

Property Inspection Report



Hyde Inspection Services, LLC
TREC #10005. ICC #5214513

Client: Greg Tomlinson

Address: 2881 Sun River Lane

City/State: Dickerson, TX

Zip Code: 77539



2022-07-27



PROPERTY INSPECTION REPORT

Hyde Inspection Services, LLC

13503 Winebrook Ct.

Cypress, TX 77429

281-914-5832 Jamesh208@gmail.com



Prepared For: Greg Tomlinson

(Name of Client)

Concerning: 2881 Sun River Lane

(Address or Other Identification of Inspected Property)

By: James Hyde - TREC #10005, ICC #5214513

(Name and License Number of Inspector)

By:

(Name, License Number and Signature of Sponsoring Inspector, if required)

Inspection Date: 2022-07-27

Time: 12:30

Total Pages with Report: 30

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.

Hyde Inspection Services, LLC (This Report is the property of Hyde Inspection Services LLC and can not be duplicated without written permission). (Form Revision 9/1/14)

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000 (<http://www.trec.texas.gov>). REI 7- 4 (Revised 03/11/16)

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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; and
- lack of electrical bonding and grounding.

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 "grand fathered" 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

You the buyer have rights and remedies under the Texas deceptive trade practices - consumer protection act which are in addition to any remedy which may be available under this contract. For more information concerning your right, contact the Consumer Protection Division of the Attorney Generals Office, you local District/County Attorney, or the Attorney of your choice.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

Terms such as N.E.C. for the National Electrical code, I.R.C. for the International Residential code, IMC for the International Mechanical Code and the IPC for the International Plumbing Code will be used, UL for the Underwriters' laboratory and IEC for the International Energy Code.

The Home is inspected and referenced to the 2009 IRC, 2009 IECC and the 2014 NEC.

The Invoice/receipt will be sent separately from this report at your request.

As may be noted under items in need of repair identifying pictures will be attached on pages 26, 27 and 28 of the report.

Homes started after September 1, 2011 are required to comply with the 2009 IECC, verify compliance if applicable.

INSPECTIONS ARE PERFORMED FOR THE PERSON, INDIVIDUAL OR COMPANY NAMED ON THE REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON.

VACANT HOUSES

ALL UTILITIES MUST BE TURNED ON PRIOR TO MECHANICAL OR COMBINATION INSPECTIONS. THE INSPECTOR IS NOT REQUIRED TO TURN ON UTILITIES OR INSPECT THE CONDITION OF METERING DEVICES. IF LEAKS ARE DETECTED THE APPROPRIATE UTILITY WILL BE NOTIFIED.

The following items are most common problems found after a house has been vacant for a week or more, and this inspection company will not be responsible for:

1. Sewer and drain lines stopping up.
2. Leaks at faucets - seals and washers dry out (kitchen, bathroom, utility).
3. Leaks at dishwashers - seals dry out.
4. Disposer locking up.
5. Water heaters leak at drain valves.
6. Electric water heaters - water drained, but power not turned off - damage to heating elements and thermostats.
7. Supply line for water heaters - cut off valve - leaking.
8. Gas water heaters and gas furnaces - if gas has been turned off - thermocouple (pilot generator) fails.
9. Soil around a Monolithic Type Floating Slab should be watered at least twice a week during hot dry seasons.

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Buyer and Realtor Contact Information, Home Information

Buyer Contact Info: OF/HM/Cell:

Email:

Mailing address:

Buyer Realtor - Name/Company :

Contact Info: OF/Cell:

Email:

Sellers Realtor - Name/Company :

Contact Info: OF/Cell:

Email:

Year Built: Builder: Royce Homes Story ('s): 1 Sq Ft:

Interior Walls: Textured, No Texture, Sheetrock, Other -

Exterior Walls: Brick, Stone, Faux Stone, Wood Trim, Wood Siding, Cement Board Trim,

Cement Board Siding, Stucco, Hard Board Trim, Hard Board Siding:

Other -

Present during inspection:

Weather: Temperature: 91 Sun, Cloudy, Windy, Rain,

Additional Notes:

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

I. STRUCTURAL SYSTEMS

 A. Foundations - *Comments, Code References, Chapter 4, 2009 IRC*

Type of foundation: *Post Tension On Grade* *Conventional Slab on Grade* *Crawl space-Pier and Beam.*

A measuring device may have been used (see page 29) to determine the "relative flatness" of the top of the concrete slab by measuring the elevation of the slab at selected points on the interior surfaces with respect to an arbitrary reference point. Most concrete slabs are not level at the time of concrete placement, typically an uneven surface and localized high/low areas may have been present initially. If an elevation report is provided no height adjustments for variations in the thickness of the various floor coverings have been made with the relation to the zero point. If no base point bench mark is available to indicate the "relative flatness" when the foundation was cast, the actual change in elevation due to movement cannot be determined. Note that the elevation data was collected as supplemental information and may not be adequate to generate a reference datum. If no elevation report is provided and or no deficiencies are noted as attention items, no abnormalities greater than 3/4 inch was observed.

Post tension cable and Conventional foundations: The visible portions of this foundation and interior slab floor were examined for signs of differential movement. The visible condition of the interior/exterior walls and other accessible structural components were observed for evidence and consequences of foundation movement. No comment can be made on the presence or condition of any vapor barrier between the slab and the soil.

