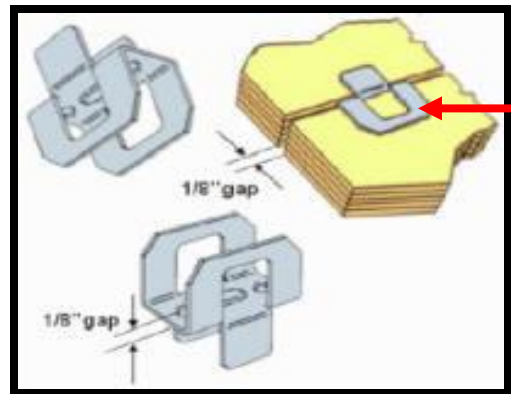
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Deficient: Attic space ventilation that is not performing, deflections or depressions in the roof surface as related to adverse performance of the framing and decking, missing insulation, deficiencies in installed framing members and decking, attic access ladders and access openings and attic ventilators.

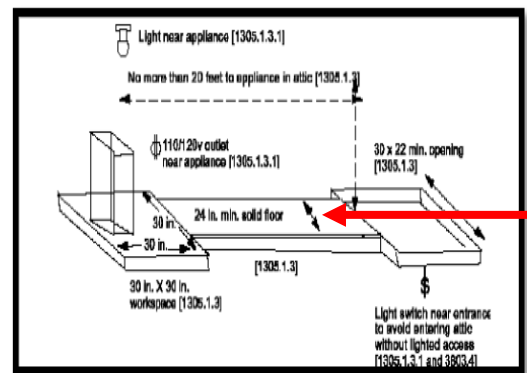
Roof structure/attic appeared to be stable and functioning as intended however this was a limited visual inspection & there were deficiencies observed as described below.

This was a limited attic inspection due to limited access & due to some areas were obstructed by duct work, equipment and insulation and were not accessible which limits the overall inspection of the roof and attic structure.

Metal clips/roof deck spacers are missing between the roof decking in some areas.



The attic does not solid flooring at least 24" wide for access to the appliances where access is required & does not have a 30" wide by 30" deep work area along all sides of the appliances where access is required.



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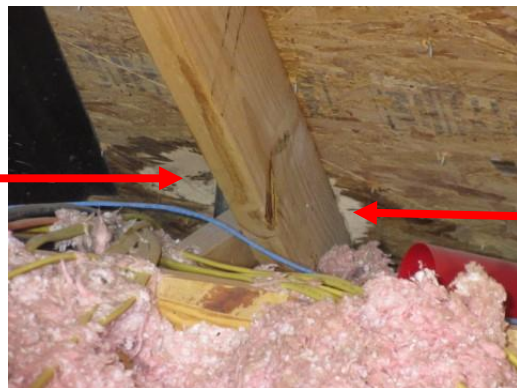
The attic access ladder is missing fasteners. Recommend installing fasteners as per manufactures specifications.

The attic space does not appear to have adequate insulation. Recommend adding insulation to help reduce energy cost.

Existing/previous moisture penetration/staining was observed in the attic decking by the HVAC equipment. A moisture reading was performed in the accessible area & no moisture was detected at the time of the inspection.




Existing/previous moisture penetration/staining were observed at the back right side of the attic however the inspector was unable to get to the area where the moisture penetration/staining was observed & could not determine if an active leak was observed. Recommend further evaluation.

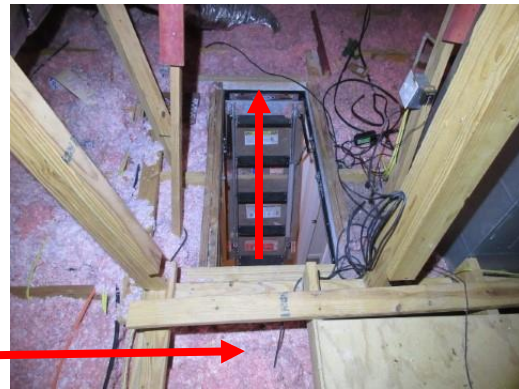



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 The attic access ladder is reversed in relation to accessing the equipment/passageway. This makes entering and exiting the attic space difficult and unsafe.



 The attic access is missing weather stripping & insulation. Recommend sealing to help reduce energy cost.

 Evidence of rodent penetration was observed in multiple areas of the attic as noted by the fecal matter.

E. Walls (Interior and Exterior)

Comments:

The condition of the framing or other components hidden behind the exterior/interior wall finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The conditon of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.

Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

The inspector is not qualified to inspect for wood destroying insects. Evidence of damage to wood material, if any, may not be determined without the removal of the wall coverings. Client should obtain additional information regarding the extent and location of previous infestation, if any & the chemical & company used and any warranty if applicable, etc..

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

I	N	N	D	Inspection Item
I	P			I=Inspected NI=Not Inspected NP=Not Present D=Deficient

The inspector shall report evidence of water penetration. Report as Deficient the absence of performing emergency escape and rescue openings in all sleeping rooms, deficiencies related to structural performance or water penetration, claddings, water resistant materials and coatings and flashing details and terminations.

Exterior Walls:

Type: Cement Board Siding & Cement Board/Wood Trim

Exterior walls are functioning as intended however this was a limited visual, non-destructive exterior wall inspection. There were deficiencies observed as described below.

Minor damage/decay to siding/trim was observed in some areas around structure. Recommend repairing/replacing as needed.



Deteriorated caulking/sealant was observed in some areas. Recommend sealing as needed.

