ADVANCED HOME INSPECTIONS PLLC

INTERNACHI® CERTIFIED

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2889 Woodland Glen Lane.
Conroe, Texas 77385
Prepared for: Morgan Lee
Date: 11/11/2021

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PROPERTY INSPECTION REPORT FORM

Morgan Lee *Name of Client*	11/11/2021 *Date of Inspection*
2889 Woodland Glen Lane., Conroe, Texas 77385 *Address of Inspected Property*	
Stuart Bradley Fleming *Name of Inspector*	24786 *TREC License #*
Name of Inspector	*TREC License #*

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Thank you for choosing Advanced Home Inspections. This report provided by Advanced Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

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

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:

Texas Real Estate Commission Property Inspection Report Form REI 7-5 (Revised 5/2015)

Note:

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

☑ Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection: ☑ Buyer ☐ Buyers Agent ☐ Listing Agent ☐ Occupant

Other

Building Status: ☑ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other

Weather Conditions: ☑ Rain then clear

72 Outside Temperature 62% Humidity

Hard Rain in last 3 days: ☑ Most likely not ☐ Yes

Utilities On: ☑ Yes ☐ No Water ☐ No Electricity ☐ No Gas

House Faces: South

Special Notes: _____

Inaccessible or obstructed areas:

☑ Sub Flooring

☑ Attic Space is Limited - Viewed from Accessible Areas

☑ Floors Covered from the moisture meter.

☑ Plumbing Areas - Only Visible Plumbing Inspected with assistance

☑ Walls/Ceilings Covered or Freshly Painted

☐ Siding Over Older Existing Siding

☐ Behind/Under Furniture and/or Stored Items

☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

TREC Form No. OP-I

Some of the Equipment Used During the Inspection

Tramex Moisture Meter

Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of	Relative reading of	Relative reading of
0 -- 13	14 -- 19	20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Comments:

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

Foundation Performance Opinion:

☑ On the basis of today's observations, it is the inspector's opinion that the foundation is functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit http://www.houstonslabfoundations.com

***Note:** Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at several locations.*

Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

Foundation Deficiencies:

☑ Exposure of post tension cables or cable ports that are not properly covered on the left side. These cable ports should be covered to prevent moisture intrusion into the foundation.

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☑ Construction debris that crosses the gap between the siding and the ground observed at the rear patio. Nothing should cross this gap in order to prevent pest intrusion into the structure.

☑ Honey combing (the result of the concrete between the gravel being removed or not installed correctly) observed on the right side. This is a primarily cosmetic defect which normally has no bearing on the foundation's ability to support the structure but it could be a possible pest intrusion path.

CORNER FRACTURES:

☑ Corner fractures observed at rear left and front right corners. Corner fractures can be an insect intrusion path but do not appear to be structural.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

Grading and Drainage Deficiencies:

☑ Relatively high area observed approximately two feet outside the patio that may direct any water that lands in the two feet back towards the patio. Grading should always direct water away from the structure.

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

I	NI	NP	D

☑ Evidence of ponding water was observed on the right side.

☑ Grading damage observed on the right side from a lack of gutter on the right side of the house.

☑ High soil levels exposed under masonry surfaces observed at several locations around the structure. Masonry veneer should be a minimum of 6 inches above soil or grass.

☑ High soil levels exposed under wood or cement siding observed at several locations around the structure. Wood or cement board siding should be a minimum of 8 inches above soil or grass.

☑ Grading at front flower bed appears that it may direct water back toward the foundation.

GUTTERS:

NOTE: Gutters not installed around the total perimeter of the structure at the time of the inspection. Gutters are an important component of the rainwater collection and diverting system designed to protect the foundation and siding and their installation should strongly considered.

☑ Standing water and shingle granules observed in the front side gutters. Gutters should be sloped to prevent water collecting.

☑ Gutter over run observed at front installed gutters. A qualified gutter contractor should discuss options.

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I	NI	NP	D

DOWNSPOUTS:


☑ Splash blocks missing at several places. Splash blocks help direct water away from the foundation.