Concrete has very limited tensile strength but has considerable compressive strength. Circular grouting at uniform intervals along the perimeter beam indicates a post tension cable foundation. The stress cables or tendons found in this type of foundation are intended to enhance the tensile strength of the slab through the compressive effects of the network of cable tension. Steel acts in a similar way but without tension, this type also greatly enhances the tensile strength of concrete. Cracks and/or separations that are not open to view (i.e. under various floor coverings, hidden by furniture, concealed by vegetation, etc.) cannot be reported. Cracking is a normal property of concrete and no responsibility is assumed by this inspector/engineer whatsoever should any cracks be found after coverings are removed. I have no knowledge of any soil evaluations that may have dictated a specific foundation design. Differential movement can occur rapidly under certain conditions.

Concrete shrinkage cracks: Shrinkage occurs due to volumetric changes during the "curing" process. Water content, water/cement ratio, slump or consistency, placement/finishing techniques, proper location of reinforcing steel or cables, ambient temperature during placement and curing additives/methods have an effect on shrinkage. Any one or a combination of these factors may result in the formation of shrinkage cracks. Testing the concrete is beyond the scope of this inspection.

An opinion on performance is mandatory. If all crawl space areas are not inspected, provide an explanation.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Could not inspect the rear foundation due to the back deck covering the exposed foundation area
- 2) Corner crack observed at the left side front

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

B. Grading & Drainage - Comments: Code References, Chapter 4, 2009 IRC

Drainage Requirements: The Final grade should slope away (R401.3) six (6) inches in the first ten (10) feet from the structure. Exception: Where lot lines, walls, slopes or other physical barriers prohibit six (6) inches of fall within Ten (10) feet, drains or swales shall be provided to ensure drainage away from the structure.

At siding areas (R404.1.6) a minimum of six (6) inches of clearance should be maintained between soil level and the top of the foundation walls, including flower beds. At brick/stone areas a minimum of four (4) inches should be maintained.

Drainage from rear to front or reverse for type B drainage should have adequate swells that allow for a positive flow; a minimum of one eighth (1/8) inch fall per foot to its termination (street, ditch) etc, should be maintained.

It is recommended to allow spacing (aprox. 12 inches) between the slab and landscaping (shrubbery and plants). This will allow for periodic inspection for bug control, slab condition and maintaining proper drainage away from the slab.

Maintaining consistent moisture content in the soil surrounding a floating monolithic type slab is critical for it to perform as intended.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Low area next to the foundation on the left side front

C. Roof Covering Materials - Comments: Code References, Chapter 9, 2009 IRC

Type(s) of Roof Covering: Composition, Slate, Composite, Cement Tiles, Clay Tiles, Other-Explain,

Viewed from; Ground

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Remove tree limbs that are overhanging the roofline

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D. Roof Structure & Attic - *Comments, Code References, Chapters 3, 8, 11 & 13, 2009 IRC*

Viewed from (If the attic is inaccessible, report the method used to inspect); Attic

Type and approximate average depth of attic insulation; 10"

Type and approximate average thickness of vertical attic insulation; 6" Adequate: Yes

Type of attic ventilation: Soffit, Air Hawk'(s), Ridge Vent, Power Vent'(s), Turbine'(s)

Adequate: Yes If No Explain (R806);

Attic Access Adequate: Yes If No Explain (R807);

Insulation observations are only noted and are an opinion to be adequate or inadequate and do not imply compliance with the 2009 IEC. Energy code compliance is not addressed with this inspection.

Most roof and attic structures exhibit framing that does not follow today's industry standards and or code requirements. We will note variations to present code requirements and anomalies but usually do not recommend corrective action unless there are severe deflections, splits or visibly damaged wood members or other safety and structural concerns. Since these structures are constructed with a number of redundant wood members, minor variations in assembly and spacing can be tolerated.

For safety purposes requirements for attic access, walk way and service area's for mechanical systems installed in attic's are addressed in R807.1 and M1305.1.3. The requirements are to have a minimum size opening with a unobstructed walk ways and service areas. This report will address poor safety conditions if they exist.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1') Improper access to HVAC equipment in the attic - gaps in the catwalk and obstruction in the catwalk
- 2) Falling vertical insulation

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E, Walls (Interior & Exterior) - *Comments, Code References, Chapters 6 & 7, 2009 IRC*

Exterior trim and siding requires periodic cleaning to reduce mildew growth and premature breakdown of paint.

Landscaping, vines and or other obstructions restricted the inspection of the exterior wall('s), if yes explain. yes no

Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior, If yes explain. yes no

Some settlement/shrinkage cracking on the interior walls and exterior hard surface walls (brick, stone ETC.) are expected and considered normal, these are of a cosmetic nature.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) There are cracks in the mortar at the left side rear

F, Ceilings & Floors - *Comments, Code References, Chapters 5 & 8, 2009 IRC*

Some minor settlement/shrinkage cracks on the interior ceiling lines are expected and considered normal, these are of a cosmetic nature.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Large gaps are present at the wood floor in the entry
- 2) Torn vinyl floor in the front hall bath
- 3) Cracks in the vaulted ceilings areas in the family room and primary bedroom
- 4) Cracks in the ceiling in the dining room

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

 G, Doors (Interior & Exterior) - *Comments, Code References, Chapters, R309, 311, 612, 2009 IRC*

Code requirements are that doors must be exited without the means of tools, keys or special knowledge. Attached garage entry doors are required to have self closing hinges.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

 H, Windows - *Comments, Code References, Chapters R310 & R612, 2009 IRC, 2009 IEC*

Glazing Type: Thermo Pane, Single Pane Frame Type: Aluminum, Wood, Vynil

Code requirements are that the windows must be exited without the means of tools, keys or special knowledge.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below. Note: this inspection does not certify IEC compliance.