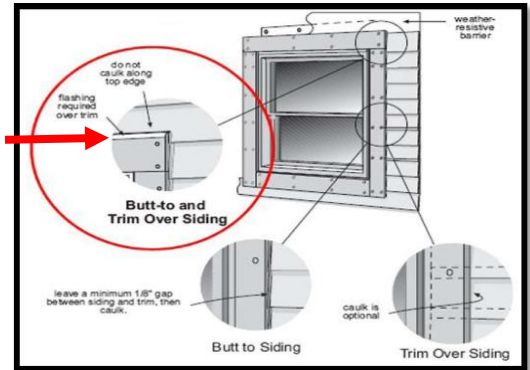


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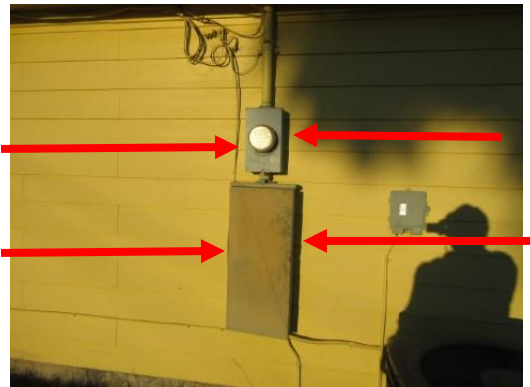
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☒ Flashing is not installed above the horizontal trim board on the front side of the structure. Flashing is required above all continuously projected trim.



☒ Recommend sealing all exterior penetrations to prevent possible moisture penetration including but may not be limited to: Electrical penetration, exhaust vents, doorbell, electrical panel/disconnect/conduit penetrations.



☒ The shutters at the front left & front right sides of the structure are not properly secured to the wall.

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Interior Walls:

The inspector shall report evidence of water penetration. Report as Deficient deficiencies related to structural performance or water penetration and the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.

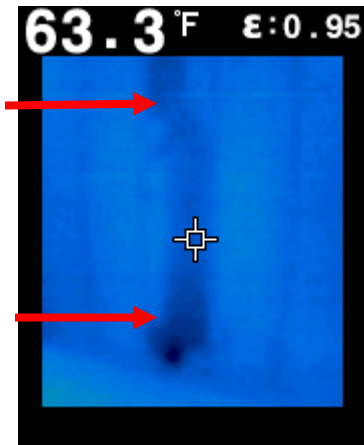
Interior walls are functioning as intended however this was a limited visual, non-destructive interior wall inspection however there were deficiencies observed as described below.. A moisture reading was performed at various locations & the levels were within the acceptable range.

A thermal imaging camera was used at the exterior walls from within the interior of the structure & an anomaly was observed in the wall in the back right bedroom at the time of the inspection possibly due to missing insulation/moisture penetration. A moisture reading was performed & no moisture was detected at the time of the inspection.

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F. Ceilings and Floors

Comments:

The condition of the framing or other components hidden behind the interior ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted unless they may contribute to or be symptomatic of other issues. Home furnishing and other personal items, etc. may limit the assessment of existing conditions.

The inspector shall report evidence of water penetration. Report as Deficient deficiencies related to structural performance or water penetration and the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.

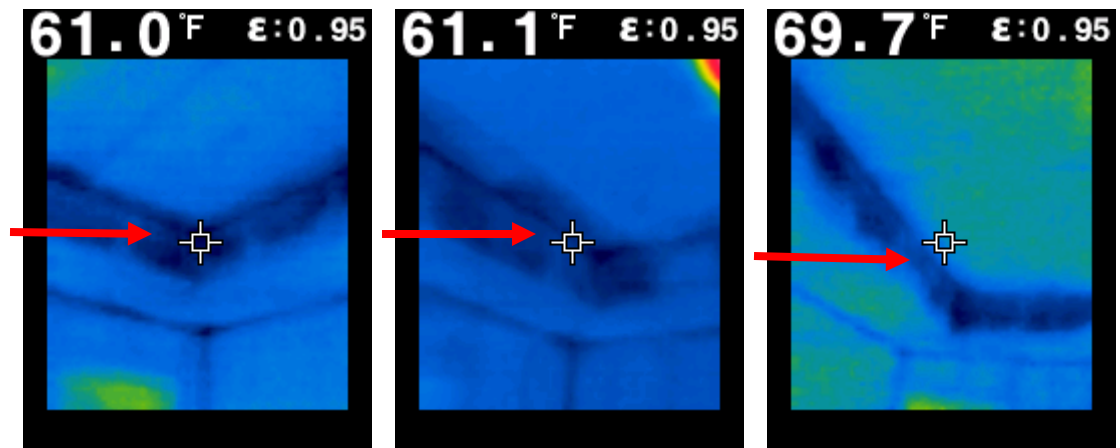
Ceilings are functioning as intended however this was a limited visual, non-destructive inspection & there were deficiencies as described below.

A thermal imaging camera was used at the ceiling from within the interior of the structure & anomalies were observed in the main living area & primary bedroom at the time of the inspection possibly due to missing insulation in the attic.

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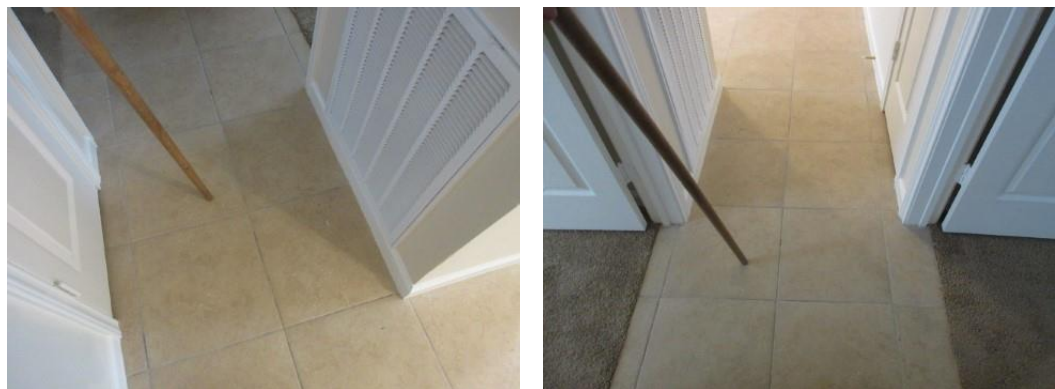
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Cosmetic cracks were observed in some areas. This is normal wear tear that is caused by movement that occurs in any structure of its life. These are considered normal wear & tear items & are not considered to be excessive or unreasonable structural deficiencies. This condition can be easily repaired with the applications of sheetrock mud or caulking.