☑ Downspout near the front door does not appear to line up correctly with the drainage pipe it is directed to.

SUBSURFACE DRAINAGE:

☑ Drainage pipes at the front appear to be filled with debris.

☑ Drainage pipes do not appear to be sloped correctly to prevent standing water.

The means should be provided to catch and channel the water away from the house and foundation. Improvements should be undertaken by professional landscaper and/or gutter company.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Comments:

Type(s) of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles

Viewed From: Walked the roof

Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.

Roof Performance Opinion:

☑ The patio roof covering is experiencing normal wear.

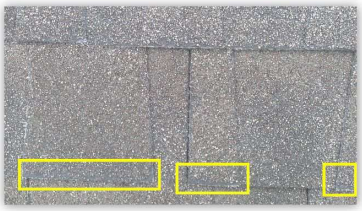
☑ The house roof covering is experiencing signs of excessive wear, deterioration or in need of repairs. A certified roofing company should be consulted.

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

I	NI	NP	D

Roof Covering Deficiencies:

SHINGLES:

☑ Scuffing of shingles observed. A qualified roofing contractor should be consulted to determine needed repairs.


☑ Siding too close to roof surface at several places around the structure. Siding should be at least 1 inch above roof surface.


☑ Physical damage to shingles observed. A qualified roofing contractor should be consulted to determine repairs.

☑ Physical damage to shingles observed. A qualified roofing contractor should be consulted to determine repairs.


☑ Nail heads are exposed at the flashing and/or composition shingle.


☑ Construction debris (nails, staples and shingles offcuts) should be removed from the roof covering material.

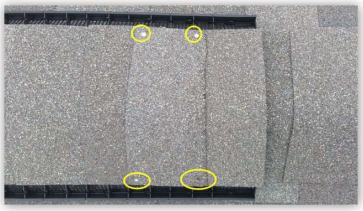
☑ Physical damage to shingles observed at joint of the house shingles to the patio shingles. A qualified roofing contractor should be consulted to determine repairs.

RIDGE CAP SHINGLES:

☑ Excessive aggregate loss observed at ridge cap shingles.

☑ Damaged ridge cap shingles was observed.

☑ Ridge cap shingles appear to have lifted or not secured properly. Ridge cap shingles should be secured to prevent wind uplift.



☑ Caulk on face nailed ridge cap shingles where missing.

FLASHINGS:

☑ Roof jack flashings should be re-secured where lifted.

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

I	NI	NP	D


☑ Kick-out flashing at several places appears to be missing or deficient. A roofing contractor should be consulted to determine needed upgrades or repairs.

☑ Extension and/or kick-out flashing at several places appears to be undersized by current industry standards. A qualified roofing contractor should be consulted.


☑ Kick-out flashing appears to be undersized by current industry standards at several places. A qualified roofing contractor should be consulted.

☑ Head flashing that has started lifting at the front of the structure should be re-secured correctly.

ROOF JACKS:


☑ Deteriorated roof jacks were noted. Rust should be removed and preventative painting performed.

DRIP EDGE FLASHING


☑ Drip edge flashing not visible in whole or in part around the structure. Drip edge flashing should be installed to ensure moisture remains outside the building.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Comments:

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I	NI	NP	D

Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.

Approximate Average Depth of Insulation: 2 to 14 inches

Insulation Type: Loose Fill

Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.

Insulation Deficiencies:

☑ Loose fill type insulation was observed with an approximate depth of between 2 - 14 inches. The insulation has been disturbed, and good coverage is no longer present, with thin spots noted here and there. It is recommended that the insulation be redistributed, and improved as necessary to ensure consistent comfort levels throughout the home.

Ventilation Deficiencies:

☑ Powered attic ventilation fan not operated at the time of inspection.

☑ Lower ventilation at the rear of the house appear to have been blocked when the rear patio addition was completed. The amount of lower ventilation to the attic appears to be sufficient but is impossible to conclusively determine without an exhaustive examination.

Attic Framing Deficiencies:

☑ Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on one side, the appropriate number on the other.