Items in need of repair and or attention Items:

- 1) The windows throughout the house are difficult to operate

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I, Stairways - *Comments, Code References, R311, Chapter 5, 2009 IRC, 2009 IEC*

**All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.
Items in need of repair and or attention Items:**

J, Fireplace/Chimney - *Comments, Code References, Chapters 10, 13, 18 & 24, 2009 IRC*

Type: Masonry, Pre-fabricated, Conventional Logs, Log lighter, Gas logs, Ventless Direct Vent,

**All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.
Items in need of repair and or attention Items:**

K, Porches, Balconies, Decks & Carports - *Comments, Code References, Chapter 5, 2009 IRC*

**All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.
Items in need of repair and or attention Items:**

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

L, Other - Comments,

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) The gate is difficult to latch

II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels - Comments, Code References, 2014 NEC, Chapters 35 thru 41, 2009 IRC

Service Feed: Underground, Over head

120/240 Volt Main Service - Main Service Rating (Amps); 125 # Panels; 1 # Sub Panels; N/W

Type of main line: Aluminum, Copper Conductor size (#); 2/0 AWG Phase; Single

Ground: Aluminum, Copper Conductor size (#); 6 AWG

Branch Conductors: Copper, Aluminum

Ground Rod; Yes No Type; Galvanized Proper type clamp (If no explain); Yes No

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) The bonding wire is not connected to the ground rod on the right side rear - it is unclear what the grounding rod is for as the panel box is located on the opposite side of the house and has a connected grounding rod. - a secondary grounding electrode system? The grounding rods shall not be more than 6' apart and a 6 AWG conductor shall be looped between them, a UFER system is typically located in the garage and could not be located due to the storage in the garage.
- 2) Fully label panel box

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

B. Branch Circuits - *Comments, Code References, 2014 NEC, Chapters 35 thru 41, 2009 IRC*

Branch Conductors: Copper, Aluminum

Ground Fault Circuit Interrupters as required Per 2014 NEC: A ground-fault occurs when there is a break in the low-resistance grounding path from a tool or electrical system. The electrical current may then take an alternative path to the ground through the user, resulting in serious injuries or death. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors. When the amount going differs from the amount returning by approximately 5 milliamperes, the GFCI interrupts the current.

Arc-fault breakers as required Per 2014 NEC: The Combination Type AFCI can provide up to 5 kinds of protection.

- Parallel protection: Just like its Branch/Feeder counterpart, Combination AFCI can detect and neutralize parallel arc faults.
- Series protection: A series arc fault is the unintended flow of electricity over a gap within a single wire. These arc faults were not detectable until advanced technology allowed the development of the Combination AFCI breaker.
- Ground protection: Arcing between a single conductor and a ground line.
- Overload protection: Measures any current in excess of the rated current of equipment or the ampacity of a conductor, which may result from overload, short circuit, or ground fault.
- Short circuit protection: Power interruption usually caused by contact between a live wire and a ground wire in the same circuit.

The interior of the breaker panel was visually examined and unobstructed wall receptacles were tested with a plug-in type tester. Light fixture and ceiling fan switches were operated. Internal wiring of any air conditioners, electric furnaces, dishwashers, electric ovens, etc. was not examined or tested. The wiring methods of ancillary systems such as swimming pool or spa equipment and lighting, intercom, landscape lighting, cable TV, telephone, etc., are not within the scope of this inspection. Evaluations of the service capacity, adequacy of wiring, voltage drop across circuits, routing or identification of circuits, operation of any photocell controlled light fixtures or any installed automatic lighting systems, or discussion of conflicts of code interpretation, are not included. Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage can restrict access to some electrical components. (Restricted areas will be noted below).

Clothes dryer receptacle in older homes: The NEC requires and all new electric dryers have a plug utilizing a 4-prong design that will not mate with the older wall 3-prong receptacle/outlet. Installation of a new receptacle may be necessary if you install a new electric dryer that is already equipped with a 4-prong cord. If no cord is attached to the new dryer, you can install a 3-prong cord to the new dryer. Follow the manufacturer's installation instructions and have a licensed electrician perform any wiring modifications, if necessary.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Balance the master bedroom ceiling fan

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment - *Comments, Code References, Chapters 11-15 & 24, 2009 IRC*

Type of system: Split, Combination, Forced Air, Other, Explain,

of systems; 1 Manufacture; Year; 2022

Energy Source: Gas, Electric

Unit # - SS #- MDL#; Could not locate the serial or MDL # Unit # - SS #- MDL#;

Unit # - SS #- MDL#; Unit # - SS #- MDL#;

Unit # - SS #- MDL#; Unit # - SS #- MDL#;

Gas Type System: The thermostat (s) was operated to check burner operation for proper ignition and extinction. A complete visual examination of each heat exchanger was not and could not be made because disassembly of each furnace cabinet would have been necessary. This type of evaluation is beyond the scope of this inspection and may only be performed by a Licensed HVAC Service Company. The heat exchangers in newer furnaces have few fracture/leakage problems due to an improved design. In addition, the burners in these furnaces are not readily accessible to view; therefore no comment will be made concerning visual evidence of forced air in the burner compartments. Exhaust vent sizing for these newer high efficiency furnaces is beyond the scope of this inspection.