Floors are functioning as intended.

Some of the floor tiles in the hall outside the hall bathroom are not properly set as noted by the hollow sound when tapped. Recommend monitoring on a continual basis.



G. Doors (Interior and Exterior)

Comments:

All accessible interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches.

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Exterior Doors:

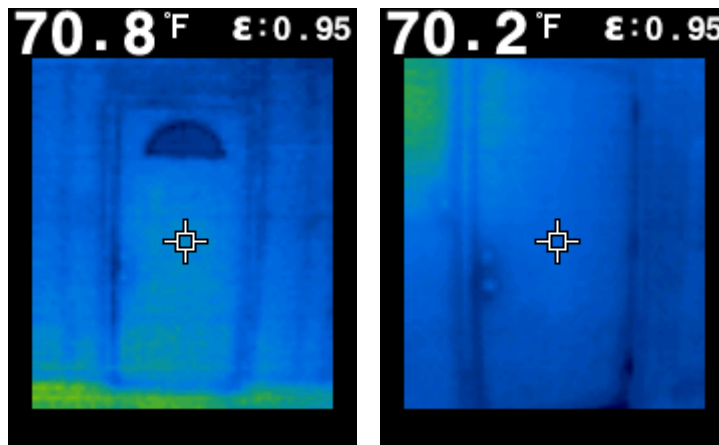
Exit door required: Not less than one exit door shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

Type of lock or latch: All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.

The inspector shall: Report evidence of water penetration, report as Deficient a solid wood door less than 1-3/8 inches in thickness, a solid or honeycomb core steel door less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage, deficiencies related to structural performance or water penetration, deficiencies in weather stripping, gaskets or other air barrier materials, claddings, water resistant materials and coatings, flashing details and terminations, the condition and performance of exterior doors, garage doors and hardware.

Exterior doors are functioning as intended however there were deficiencies as described below.

A thermal imaging camera was used at the exterior doors from within the interior of the structure & no anomalies were observed at the time of the inspection.



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The front & back doors are missing fasteners at the hinges. Recommend replacing.



Damaged/decayed door was observed at the base of the door leading into the exterior storage area. Recommend repair/replacing.



Damaged weather stripping was observed at the door leading into the exterior storage area. Recommend replacing.

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Interior Doors:

Interior doors are functioning as intended however there were deficiencies as described below.

The closet door at the back right bedroom is missing fasteners at the hinges. Recommend replacing.



Damaged/missing hardware was observed but may not be limited to

The doors leading into the utility closet are missing door stops. Recommend installing.

H. Windows

Comments:

Only the accessible windows will be checked for operation during the inspection if the structure is occupied at the time of the inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions the inspector may

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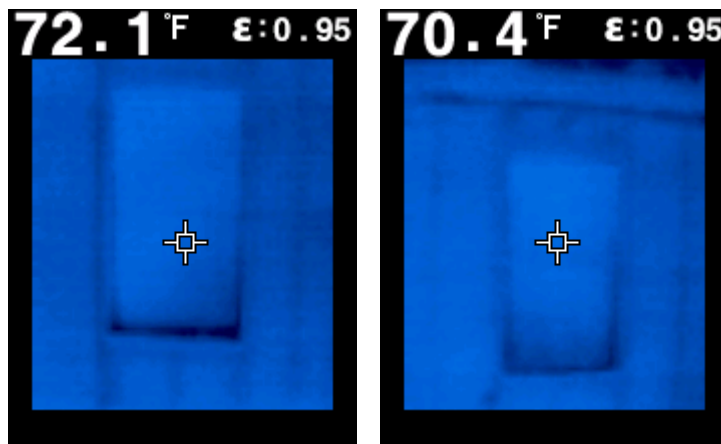
not be able to detect this condition, particularly if the windows are dirty or if it’s raining during the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.

The inspector shall report evidence of water penetration. Report as Deficient the absence of performing emergency escape and rescue openings in all sleeping rooms, missing or damaged screens, deficiencies related to structural performance or water penetration, deficiencies in weather stripping, gaskets or other air barrier materials, claddings, water resistant materials and coatings, flashing details and terminations and the condition and performance of windows and components. The inspector shall report as Deficient insulated windows that are obviously fogged or display other evidence of broken seals, deficiencies in glazing, weather stripping and glazing compound in windows and doors and the absence of safety glass in hazardous locations.

Type: Double Pane Aluminum & Vinyl

Windows are functioning as intended however there were deficiencies as described below.

A thermal imaging camera was used at the windows from within the interior of the structure & no anomalies were observed at the time of the inspection.



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The tilt release at the window in the back right bedroom could not be disengaged under normal conditions. Recommend repair/replacing.



- I. Stairways (Interior and Exterior)
- J. Fireplaces & Chimneys
- K. Porches, Balconies, Decks and Carports

Comments:

The inspector shall inspect attached balconies, carports, and porches, abutting porches, decks, and balconies that are used for ingress and egress and report as Deficient on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter and deficiencies in accessible components.