Attic Moisture Deficiencies:

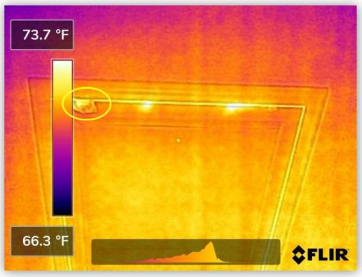
No indications of defects observed at the time of inspection.

Attic Access Ladder Deficiencies:

☑ No attic access ladder pull down capability (rope or hook) observed at the time of inspection. A hole for the pull down rope was observed.
☑ Damage observed to the attic access cover which will prevent the cover from sealing and will leak unconditioned air into the habitable area of the house.

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

I	NI	NP	D



☑ Temperature differences and patterns associated with unconditioned air leakage observed when using the thermal camera on the attic access ladder cover.

Attic Service Access Deficiencies:

☑ Service access flooring to the equipment in the attic is inadequate. Service access at the attic should be unobstructed, continuous, a minimum of 24 inches wide from the attic opening.

Other Attic Deficiencies:

☑ Holes from the exterior into the attic should be no larger than 1/4 inch to prevent pest intrusion into the attic. Several holes were observed that appear larger then 1/4 inch.

☑ Attic light does not have a protective cage or cover. This is a possible fire hazard.

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

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Interior Wall Deficiencies:

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

I	NI	NP	D

☑ Caulking of a kitchen cabinet to the inside of an exterior wall appears deficient.

☑ Window recess should be completely caulked at the recess to window frame joint, the recess to window sill joint and the wall to ceiling joint in the window recess. This caulking was deficient at several window recesses.

☑ Probable water damage observed at the rear door. This section of wall is easy to push outwards and appears unsupported. High relative moisture content observed here with the moisture meter.

☑ Evidence of previous wall repairs and/or fresh paint observed throughout the structure including this location near the rear door.

☑ Evidence of physical damage and previous repairs of physical damage to walls observed throughout the structure.

☑ Caulking of the floor to trim and trim to wall joints deficient in several places throughout the structure. Caulking of these joints helps prevent conditioned air leakage into the walls.

☑ The drywall area between the hall bathroom tub and commode shows a very high relative moisture content. This high moisture content area does not extend behind the commode and appears to be from the tub area.

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

I	NI	NP	D

Exterior Wall Materials:

☑ *Brick* ☑ *Stone* ☐ *Wood* ☐ *Stucco Veneer* ☐ *Composite Siding*

☐ *Vinyl* ☐ *Aluminum* ☐ *Asbestos* ☑ *Cement Board* ☐ *Other:*

Exterior Wall Deficiencies:

BRICK

☑ Crushed brick observed at the left rear corner. No other damaged bricks or mortar cracks observed nearby at the time of inspection. I am unsure what could have caused such localized failure but suggest that this area be monitored closely.

☑ Weep holes or drainage plane not visible at the fire pit/ rear left patio post. Weep holes allow air to circulate behind the masonry veneer and allow water to drain out from behind the masonry veneer.

☑ Mortar crack observed at the top 3 bricks on the right side near a window.

☑ Cracks observed at the joint between the brick and stone veneer on the front side(s). This crack should be caulked to prevent moisture intrusion into the structure.

☑ No drainage plane, weep holes or flashing observed over the windows at the time of inspection.

☑ Where there are horizontal surfaces at the joint of 2 different materials, there should be flashing and a drainage plane. The exterior masonry showed no evidence of a drainage plane and/or flashing.

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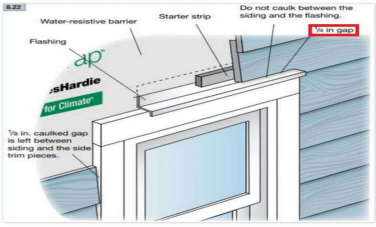
I	NI	NP	D

☑ Weep holes covered or obstructed was noted.

☑ Soil or flower beds too high underneath siding. Lower the soil or flower bed to provide at least 6 inches of foundation exposure.