The testing for the presence of unacceptable levels of carbon monoxide gas in the heated circulated airstream was not performed. This testing is beyond the scope of this inspection.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

B. Cooling Equipment - Comments, Code References, Chapters 11-14, 2009 IRC

Type of system: Split, Combination, Forced Air, Other, Explain,

Systems; 1 Manufacture; Ameristar Year; 2022

Unit # - SS # - MDL #- Min/Max Breaker; Serial #22142GSPBF, MDL #A4AC4048A1000BA, Min/ Max 24-40 Amp

Unit # - SS # - MDL #- Min/Max Breaker;

Unit # - SS # - MDL #- Min/Max Breaker;

Unit # - SS # - MDL #- Min/Max Breaker;

Unit # - SS # - MDL #- Min/Max Breaker;

Unit # - SS # - MDL #- Min/Max Breaker;

The adequacy or efficiency of the cooling/heating systems, proper air distribution, refrigerant line sizing, refrigerant pressure or refrigerant leakage is not within the scope of this inspection. The system fans, cooling evaporator units and heat exchangers were not and could not be inspected, because disassembly of the systems/equipment would be required. Only licensed HVAC technicians can perform this higher level of evaluation. No comment will be made on the remaining life expectancy of the installed systems.

The air temperature differential for each unit will be measured between the supply air and the return air at a grill inside the home. The industry considers a reading of 15 to 21 degrees a normal operating temperature differential.

The temperature drop above 21 Degrees measured across the evaporator coil of the air conditioning system is greater than considered normal. This indicates that airflow across the evaporator coil is too low. Low airflow could be the result of a dirty filter, a filter to dense, dirty or obstructed evaporator coil fins, or insufficient blower and/or duct work sizing. This condition can lead to ice build-up on the coil.

The temperature drop below 15 degrees measured across the evaporator coil of the air conditioning system is lower than considered normal. This usually indicates low Freon in the system due to leakage and that servicing is needed.

A qualified heating and cooling technician should be consulted to further evaluate either condition and the remedies available for correction. This report will reflect each installed systems reading.

Unit # - supply/return/degree differential ; 52/71-19 Unit # - supply/return/degree differential ;

Unit # - supply/return/degree differential ; 58/71-13 Unit # - supply/return/degree differential ;

Unit # - supply/return/degree differential ; Unit # - supply/return/degree differential ;

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) The primary bedroom is the only area in the house that was outside the temperature differential - in my opinion, the HVAC system is functioning as intended, there is just a need for balancing the airflow when it comes to the master bedroom

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

 C.. Duct System, Chases & Vents - *Comments, Code References, Chapters R302.11, 15-18, 2009 IRC*

Air filters are intended to keep the evaporator (cooling coils) from becoming covered with dirt/debris and thereby reducing cooling. The secondary benefit is that the air in the house has reduced particulate matter. There are several types of filters on the market which are gaged by the size of the particulate they remove from the air. Fiberglass filters can remove particulate down to 10 microns and a HEPA filters can remove particles down to .3 microns. Fiberglass filters are the least effective filters available and they are not recommended. Washable filters such as electrostatic filters generally restrict air flow, unless larger returns are provided but can be very effective. The most recent entry into the air filter market is the pleated filter and is now the most recommended type of filter, this would include a media type filter.

Today's high performance filters are capable of trapping micro particles, including some as small as bacteria and fungi, and are designed to last up to 90 days. Unlike some inert particles, which may be trapped in your furnace/air conditioner filter, bacteria and fungi are living organisms. Under certain conditions these microorganisms can multiply on unprotected surfaces, potentially resulting in odors and adversely affecting the filter media. The presence of Microban® product protection in the filter materials is not intended to affect airborne micro organisms, but can help reduce the uncontrolled growth of odor causing microbes on the surface of the filter material itself, where you need it the most.

Pleating provides more surface area and increased the dirt holding capacity. Pleating also helps more evenly distribute the air flow over the surface of the filter. Non-pleated fiberglass filters were originally developed to protect your HVAC system, but they were not intended to significantly improve your indoor air quality.

Electrostatic air filters contain both positively and negatively-charged fibers, allowing them to capture the positively and negatively charged particles from the air and causing them to stick to the filter media.

To choose an air filter, look at the percent efficiency of filtration and the amount of air filtered per minute. The filter industry uses what is called a MERV rating. MERV stands for Minimum Efficiency Reporting Value. The rating is derived from a test method developed by the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE). Use the MERV rating as a comparison tool for evaluating the effectiveness of air filters. The higher the MERV rating, the better the filter is at trapping specific types of particles.