Are functioning as intended.

Hairline cracking was observed in the front porch slab.

- L. Other

Comments:

Walk Way: Walkway is functioning as intended.

Cabinets: Are functioning as intended.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

The inspector shall report as Deficient a drop, weatherhead or mast that is not securely fastened to the building. The absence of or deficiencies in the grounding electrode system, missing or damaged dead fronts or covers plates, conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes. Electrical cabinets and panel boards not appropriate for their location; such as a clothes closet, bathrooms or where they are exposed to physical damage. Electrical cabinets and panel boards that are not accessible or do not have a minimum of 36-inches of clearance in front of them. Deficiencies in electrical cabinets, gutters, cutout boxes, and panel boards, the insulation of the service entrance conductors, drip loop, separation of conductors at weather heads and clearances. The compatibility of over current devices and conductors, the over current device and circuit for labeled and listed 240-volt appliances, bonding and grounding, conductors, the operation of installed ground-fault or arc-fault circuit interrupter devices and the absence of trip ties on 240 volt over current devices or multi-wire branch circuit, appropriate connections, anti-oxidants on aluminum conductor terminations and a main disconnecting means.

Service entrance & panel appeared to be functioning as intended however there were deficiencies as described below.

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Service Entrance: Service provided from above.

Main Panel (Service Disconnect):

Brand: Square D

Amps: 200

Type of feeder wire: Copper 3 wire 120/240 service

Panel Location: Right side exterior

The dead front was removed and the interior of the panel was inspected.

Breakers are not properly labeled. Recommend labeling as required.

All "hot" wires on breakers should be red or black. Any other color wire should be painted or taped black to indicate that it is "hot". One or more white (neutral) wires are being used as hot wires without being properly marked.

The grounding electrode is not flush with the ground. Since grounding electrodes are typically 8' long and are required to be driven 8' feet into the ground, it is recommended that the grounding electrode be driven flush with the ground or properly protected from damage/impact.



B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

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Comments:

The inspection of the branch circuits connected devices & fixtures is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

The inspector shall manually test the installed and accessible smoke and carbon monoxide alarms, report the type of branch circuit conductors. Report as Deficient the absence of ground-fault circuit interrupter protection in all bathroom Outlets, garage Outlets, outdoor Outlets, crawl space Outlets, unfinished basement Outlets, kitchen countertop Outlets and Outlets that are located within six feet of the outside edge of a sink.

The failure of operation of ground-fault circuit interrupter protection devices, missing or damaged Outlet, switch or junction box covers. The absence of equipment disconnects, appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible Outlets and switches. Deficiencies in Outlets, switches, bonding or grounding, wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location, doorbell and chime components, smoke and carbon monoxide alarms, improper use of extension cords, deficiencies in or absences of conduit, where applicable and the absence of smoke alarms in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms and in the living space of each story of the dwelling.

Electrical Fixtures:

Electrical fixtures appeared to be functioning as intended however there were deficiencies as described below.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

GFCI Protection: (Safety Protection)

Kitchen: Yes/No (GFCI reset located in the kitchen)

GFCI outlets in the kitchen have reversed polarity & would not trip when tested. This is a safety issue, it is recommended that the outlet be repaired/replaced.

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Dishwasher Outlet: Not present

Attic Outlet: No

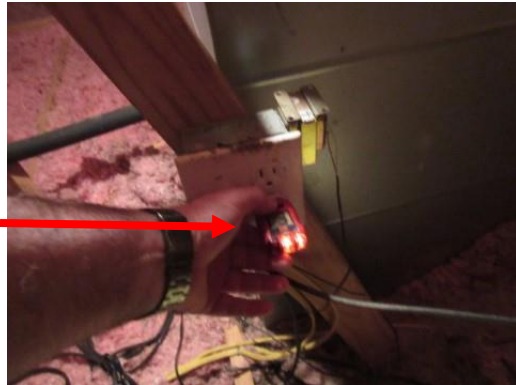
This is a safety issue as required by today's standards. It is recommended that GFCI protection be added.

Report Identification: 224 Calvit Hempstead, TX. 77445

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Bathrooms: Yes (GFCI reset located in the each bathroom)

Outlets Located Within 6' of the Outside Edge of a Sink, Shower, or Bathtub: Not present

Laundry Room/Closet: No

This is a safety issue as required by today's standards. It is recommended that GFCI protection be added.



Jetted Bathtub: Not present

Exterior: Yes/No (GFCI reset located at the front porch outlet)

The back porch outlet is not GFCI protected. This is a safety issue, it is recommended that GCFI protection be added as required.

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Accessory Building Outlets: Not present

Garage: Not present

AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection.

Arc-fault protection (arc-fault breakers) is not present for electrical outlets as required by today's standards in the kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, & laundry.

The outlet in the exterior storage area is not GFCI protected. This is a safety issue, it is recommended that GCFI protection be added as required.

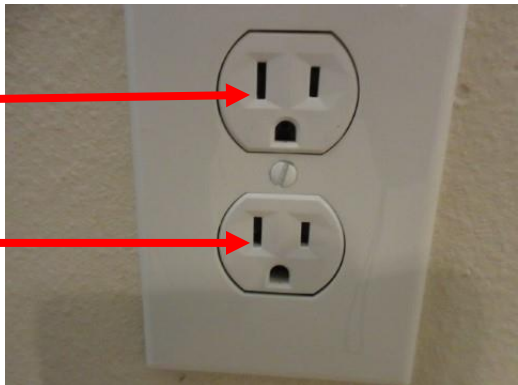
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The outlets less than five and a half feet above the floor are not tamper resistant as required by today's standards.