SIDING:

☑ Cement board siding should be no less than 6 inches above concrete or masonry walkways. The rear patio had less than the required 6 inches of spacing.



☑ The drainage plane above windows should be above the flashing and the flashing should be caulked to the window below. It was observed that all windows appear to have the drainage plane below the flashing.

CAULKING:

☑ Expansion joint caulking appears missing or deficient. Expansion joints to should be caulked to prevent moisture intrusion into the structure.

☑ Caulking around windows appears deficient in several places. Caulking helps to prevent moisture intrusion into the structure.

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I	NI	NP	D

☑ Seal around penetrations at the exterior walls.

☑ Exterior hose bibs are required to have a back flow prevention device. This device was missing from several exterior hose bibs.

☑ Caulking between cement board siding, and between cement board siding and masonry veneer, appears missing or deficient at the time of inspection.

☑ Caulking around penetrations through the siding appears missing or deficient in several places including light fixtures.

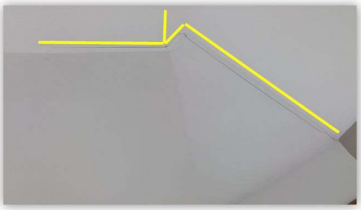
☑ ☐ ☐ ☑ **F. Ceilings and Floors**

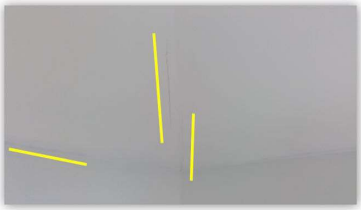
Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Ceiling Deficiencies:

☑ Evidence of possible previous repairs observed. Previous repairs most noticeable in the master bedroom ceiling.

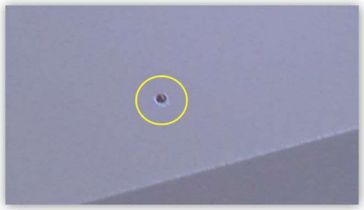




☑ Ceiling cracks observed primarily at the rear section of the house.

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

I	NI	NP	D




☑ Fastener pops observed in several places throughout the structure.

Floor Deficiencies:

No indications of defects observed at the time of inspection.

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

Comments:

Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.

Interior Door Deficiencies:


☑ Utility room door lower section appears to have delaminated. The door lower section is dragging on the floor.

☑ Doors misaligned at door jambs at numerous locations but no evidence of differential settlement was present.

☑ Door stop missing or damaged at several locations throughout the structure.

Exterior Doors Deficiencies:

☑ Weather strip damage was observed on the bottom of the front and rear doors.

EXTERIOR CONDITION:


☑ Caulking around the front and rear door missing or deteriorated was observed.

☑ Tempered glass not installed or not clearly marked was observed at the front and back doors. Windows within 24 inches of a door swing should be tempered type glass.

EXTERIOR HARDWARE:

☑ Rear door threshold appears unsupported and loose at the time of inspection.

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

I	NI	NP	D

Garage Doors Deficiencies:

Type of Door(s): ☑ *Metal* ☐ *Wood* ☐ *Fiberglass*

☑ Damage observed to the top panel of the right side garage door. Door opens and closes correctly.

GARAGE CONDITION:

☑ Garage door jambs deteriorated from weathering.

☑ Garage door jamb to masonry veneer caulking appears deteriorated. Caulking helps to prevent moisture intrusion.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.

Window Deficiencies:

☑ Caulking around window frames deficient in several places around the structure. Caulking of window frames to walls help prevent conditioned air loss into the walls which can lead to condensation.

☑ At the time of inspection I am unable to verify that windows with 24 inches of a door and within 60 vertical inches of a tub are the required tempered glass.

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

I	NI	NP	D

☑ Several windows appear to have old style alarm contacts which are caulked into the bottom of the window pocket. This situation is acceptable as long as the caulking is maintained but it is a common moisture leak point.

MOISTURE

☑ Moisture damage observed on several window sills. The window sill near the kitchen showed a moderately high moisture content with the relative moisture meter. Other observed window sills displayed normal moisture.