Become familiar with the location and replacement intervals recommended by the manufacture.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) There appears to be a return air vent over he refrigerator - R/A's are not allowed in the kitchen areas
- 2) Support ducts in the attic off the insulation

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

IV. PLUMBING SYSTEM

A. Water Supply & Fixtures - *Comments, Code References, Chapters 25-29, 2009 IRC*

Water supply source; Public water supply, Private water system

Location of water meter; Right side front yard Location of main water supply valve; Garage right side

Static water pressure (PSI); 55

Supply piping; Galvanized, Copper, Pex, CPVC, Other;

Mano Bloc location('s);

The sinks, faucets, tubs/showers, and visible piping were examined for functional drainage, leaks, and adequate water flow. A measurement of water pressure (PSI) is made at one of the exterior spigots. The commodes were examined for adequate flushing, evidence of damage, proper water level controls, and firm bolting to the floor. Main, branch, or ice maker water shut-off valves were not operated. No comment is made regarding buried sewer, drain, water or gas lines, or the condition or efficacy of any installed water filters or softeners.

Shower stalls with site-built pans. Shower pan/liner evaluation is specifically excluded from this inspection. Plumbers can provide a 24 hour test, if desired. Every properly installed shower stall should have a flexible liner under the stall floor that also extends approximately 6-8 inches up the walls

No comment can be made about the following:

- *Whether the door in the shower stall has safety glass, tempered or heat-strengthened glass.*
- *Whether the shower pan/liner is properly installed including the height of the liner at the bottom of the walls.*
- *Whether weep holes were provided under the shower tile floor around the shower pan/drain interface.*
- *Whether approved cement backer board has been used behind the wall tiles, rather than gypsum board or between the gypsum board and the tiles. Gypsum board gradually absorbs water from the wall tile grout joints and deteriorates. Mold can grow between the tiles and the gypsum board. An invasive evaluation would be needed to determine what type of material has been used to cover the shower stall walls.*

Hidden plumbing connections: It is beyond the scope of this inspection to determine if the improper use of various plumbing fittings and connections or if the use of improper venting techniques has occurred in the plumbing system. Most of these fittings and connections are hidden in wall and floor spaces. Also, homes constructed since 1989 should not contain any lead in the solder used to join copper tubing connections and in various plumbing fixtures such as faucets. The testing for lead in these areas is beyond the scope of this inspection.

Exterior pipes: Any exposed exterior pipes should be protected from freezing by insulating the exposed sections. The insulating materials do deteriorate over time and need to be replaced periodically.

Under certain emergency or repair conditions the main water supply will need to be shut off. If a main shut-off valve is not present, or inoperative, the water can still be turned off at the meter location. Familiarize yourself with these locations. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

A. Water Supply & Fixtures & Other Plumbing - Continued

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) The hose bib on the right side is bent, uninsulated and leaks through the anti siphoning device.

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

 B. Drains, Wastes & Vents - Comments, Code References, Chapters 30-32, 2009 IRC

Type of Sewage System: Public Sewage System, Private Sewage System

Type of Piping: PVC, Cast Iron, Other, Explain:

Hidden plumbing connections: It is beyond the scope of this inspection to determine if the improper use of various plumbing fittings and connections or if the use of improper venting techniques has occurred in the plumbing system. Most of these fittings and connections are hidden in wall and floor spaces and under the slab.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

 C. Water Heating Equipment - *Comments, Code References,*
Chapters 13, 20 & 24, 2009 IRC

(Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Do not install water heaters where flammable products will be stored or used unless the main burner and pilot flames are at least 18" above the floor. This will reduce, but not eliminate, the risk of vapors being ignited by the main burner or pilot flame. Read and follow heater warnings/instructions. If owner's manual is missing, contact retailer or manufacturer. Most manufactures have this information available on there web site.

Equipment replacement will be necessary over a period of time. Water heaters have a limited service life and may fail after a few years due to undesirable water conditions. Any new heater must be installed according to the standards in effect at the time of replacement. Due to these changing standards, additional costs may be incurred in addition to the heater replacement, in order to comply with the current standards. These costs may include changing vent pipes, roof jacks, gas lines, temperature relief valve drain lines and drain pan lines. Only experienced licensed plumbers should be retained to perform replacement work. General handyman services are not recommended and may be in violation of state and local licensing requirements.

The manufacturer of the temperature/pressure relief valves recommends that valves over 3 years old, based on the dating codes, should be removed by a qualified and/or licensed specialist for inspection or replacement. Any valve with an excessive accumulation of mineral and corrosion deposits should be replaced.

Manufacture: Capacity: Units: Energy Source:

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

 D. Hydro-Massage Therapy Equipment - *Comments: Code References,*
Chapter 27, 2009 IRC

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

V. Appliances

A Dishwasher - *Comments: Code References, Chapter 13, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:



B. Food Waste Disposer - *Comments: Code References, Chapters 13 & 27, 2009IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

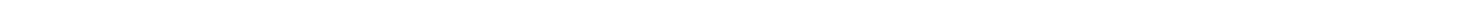
Items in need of repair and or attention Items:



C. Range Hood Exhaust System- *Comments: Code References, Chapters 13 & 15. 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

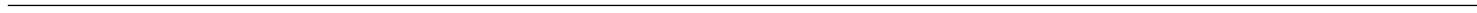


D. Range, Cook Top & Oven('s) - *Comments: Code References, Chapters 13 & 24, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below. Note; ovens are tested at 350 Deg. and a variance greater than 25 Deg. will be noted below.

