

Texan Inspection Services

Property Inspection Report



5326 Lantana Creek Court, Katy, TX 77494

Inspection prepared for: Brenda Black

Real Estate Agent: Kevin Hansel - Better Homes And Gardens Real Estate Gary Greene - Katy

Date of Inspection: 3/29/2023 Time: 9:00 AM

Age of Home: 2005 Size: 1730

Weather: Cloudy-60 degrees

Buyer present, no Buyers agent present, no Sellers agent present, no Seller present, no Property occupied, yes Disclosure present, no

Inspector: Brent Turnage

TREC # 9878

1305 F.M. 359 Suite E, Richmond , TX 77406

Phone: 281-687-1210

Email: bturnage@texaninspection.com

texaninspection.com



PROPERTY INSPECTION REPORT FORM

<u>Brenda Black</u>	<u>3/29/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>5326 Lantana Creek Court, Katy, TX 77494</u>	
<i>Address of Inspected Property</i>	
<u>Brent Turnage</u>	<u>TREC # 9878</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY INSPECTION AGREEMENT

Client -

Property Street Address -

In consideration of the inspection fee of \$_____ paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), Texan Inspection Services, L.L.P. (the "Inspector"), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

1. **PURPOSE AND SCOPE OF INSPECTION.** The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are not covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

2. **NO WARRANTIES OR GUARANTIES.** This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. **CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT.** Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does

not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. **LIMITATION OF LIABILITY.** Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS, AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT. This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages. Client further waives any rights under the Deceptive Trade Practices-Consumer Protection Act, Section 17.41 et seq., Texas Business & Commerce Code, a law that gives consumers special rights and protections, for any claim. After consultation with an attorney of their own selection, or with reasonable opportunity to consult with an attorney, Client voluntarily consents to this waiver.

4. **TAINTED, CORROSIVE DRYWALL.** From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.cpsc.gov/info/drywall/index.html>; <http://www.constructionguru.com>. By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

5. **NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. **NOTICE TO CONSUMERS AND SERVICE RECIPIENTS:** A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 800-2508732 or 512-459-66544, <http://www.trec.state.tx.us>.

6. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections

in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

7. INDEMNITY. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.

8. MISCELLANEOUS. Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as is such invalid, illegal or unenforceable provision has never been contained herein. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HERewith IS EXPRESSLY DECLARED TO BE IN HARRIS COUNTY, TEXAS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, Texan Inspection Services, L.L.P., 1305 FM 359, Suite E, Richmond, Texas 77406; if to Client, to the address set forth herein below.

The undersigned Client hereby executes this Property Inspection Agreement on this the _____ day of _____, 20__.

CLIENT:

(Signature)

(Printed Name)

(Current Address)

Table Of Contents

STRUCTURAL SYSTEMS	8-14
ELECTRICAL SYSTEMS	15-17
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	18-20
PLUMBING SYSTEMS	21-23
APPLIANCES	24-25
OPTIONAL SYSTEMS	26-27
Glossary	28
Report Summary	29-30

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Foundations
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Type of Foundation(s): **Post Tension Foundation**

Comments:

- In my opinion the foundation is performing as intended. No significant problems were observed.
- Minor vertical cracking was observed in the foundation at the front porch. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm.
- Surface deterioration (known as spalling) was observed on the exterior corners of the exposed foundation walls at the front right of the garage and front left of the guest bedroom. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider patching deteriorated areas.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Grading & Drainage
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Comments:

- French drains were observed at the left side of the home noted.
- Observed gutter downspouts discharging directly onto grading. Recommend adding splash blocks to prevent soil erosion in the future.