☑ Dirt and debris was observed in several window pockets should be cleaned to prevent blockage of drainage areas.

☑ Window screens missing, damaged or incorrectly installed at several locations throughout the structure.

☑ Caulking around the exterior of windows missing or deficient at several places. Caulking helps to prevent moisture intrusion into the walls.

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

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

Stairway Deficiencies:

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

Type of Fireplace: Free Standing

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

I	NI	NP	D

Flue penetration accessible at the attic: N/A

Gas Valve Location: Left

Gas Key Present: Yes

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Fireplace Deficiencies

☑ Open fireplace observed under the rear patio. The gas key operates and produces a sound like rushing gas and a smell like gas. The gas was not lit as no lighting device was obviously available.

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

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

NOTE: Due to the configuration of the cathedral ceilings of the patio and the lack of attic access walkway I am unable to determine the patio attachment method used or the suitability of such.

PATIO:


☑ Cement board siding should be no less than 6 inches above hardscapes (concrete, masonry or tile) floors. The rear patio did not have the required clearance at the time of inspection.


☑ No drainage plane or drainage ports visible at the post of the rear patio.


☑ Masonry siding should be no less than 2 inches above hardscapes (concrete, masonry or tile) floors. The front patio post did not have the required clearance at the time of inspection.

☐ ☑ ☑ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged by the inspector; operate over current devices.

Service-Entrance Type: Below Ground

Service-Entrance Deficiencies:

No indications of defects observed at the time of inspection.

Service Equipment Disconnecting Means Enclosure: Cutler Hammer Load Center

Service Equipment Main Breaker Installed: 150 Amps

Service Equipment Disconnecting Means Deficiencies:

PANEL BOARD LOCATION AND CONDITION:

Right exterior Serviceable

DEAD FRONT COVER:

☑ Branch circuit service locations were not all legibly marked at the service equipment disconnecting means panel board enclosure dead front cover.

SERVICE AND BRANCH CIRCUIT ENTRANCE:

☑ Current building standards dictate that a maximum of 9 conductors enter the panel board at a single penetration. It was observed that more than 9 conductors enter the panel board enclosure at a single penetration.

ANTI-OXIDANT:

☑ No anti-oxidant solution installed at the aluminum service-entrance conductors termination lugs.

Service-Entrance Equipment Grounding and Bonding:

Grounding and Bonding Deficiencies:

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

I	NI	NP	D

☑ The grounding electrode should be driven in to at least level with the ground. It was observed that the grounding electrode was above ground level.

☑ Equipment bonding could not be verified at all key points. Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a licensed electrician or proper bonding of the equipment should be installed for safety.

☑ The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician. Equipment bonding could not be verified at all key points (Examples: interior water piping and/or water heaters and/or around water meters-gas lines and/or electrical enclosure and/or electrical raceways and/or electric outlets or junction boxes and/or CSST gas piping (manufacturer's compliance)). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a master electrician or proper bonding of the equipment should be installed for safety.

☑ There was only one grounding electrode visible on the property. A second means of grounding should be installed. The IRC and the NEC require that a grounding system be installed. A grounding system, as defined by the electrical codes, means two direct grounding electrodes or a made electrode and a concrete encased electrode with access to the connection of the concrete encased electrode. Access to a concrete encased electrode or to a grounding ring does not have to be provided and may not be visible.

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

Comments:

Type of Wiring: Copper Wiring

Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector(s) is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.

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

I	NI	NP	D

Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.

Branch Circuit Deficiencies:

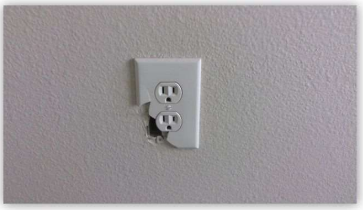
GFCI:

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.

RECEPTACLES:

☑ A receptacle on the rear does not appear to be protected by GFCI protection. All exterior outlets are required to be GFCI protected.
☑ Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.

☑ Receptacles have no electrical current present at the living room.



☑ Receptacle cover plates observed broken at the kitchen and front right bedroom.