Items in need of repair and or attention Items:

- 1) The free standing range is not secured to the anti tip device



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

E. Microwave Oven - *Comments: Code References, Chapter 13, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

F. Trash Compactor-- *Comments: Code References, Chapter 13, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

G. Mechanical Exhaust Vents & Bathroom Heaters - *Comments: Code References, Chapters, 14 & 15, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Exhaust fan should not be vented to the soffit
-

H. Garage Door Operator(s) - *Comments: Code References, Chapter 13, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

I. Doorbell and Chimes - *Comments: Code References, Chapter 13, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

- 1) Doorbell doesn't chime properly

J. Dryer Vents - *Comments: Code References, Chapter 15, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - *Comments: Code References, Chapters 26 & 29, 2009 IRC*

The back flow device PVB (pressure vacuum breaker) is required to be inspected yearly by a Certified State inspector. Request compliance certificate for new construction.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

B. Swimming Pools, Spas, Hot Tubs & Equipment - *Comments: Code References, Chapter 41, See also Appendix G for additional safety considerations. 2009 IRC*

Type of Construction:

An outdoor swimming pool, including an in-ground or on-ground pool, hot tub or spa, should be provided with a barrier. This barrier, along with other design controls, is intended to provide protection against potential drowning's and near drowning's by restricting access to swimming pools, spas, and hot tubs. The requirements for the design of these barriers and related safety controls are lengthy, vary with the controlling municipality, and are beyond the scope of this inspection. Some of the design controls include, but are not limited to; height of barrier, clearance between barrier and grade, size of barrier openings, design of solid barriers, design of chain link barriers, access gates, self- latching features, pool power safety covers, alarms for house doors which access pool area, self- closing and self-latching house doors, access ladders for above-ground pools, and location of permanent pool equipment which could be used to access the pool area.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

C. Out Buildings - *Comments, Code References, Chapters R 101.2, R 309, 4, 6 -9, 2009 IRC*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

D. Out Door Cooking Equipment - *Comments: See Manufacture Specifications*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

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

E. Gas Supply Systems - *Comments Code References, Chapter 24, 2009 IRC*

Gas branches: Only the readily accessible gas branch lines were examined for leaks. The main gas line from the meter is generally buried in the ground or partially routed through any attic space. No comment can be or will be made on the condition of the main gas line. For a complete check of the gas supply system, you must contact the Gas Company or a plumber. Accessible connections were not soap tested.

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

F. Private Water Wells (A coliform analysis is recommended). Check for State and Local Requirements. Wells should be tested by a certified company. *Comments,*

G. Private Sewage Disposal (Septic) System("s). *Comments, Code References, Chapter 26, 2009 IRC*

Type of System: Aerobic, Conventional,

Location of Tanks:

Location of Aerobic Waist lines:

Location of Leach Field:

State Law requires an Aerobic type Sewage System to be inspected quarterly by a certified company. The holding tanks for either type system should be inspected by a Certified Company prior to any further use and then at least once a year.

This inspection report does not include or comment to the performance of either type of Sewage Systems.

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

H. Whole House Vacuum Systems - *Comments,*

All components were found to be in satisfactory condition on the day of the inspection unless otherwise noted below.

Items in need of repair and or attention Items:

I. Other Built In Systems - *Comments,*

J. Security Systems - *Comments,*

Read manufacturing material for operation and maintenance.

System was not inspected; a complete inspection and operational demonstration by a certified technician/company should be performed.

K. Fire Protection Equipment - *Comments, Code References, Chapter 3 & 29, NFPA 72*

Read manufacturing material for operation and maintenance. Components were tested randomly by the test button only, were, were not observed to be operating and were, were not in the appropriate locations, however a complete inspection by a certified technician/company should be performed. Back-up batteries should be replaced yearly. Replace all detector units after 10 years of service

Power source and required locations: Smoke alarms shall be interconnected, inside all sleeping rooms, outside the immediate area and on each level of the home.

CARBON MONOXIDE SENSING EQUIPMENT: Carbon monoxide, CO, is a colorless, odorless gas. Many of the symptoms of CO overexposure include; dizziness, nausea, vomiting, and fatigue. Carbon monoxide gas detectors can be effective in alerting occupants of dangerous levels of CO gas, which can originate in defective or improperly adjusted gas furnaces and/or gas water heaters. Every residence having a fuel-burning appliance or fireplace should have at least one CO detector. Was Installed, Was not Installed - **CO detectors are not tested for operation.**

New construction requirements 2009 IRC - R315.1, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. Dos Comply, Dos not Comply