Unable to determine the presence of bonding at the piping system. Bonding of piping systems is required. Many jurisdictions prefer to have hot, cold & gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service. No such bonding was observed.

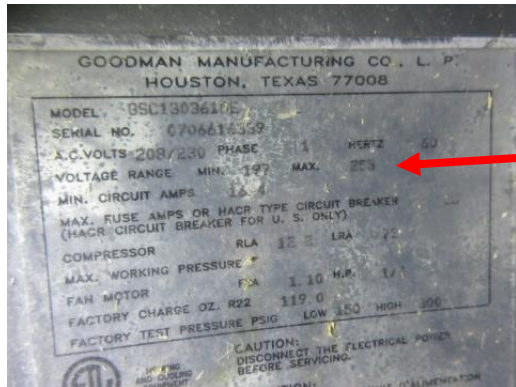
Condensing unit rated for a maximum 25 Amp. breaker however the panel is labeled with a 30 Amp. breaker. Recommend repair.

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Insufficient number of outlets installed in the primary bedroom as required by today's standards. Outlets should be provided every 12' on a wall, 6' max. distance between outlets, in hallways 10' or longer and is required if the wall is greater than 2' wide.



Insufficient number of outlets installed in the kitchen by today's standards. Outlets should be provided every 4' of counter space, 2' max. distance between outlets. Counters with a minimum of 2' should have at least one outlet. No point along a kitchen countertop greater than 2' from an outlet.

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No disconnect was observed within the line of site of the dishwasher or a lockable breaker was not observed at the panel. This is a safety issue & should be corrected. Recommend further evaluation/repair.

Doorbell and Chimes:

Doorbell is functioning as intended.

Carbon Monoxide Detectors:

Carbon Monoxide Detectors are not required due to being an all-electric structure with no attached garage.

Smoke Alarms:

Smoke alarms appeared to be functioning as intended.



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Note: Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke & does not guarantee that the detector is functioning as intended in the event that smoke is actually present.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms & a minimum of 1 detector is required on each level.

Test all smoke alarms and CO detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central/Forced Air

Energy Source: Electric

Brand: Goodman

Number of Systems: 1

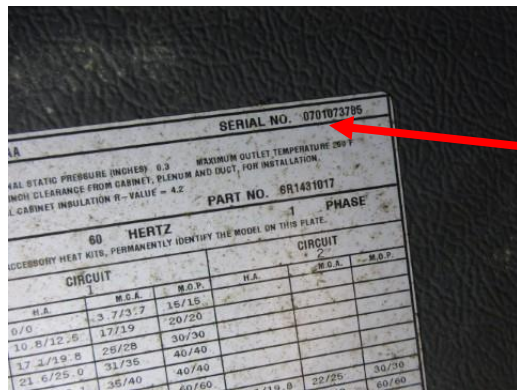


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Mfg. Date/Dates: 2007 (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)



Comments:

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

The inspector shall report the type of heating systems and the energy sources. Report as Deficient inoperative units, deficiencies in the thermostats, inappropriate location, the lack of protection from physical damage, burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. The absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish. When applicable a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement and deficiencies in mounting and performance of window and wall units.

Requirements for electric units. The inspector shall report deficiencies in performance of heat pumps, performance of heating elements and condition of conductors.

Requirements for gas units. The inspector shall report as Deficient gas leaks, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. The absence of a gas shut-off valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length, gas appliance connectors that

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are concealed within or extended through walls, floors, partitions, ceilings or appliance housings and deficiencies in combustion, and dilution air, gas shut-off valves, access to a gas shutoff valves that prohibits full operation, gas appliance connector materials and the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.


It is recommended that the heating system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician.


The below referenced temperature reading/readings were performed using a Fieldpiece SPK2 Folding Pocket In-Duct Thermometer with MAX/MIN Hold and Stainless-Steel Probe.

The heating equipment was operated and appeared to be functioning as intended.

Supply air temp: 102.0° (as measured at the heat exchanger in the attic)



 The heater is potentially nearing the end of it's life cycle. Recommend budgeting for replacement in the future.

 Due to the overall age of the heater, it is recommended that the heater be further evaluated by a licensed HVAC Technician prior to closing.

B. Cooling Equipment

Type of System: Central/Split System

Brand: Goodman

Report Identification: 224 Calvit Hempstead, TX. 77445

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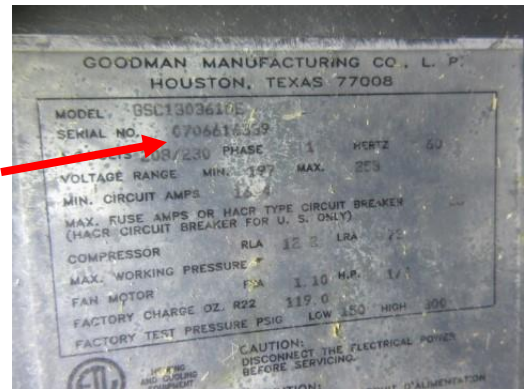
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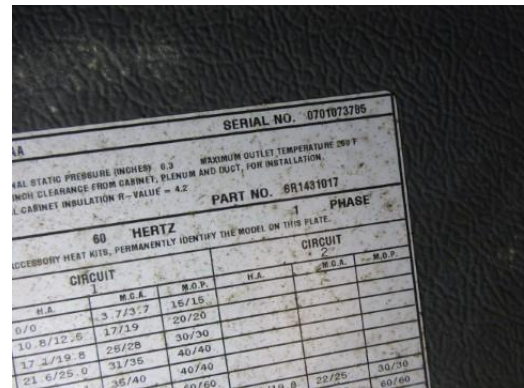
Sizes: 3 tons

Number of Systems: 1

Condensing Unit Manufacturer Date/Dates: 2007 (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)



Evaporator Coil Manufacturer Date/Dates: 2007 (According to the Manufacturer Label/Labels on the equipment at the time of the inspection)



Comments:

The visual inspection of the cooling, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested under normal conditions and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components condensing unit/evaporator coil, require dismantling of the systems and is beyond the scope of a

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visual inspection.