☑ Although possibly not required at the time of construction, current building standards dictate that utility room receptacles be GFCI protected however it was observed that the utility room receptacles are not gfci protected.

☑ Label all GFCI protected outlets where missing at the following locations: master vanity and others.

LIGHTS:

☑ Exterior light bulbs should not be used in interior light fixtures. The right bedroom closet appears to have no cover and an exterior light bulb.

☑ Light fixture globes missing at several locations throughout the structure.

☑ Light inoperable, possible bulb, at several locations throughout the structure.

☑ Incandescent light fixture installed with no cover at several locations throughout the structure. This is a possible fire hazard.

Smoke and Fire Alarms Deficiencies:

NOTE: Smoke alarm manufacturers reccommend replacing smoke alarms after 10 years of service. There was no install or replace by dates visible on any of the smoke detectors. All smoke detectors should be assumed to be beyond their 10 years service life and should be replaced.

☑ Smoke alarms missing from the master bedroom and the hall.

☑ Several smoke alarms appear to have the battery removed at the time of inspection.

☑ The smoke alarm in the living room outside the master bedroom satisfies the maximum distance from the bedroom criteria however it is this inspectors opinion that because the arch separates the smoke alarm from the bedroom door it is not adjacent to the bedroom as required. The design of the house prevents mounting the smoke alarm any closer to the bedroom.

☑ Residential smoke alarms are required to emit a warning sound between 85 and 110 decibels. When tested, none of the alarms emitted a sound within that sounded in that range. Further investigation by a qualified technician or replacement recommended.

☑ Smoke alarms do not appear interconnected at any of the tested smoke alarms.

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Comments:

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

I	NI	NP	D

Type of System: *Central*

Energy Source: *Gas*

Note: *The visual inspection of the heating equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested 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 furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

Heating Equipment Deficiencies:

GAS SUPPLY:

☑ Gas supply drip leg/sediment trap appears to be 2.5 inches long instead of the required 3 inches.

VENT:

☑ The furnace vent pipe does not appear to be properly strapped at the attic.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Comments:

Type of System: *Central*

Note: The visual inspection of the cooling equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

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

I	NI	NP	D

Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

Temperature Differential:13

Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F

Master Unit					
Supply Temp	57	Return Temp	70	Difference	13.0

Cooling Equipment Deficiencies:

PERFORMANCE:

☑ The temperature drop was insufficient on the air conditioning unit(s). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

AUXILIARY DRAIN PAN:

☑ Insulation/debris observed at the A/C auxiliary condensate drain pan.

☑ Rust observed at the A/C auxiliary drain pan.

☑ Recommend installing a drain line float switch in case of a primary drain line blockage or back-up.

DRAIN LINES:

☑ Auxiliry drain pan drain line not insulated at the attic. Although not required to be insulated, insulation prevents condensation forming which can then drop into the attic insulation.

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

I	NI	NP	D

EVAPORATOR:

☑ Rust observed on the top of the evaporator/ air handler cabinet.
☑ Unknown black possible growth observed on the top of the evaporator/air handler cabinet. Further investigation of the cause and implications recommended.

CONDENSING UNIT:

☑ Condensing unit label not legible at the time of inspection.

☑ HVAC systems should be inspected and serviced by a licensed technician per manufactures recommendations or on a bi- annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Comments:

Type of Ducting: Flexible Duct

Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require dissembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.

Duct System, Chases, and Vents Deficiencies:

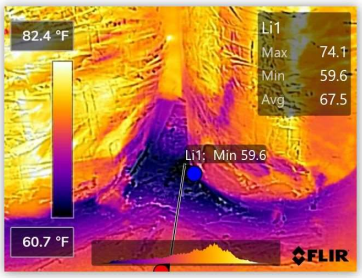
DUCTWORK:

☑ Some of the ductwork to air handler retaining bands do not appear to be attached in the correct sequence. The outer band should be closer to the air handler than the inner band.