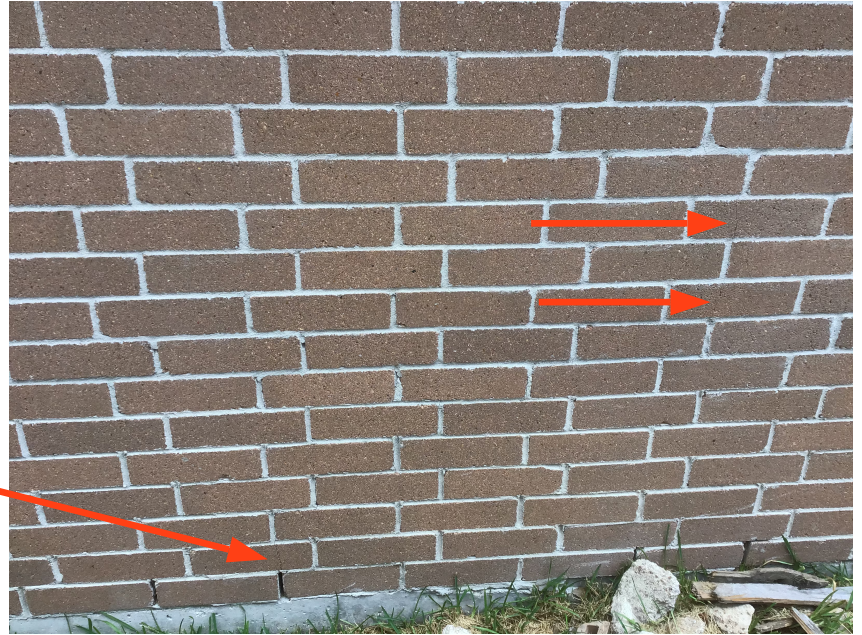
315.2, Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings with-in which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with section R315.1.

315.3, Alarm requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufactures installation instructions.

Recommend installing a CO detector per the manufacturer specifications

Pictures

Additional Comments and Summary



Cracks in the brick veneer

Disconnected grounding rod

Low area next to the foundation

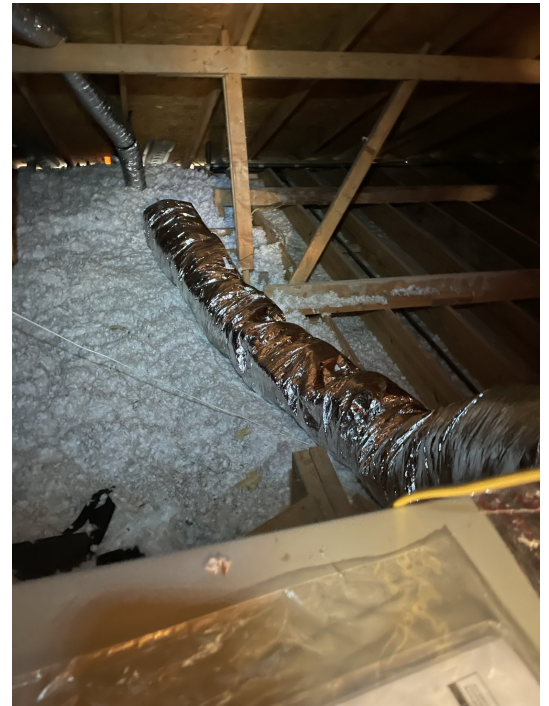


Pictures

Additional Comments and Summary



Cracks in the brick veneer



Support AC duct

Improper access to appliances in the attic

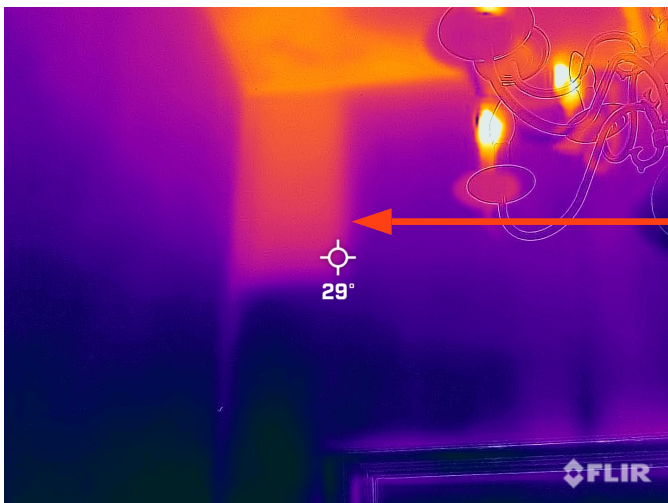
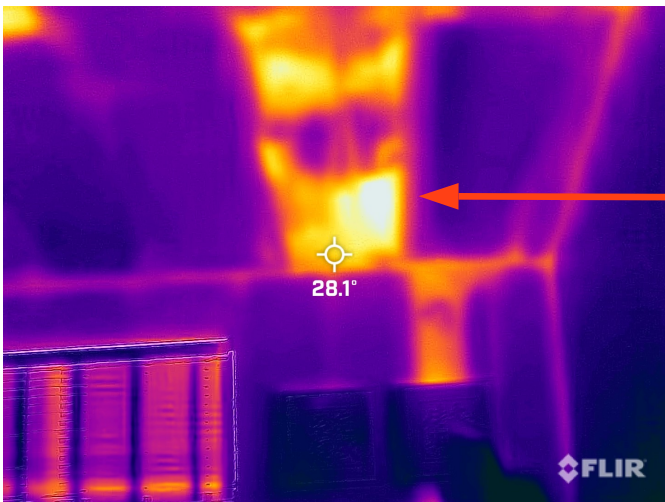
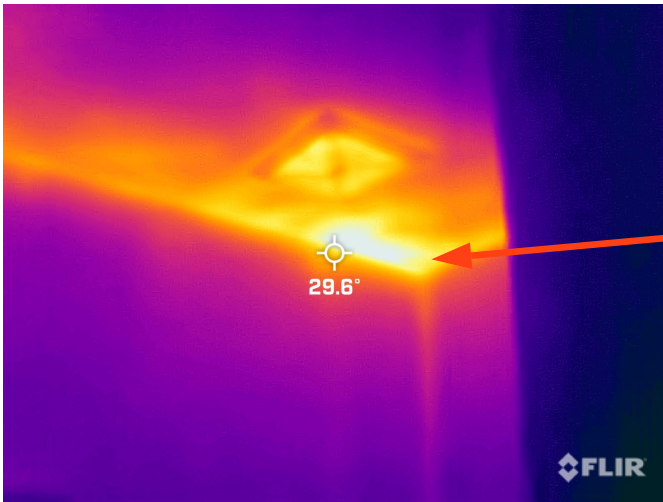