Requirements for cooling units other than evaporative coolers. The inspector shall report the type of systems. The inspector shall report as Deficient, inoperative units, inadequate cooling as demonstrated by its performance, the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish, when applicable, a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement, noticeable vibration of blowers or fans, water in the auxiliary/secondary drain pan, a primary drain pipe that discharges in a sewer vent, missing or deficient refrigerant pipe insulation, dirty coils where accessible, condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces. Deficiencies in the condensate drain and auxiliary/secondary pan and drain system, mounting and performance of window or wall units and thermostats.

It is recommended that the cooling system/air handler be professionally inspected/cleaned prior to closing & on an annual basis by a licensed HVAC technician.

 A limited visual cooling equipment inspection was performed and the equipment appeared to be in operating condition however the cooling equipment was not operated due to the outside temperature being between 40° - 50° at the time of the inspection & there were deficiencies as described below. When the outside temperature is below 60° the condensing unit/compressor should not be operated due to the possibility of damaging the equipment. Recommend further evaluation by a qualified HVAC Technician prior to closing.

An access panel has was installed to inspect the evaporator coil in the attic. Heavy dust/debris was observed on the coil which is restricting the airflow through the coil inhibiting the heat transfer across the coil which may be reducing the cooling efficiency & increasing operating cost. Due to the extent of the dirty coil & due to the coils overall age it is recommended that the evaporator coil be further evaluated by a licensed HVAC Technician prior to closing.

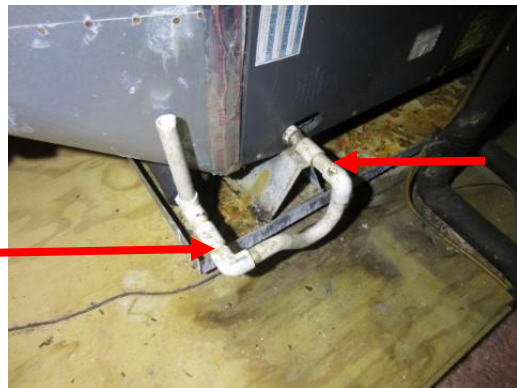
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The primary drain line in the attic is not fully insulated a minimum of the 1st 15' from the evaporator coils. Recommend properly insulating to prevent possible moisture damage due to condensation forming & dripping into the attic space.



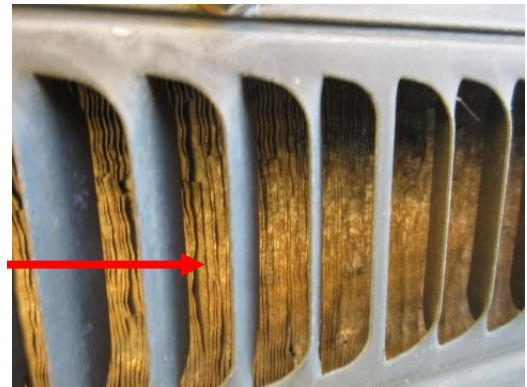
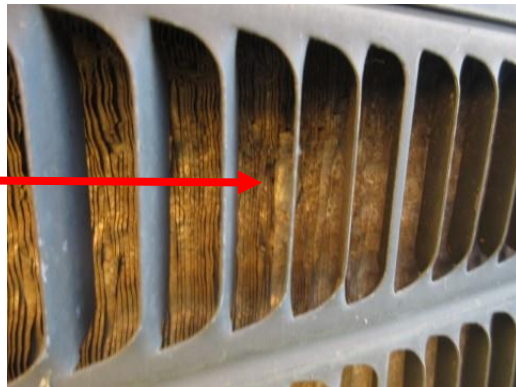
The condensing unit did not have the required 3" clearance from grade.

The condensing unit coil is dirty & minor damage was observed. This reduces the air flow, recommend a thorough cleaning.

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Damaged/missing insulation on the refrigeration line was observed at the condensing unit & in the attic. Recommend replacement/repair.



Rust was observed in the secondary drip pan. This is an indication of previous/existing condensation leaking from the primary drain pan. Due to not knowing the extent of the rust damage it is recommended that the pan be replaced.

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FYI The refrigerant used for the condensing unit is the older R-22 which is being phased out, recharging of a R22 system may not be possible in the future which may required that the system be replaced.

FYI The drip pan does not have a float switch installed. Float switch installation is recommended (not required) to shut the system down in the event of a leak into the secondary drip pan to prevent possible moisture damage.

FYI The condensing unit/coil are potentially nearing the end of it's life cycle. Recommend budgeting for replacement in the near future.

C. Ducts System, Chases and Vents:

Comments:

The inspector shall report as Deficient damaged duct systems or improper material, damaged or missing duct insulation, the absence of air flow at accessible supply registers, the presence of gas piping and sewer vents concealed in ducts, plenums and chases, ducts or plenums in contact with earth and the inspector shall report as Deficient deficiencies in filters, grills or registers and the location of return air openings.

Duct Type: Flex

Duct System appeared to be functioning as intended however this was a limited duct system inspection due to limited access in some areas of the attic & between the walls/floors.

The flex duct was observed to be in direct contact with other pieces of duct in some areas of the attic. Recommend adding insulation between the ducts or rerouting ducts should be considered to prevent condensation between the ducts.

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Chases & Vents appeared to be functioning as intended however this was a limited inspection due to limited access in some areas.