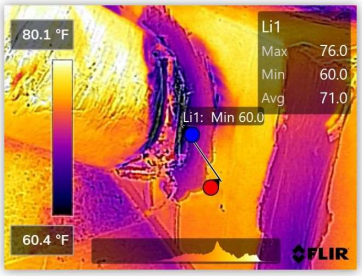
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

LEAKS and AIR FLOW:



☑ Temperature differences and patterns associated with conditioned air leakage observed when using the thermal camera on the plenum.



☑ Temperature differences and patterns associated with conditioned air leakage observed when using the thermal camera on the plenum.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Comments:

Location of water meter: *Front Exterior*

Location of main water supply valve: *Right Exterior*

Static water pressure reading: *60 PSI*

Type of supply piping material: *CPVC*

Type of Water Pipping System: *CPVC*

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

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

I	NI	NP	D

EXTERIOR:

☑ Exterior hose bibs not installed with anti-siphon devices.

☑ Caulking around exterior wall penetrations missing or deficient.

☑ The main water line is not insulated at the exterior.

SINKS:

☑ The sink faucet at the hall bathroom shows an improper spray pattern which may be caused by a blocked aerator.

☑ Caulk missing or deteriorated around the sink rim at the kitchen sink.

TUBS:

☑ Caulk the bathtub enclosures where missing or deteriorated at the hall bathroom.

☑ Caulk the bathtub fixtures where missing or deteriorated at the hall bathroom.

SHOWER:

☑ Evidence of previous moisture leakage observed on the outside of the shower enclosure.

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

I	NI	NP	D


☑ Caulk the shower enclosure where missing or deteriorated at the master shower.


☑ The shower head is leaking at both showers.

☑ Caulking at shower head splash diverters appears deficient. Caulking should be replaced to prevent moisture intrusion into the wall.

COMMODE:


☑ Caulking between the floor and the commode is missing or deficient at both commodes.

☑ The bathroom commode is loose at the floor mount at the master commode.

☑ The master bathroom commode tank missing 1" air gap between the water supply and overflow pipe.

WATERLINES:

☑ The observed plastic supply lines normally have a 10 years life span. It is suggested that all plastic supply pipes be replaced with stainless steel supply lines.

Gas Supply, Distribution Systems and Fixtures Deficiencies:

Gas Meter Location: Right Exterior

Bonding Clamp Location: Not properly bonded or could not be verified

No indications of defects observed at the time of inspection.

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

Type of drain piping material:

Comments:

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

I	NI	NP	D

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:

Drains, Wastes and Vents Deficiencies:

SINKS:

☑ What appears to be previous water damage was observed under the kitchen sink however a relatively normal moisture content displayed at the time of inspection and no visible leaks.

☑ Drain pipes should be of the smooth interior type. It appears that the drain pipe from the food waste disposal to the drain system is an accordion type which can trap debris and possibly get blocked.

☑ What appears to be previous water damage observed under the ensuite sink. Moderately high moisture content measured at the time of inspection. No active leaks observed.

☑ Sink drain stoppers missing or deficient at several sinks at the time of inspection.

EXTERIOR:

☑ Paint the sewer cleanout to prevent UV damage at the front exterior.

☑ The bathtub drain line is stopped up or draining slowly at the following locations: ensuite bathtub.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Comments:

Energy Source: Gas

Capacity: 40 gallon tank

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

I	NI	NP	D

Note: The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.

Water Heater Equipment Deficiencies:

VENT:

☑ The vent pipe appears to be assembled incorrectly and may allow carbon monoxide to leak into the attic space. All vent connections should fit inside the pipe above them.

☑ The water heater vent draft diverter is not properly secured at the top of the unit.

T&P DRAIN:

☑ Some corrosion observed on the outside of the T&P valve drain lline connection.

☑ The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

DRAIN PAN:

☑ Rust observed at the water heater auxiliary drain pan.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Note: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Hydro-Massage Therapy Equipment Deficiencies:

☑ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Right Exterior

Type of gas distribution piping material: Black steel

Comments:

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

I	NI	NP	D

☐ ☑ ☑ ☐ **F. Other**
Comments:

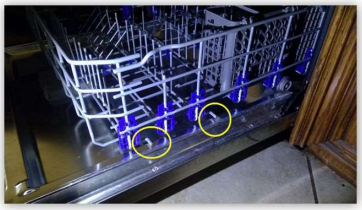
V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments:

Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.