Falling insulation



Pictures

Additional Comments and Summary

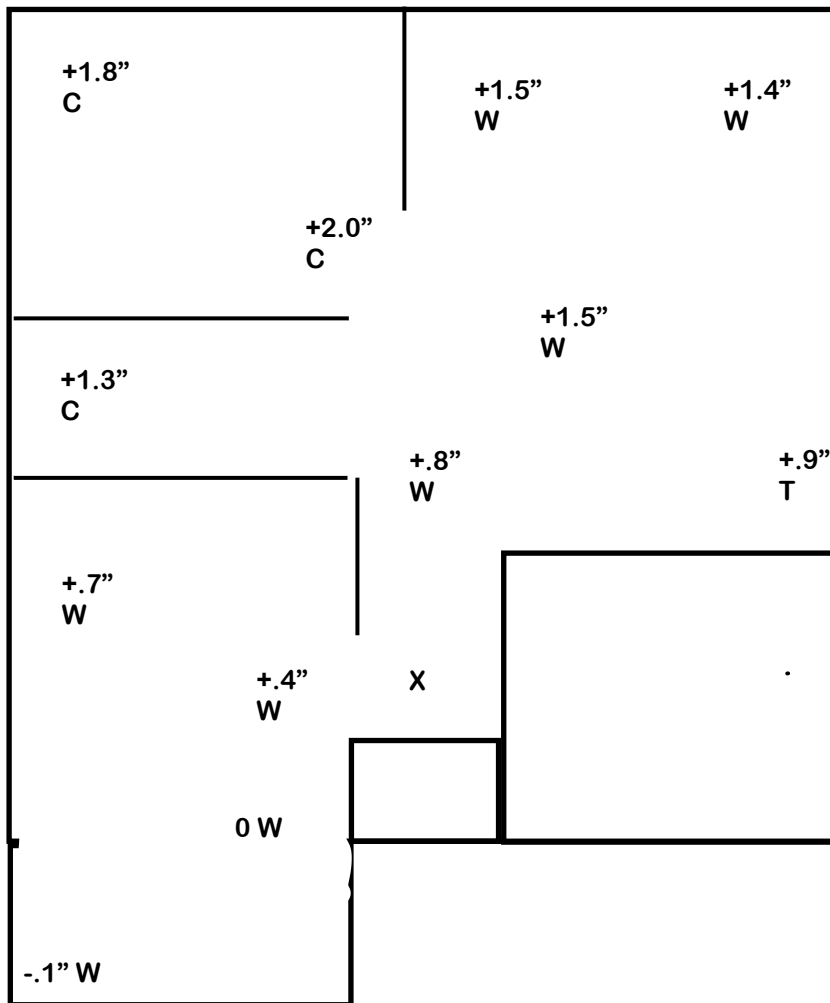


Foundation Elevations

Type of Instrument Used: Zip Level

Comments:

Not to scale



Note: 0 Point (X) location at entry. - Legend: H=Hardwood, C=Carpet, V=Vinyl, T=Tile, Con=Concrete

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**Important Limitations and Disclaimers**

1. This inspection report reports only the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the present time of inspection, that is, whether such items at this time are observed to serve the purpose of which they are ordinarily intended.
2. This Report reflects only those items that are reasonable observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings or furniture. For example, but without limitation, recent repairs, painting, covering, or furniture may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made.
3. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESS OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.
4. If a comment is made concerning the condition of any item, the Customer is URGED to and AGREES to contact a SPECIALIST to make further inspections of evaluations of that item, if customer intends to rely on this Report.
5. Customer must notify Company in writing of any complaints within (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by the Customer.
6. If Customer institutes any legal action concerning the inspection, and fails to prevail on all of the causes of the action alleged, Customer shall be liable to Company for all of its attorney's fees incurred in such action.
7. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee.
8. Customer, by accepting this Report, or relying upon it in any way, expressly agrees to those Limitations and Disclaimers.
9. Security devices, alarms, smoke detectors, fire alarms and related systems are not inspected. It is recommended that these devices/systems if present, be properly inspected by a qualified technician. If these systems devices are not present at the property being inspected, it is the responsibility of the purchaser to provide security and fire protection as deemed necessary by the level of personal safety desired

EDITING ERRORS - REPORT INTERPRETATION

This report may contain editing errors, a word or part of a sentence may be accidentally deleted or altered and or a known/discussed deficiency was omitted, please contact us as soon as possible to make the necessary correction and provide you with a replacement page(s).

If you do not understand certain comments or recommendations for corrective action, please contact us as soon as possible for clarification.

We appreciate the opportunity to service your inspection needs and if we can be of any further help please do not hesitate to contact us immediately.

Thank You,


James Hyde