Estimated Return Air Filter Sizes: 20" x 25" x 1" (1 filter located at the return in the hall)

Return air chase is not properly sealed and has conductors running through it.

Return air filter is dirty, recommend replacing.



IV. PLUMBING SYSTEM

A. Plumbing System, Distribution System & Fixtures

Location of Water Meter: Front yard

Location of Main Water Supply Valve: Right side exterior

Report Identification: 224 Calvit Hempstead, TX. 77445

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Static Water Pressure Reading: 50 PSI (A reading between 40 - 80 PSI is considered acceptable.)



Type Of Supply Piping Material: CPVC (where accessible)

Comments:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order function properly.

The inspector shall report the location of water meter, location of homeowners main water supply shutoff valve and static water pressure. Report as Deficient the presence of

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active leaks, the lack of a pressure reducing valve when the water pressure exceeds 80 PSI, the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system, the absence of fixture shut-off valves, dielectric unions, when applicable, back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures and deficiencies in water supply pipes and waste pipes. The installation and termination of the vent system, the performance of fixtures and faucets not connected to an appliance. Water supply, as determined by viewing functional flow in two fixtures operated simultaneously, fixture drain performance, orientation of hot and cold faucets, installed mechanical drain stops , commodes, fixtures, showers, tubs, and enclosures and the condition of the gas distribution system.

The main water supply shut off valve on the right side of the structure did not function as intended. The valve could not be closed under normal conditions. Recommend replacing.



Sinks:

Sinks are functioning as intended.

Bathtubs/showers:

Bathtubs/showers are functioning as intended however there were deficiencies as described below.

Access panels are not installed to inspect the equipment/plumbing under the tubs/showers.

The primary bathtub surface is chipped, recommend repair to prevent rusting.

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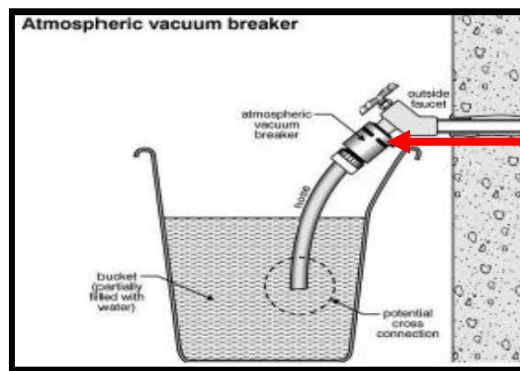
Commodes:

Commodes are functioning as intended.

Outside Hose Bibs:

Hose bibs are functioning as intended.

Back flow preventers/vacuum breakers are installed. These should remain installed to prevent water from backing up into the water supply system



B. Drains, Wastes & Vents

Type of Draining Material: PVC (where accessible)

Comments:

Water is run down the drains at the time of the inspection, however this cannot simulate

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the amount of flow that may take place during full occupancy. There may be some blockage of the drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

Based on the inspection industry’s definition of a recommended water test for “functional drainage” in a plumbing system, the plumbing drainpipes appeared operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. If the house is vacant, has an older plumbing system, if there are prior known drain problems or there are large trees around the structure, it would be prudent to have the drain lines “video-scanned” prior to closing.

Appeared to be functioning as intended.

 The drain waste vent pipes at the roof line have not been painted. Recommend painting to prevent deterioration of the plastic piping exposed to the elements.



C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gal.

Location: Exterior storage area

Number of Water Heaters: 1

Report Identification: 224 Calvit Hempstead, TX. 77445

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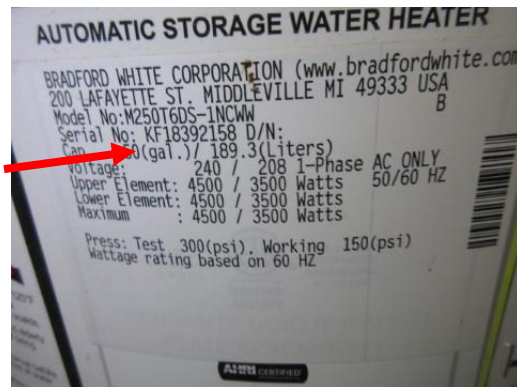
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Mfg: Bradford White

Mfg. Date/Dates: 2013 (According to the Manufacturer Label/Labels on the equipment at the time of the inspection):



Comments:

A water heater is equipped with a temperature & pressure relief (TPR) valve, (Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water) This valve is visually inspected, however due to the likelihood that the valve would not reseat if discharged, & due to not being able to replicate the conditions required to determine whether or not the valve will function as intended these valves are not tested. TPR Valves are an important safety device that is required by most codes. Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. It is recommended that any deficiencies/items of concern, if any, are properly repaired/corrected by a licensed plumber prior to closing.

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The inspector shall report the energy source, the capacity of the units. Report as Deficient inoperative units, leaking or corroded fittings or tanks, damaged or missing components, the absence of a cold water shut-off valve, if applicable, the absence of a pan or a pan drain system that does not terminate over a waste receptor or to the exterior of the building above the ground surface, inappropriate locations. The lack of protection from physical damage, burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. The absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish. When applicable a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement. The absence of or deficiencies in the temperature and pressure relief valve and discharge piping, a temperature and pressure relief valve that failed to operate, when tested manually.

Requirements for gas units. The inspector shall report as Deficient gas leaks, flame impingement, uplifting flame, improper flame color, or excessive scale build-up. The absence of a gas shut-off valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length. Gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings. Deficiencies in combustion and dilution air, gas shut-off valves, access to a gas shutoff valves that prohibit full operation, gas appliance connector materials and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

The water heating equipment is functioning as intended however there were deficiencies as described below.