Dishwasher Deficiencies:

☑ Dishwasher bottom washer arm is loose and laying on the bottom of the dishwasher.



☑ Dishwasher bottom dish rack is missing several wheels.

☑ Dishwasher is not securely mounted.

☑ No loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.

☑ ☐ ☐ ☑ **B. Food Waste Disposers**
Comments:

Food Waste Disposal Deficiencies:

☑ The food waste disposal rubber splash guard is missing.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:

Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Range Exhaust Vent Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**
Comments:

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

I	NI	NP	D

Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.

Ranges, Cooktops, and Ovens Deficiencies:

☑ The cooktop right front burner has an improper flame pattern and should be investigated by an appliance technician.

☑ Anti-tip device is not installed at free standing range to prevent range from tipping over when oven door is opened.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Garage Door Operator(s) Deficiencies:

☑ Garage door opener arms diconnected from the garage doors at the time of inspection.

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

I	NI	NP	D

☑ Photoelectric sensors are laying on the ground at the time of inspection.

☑ Photoelectric sensors are inoperable or needs adjusting. The garage door opener immediately reverses when signaled to close.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Dryer Vents Deficiencies:

No indications of defects observed at the time of inspection.

☐ ☑ ☑ ☐ **I. Other**

Comments:

Advanced Home Inspections, PLLC INVOICE

12002 Sleepy Pines Drive
Houston, Texas 77066

Phone

Stuart Fleming
TREC 24786

SOLD TO:
Morgan Lee 2889 Woodland Ln Conroe, Texas 77385

INVOICE NUMBER	Morgan Lee 11-11-21
INVOICE DATE	11/11/2021
LOCATION	2889 Woodland Glen Lane.
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection with IR	$407.00	$407.00
11/11/2021 Zelle	($407.00)	($407.00)
	SUBTOTAL	$407.00
	TAX	$0.00
	TOTAL	$407.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

Waiver of Liability

Professional Real Estate Inspector Stuart Fleming TREC #24786
InterNACHI Certified Professional Inspector

Advanced Home Inspections, PLLC specializes in commercial and residential inspections using nondestructive moisture meter, destructive moisture meter, and Flir infrared cameras to assist in detect moisture and other building defects during the inspection process. Occasionally, it becomes necessary to use the probe type moisture meter to validate some of our inspection results.

By signing the undersigned, being the homeowner or Building owner of the address below, permission is given to Advanced Home Inspections, PLLC to perform the following:

Advanced Home Inspections, PLLC follows industry standards to measure the moisture content and verify the integrity of the substrate. In order to do so it is necessary to drill two small holes (up to 1/4") and inserting a Delmhorst TECHCHECK PLUS™ probe in areas of concern on the home. By using the moisture meter, we will determine the amount of moisture content, if any, to the substrate behind the stucco, as well as the degree of substrate deterioration. These test areas have been determined by the infrared scan. The holes will be sealed with an appropriate sealant but not painted.

Please complete the following:

2889 Woodland Glen Lane., Conroe, Texas
Address (Street, City, State, and Zip Code)

Homeowner or Building owner (Please Print)

Signature (Homeowner or Building owner) Date

Please email signed for to Hello@ahitex.com Call with any questions (346) 290-5182

Advanced Home Inspections, PLLC Information and Insurance Verification

Date: 11/12/2021 Buyer Name: Morgan Lee

Date of the inspection: 11/11/2021

Job address: 2889 Woodland Glen Lane.

Name of the inspection company: Advanced Home Inspections, PLLC

Name of the inspector: Tim Smith

Inspector's license number: TREC #24373

License issued by: Texas Real Estate Commission

Code certification NA

Name of insurance company: Ohio Insurance Security Co.

Policy number: BLS63460464

Insurance agent: Angie Chong (646) 844 9933

Certification Of Insurance