TPR Valves are not manually tested due to the possibility of not being able to properly re-set the valve which would result in a leak in the system.

The water heater rocks/wobbles when pressure is applied. This is a potential safety issue. Recommend securing to the wall to prevent possible damage/injury.

The water heater does not have a drain line installed to the drain pan. This is required by today's standards in areas where damage can occur to the structure in the event of a leak in the water heater. The drain line should terminate in a safe location within 6" to grade.

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The TPR Valve drain line does not terminate within 6" to grade. TPR Valve drain lines should terminate within 6" to grade and in a safe location to prevent the possibility of injury in the event the TPR Valve were to discharge.

The water heater is potentially nearing the end of it's life cycle. Recommend budgeting for replacement in the future.

D. Hydro- Massage Therapy Equipment

E. Gas Distribution System & Gas Appliances

V. APPLIANCES

A. Dishwashers

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, rusted, missing or damaged components, the presence of active water leaks; and the absence of backflow prevention.

The dishwasher was operated and allowed to run a complete wash cycle. The unit is functioning as intended.

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B. Food Waste Disposers

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components and the presence of active water leaks.

The food waste disposer was operated and is functioning as intended.



C. Range Hood & Exhaust Systems

Vent Method: Re-circulating (vent pipe not required), unit integrated with microwave oven

Comments:

The range exhaust vent was operated and is functioning as intended.

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D. Ranges, Cook Tops & Ovens

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building if the unit is not of a re-circulating type or configuration and improper duct material.

The inspector shall report as Deficient inoperative units, missing or damaged components, combustible material within thirty inches above the cook top burners, absence of an anti-tip device, if applicable, gas leaks, the absence of a gas shutoff valve within six feet of the appliance, the absence of a gas appliance connector or one that exceeds six feet in length, gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings and deficiencies in thermostat accuracy (within 25 degrees at a setting of 350° F). Mounting and performance, gas shut-off valves, access to a gas shutoff valves that prohibits full operation and as appliance connector materials.

Range: Electric

The range was operated and is functioning as intended however there were deficiencies as described below.

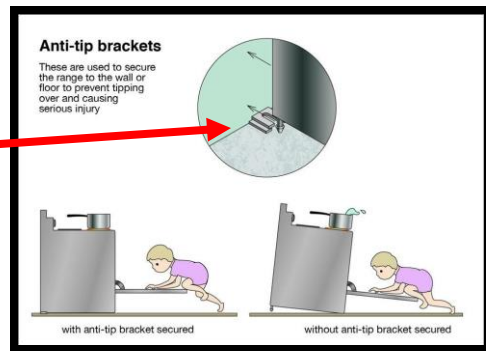


No anti-tip device is provided for the range. Recommend the installation of an anti-tip device as required.

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Oven: Electric

The oven was operated and is functioning as intended.



The oven was turned on to 350 degrees and allowed to cycle through the preheat function, a temperature reading was performed and read 350 degrees, a variance of 25 degrees is considered acceptable.

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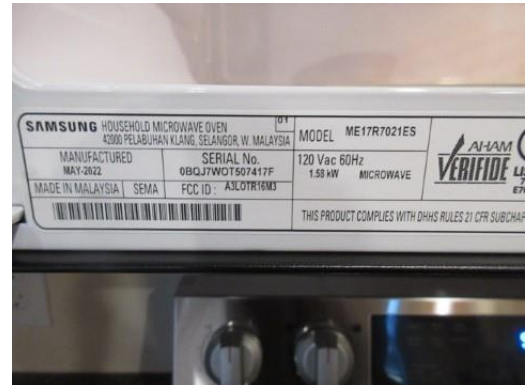


E. Microwave Ovens

Comments:

The inspector shall inspect built-in units and report as Deficient inoperative units, deficiencies in performance or mounting and missing or damaged components.

The microwave was operated and is functioning as intended.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspector shall report as Deficient inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building and a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

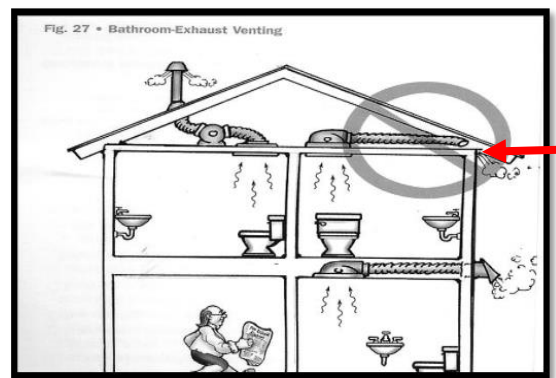
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The exhaust vents are functioning as intended however there were deficiencies as described below.

Bathroom exhaust vents are vented to the soffit and not through the roof deck or exterior wall as required.



G. Garage Doors, Operators

H. Dryer Exhaust Systems

Comments:

This was a limited visual inspection due to a large portion of the dryer vent is hidden behind walls/between floors & the dryer ducts may not be able to be checked for cleanliness. Dryer ducts should be checked/cleaned on a regular basis.

The inspector shall report as Deficient missing or damaged components, the absence of a dryer exhaust system when provisions are present for a dryer. Ducts that do not terminate to the outside of the building, screened terminations and ducts that are not made of metal with a smooth interior finish.

The dryer vent appeared to be functioning as intended however there were deficiencies as described below.

Dryer vent has a grill cover over the exhaust. This is a lint trap & should be removed to prevent lint buildup.

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I. Other

Comments:

The Refrigerator was operating and appeared to be functioning as intended.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs & Equipment

C. Outbuildings

D. Private Water Wells (A coliform analysis is recommended.)

E. Private Sewage Disposal Systems

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F. Other Built-In Appliances

G. Other