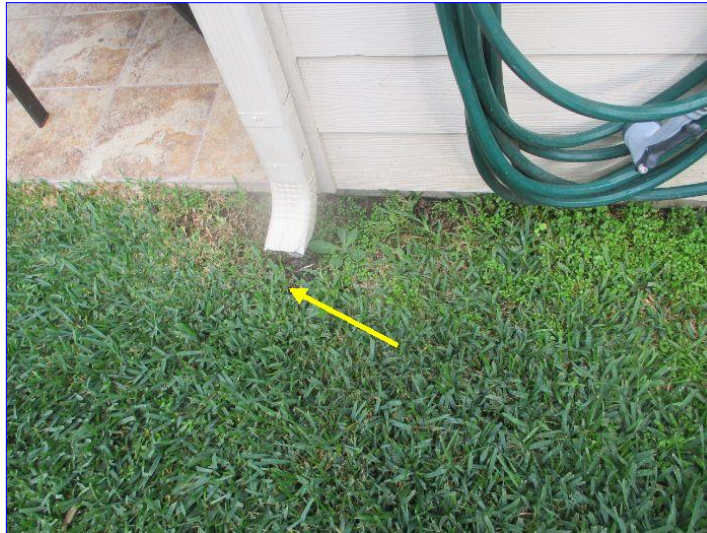
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I	NI	NP	D
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X			X
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3. Roof Covering Materials

Type(s) of Roof Coverings: Asphalt composition shingle

Viewed From: Roof

Ground

Comments:

- Note: Shingles and flashing are not lifted to observe nail pattern or determine condition of material installed below due to the potential to cause damage or leakage. Some issues and or defects are not visible as they are covered by roofing materials, flashing etc. Not all portions of the roof covering may be visible. Unforeseen issues could be revealed in the event repairs or replacement are undertaken.
- Cupped shingles were observed at the left side of the dining room, recommend repairing.



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4. Roof Structure and Attic

Approximate Average Depth of Insulation: 10 to 12 inches
Viewed from: Attic

Comments:

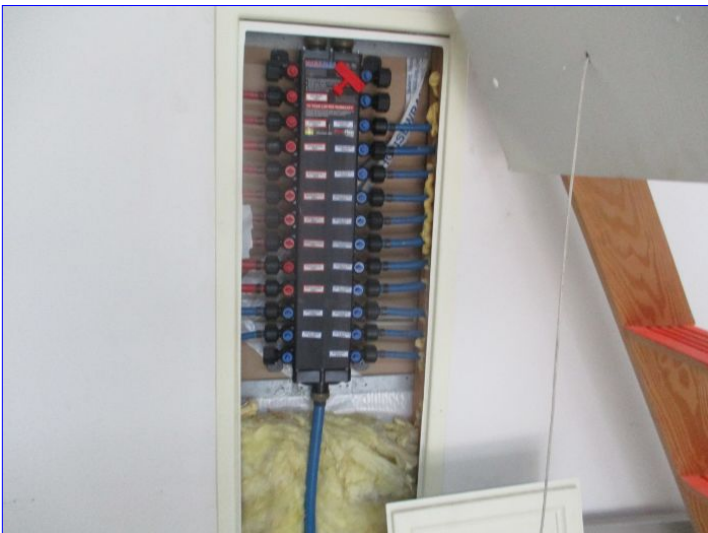
- Note: Only accessible portions of the attic space are walked during inspection. Limited or lack of access and or obstructions, may prevent some portions of the attic space from being safely inspected or could have the potential to cause damage to ceiling structure, sheetrock or any unseen mechanical/electrical fixtures covered by insulation.
- Soffit, ridge and solar powered ventilation was observed.
- All visible structural members appear to be functioning properly at time of inspection.

5. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick and cement fiber siding.
Interior walls are made of drywall.

Comments:

- Note: Not all interior walls are visible or accessible in occupied homes as they are obstructed by wallpaper, paneling or furnishings. Certain exclusions may apply.
- An infrared scan was performed during inspection. No deficiencies were observed at this time.
- Today's standards require fire blocking to be installed at the rear of the Pex manifold at the rear wall of the garage.
- Damage trim was observed at the bottom of the rear patio left column, recommend repairing.
- Damaged siding boards were observed at the rear of the master bedroom, left side of the dining room and left side of the family room, recommend repairing.
- Cracking was observed at the front of the garage. This implies that some structural movement of the building has occurred, the rate of movement can not be predicted in a one time inspection. Recommend monitoring for further movement.



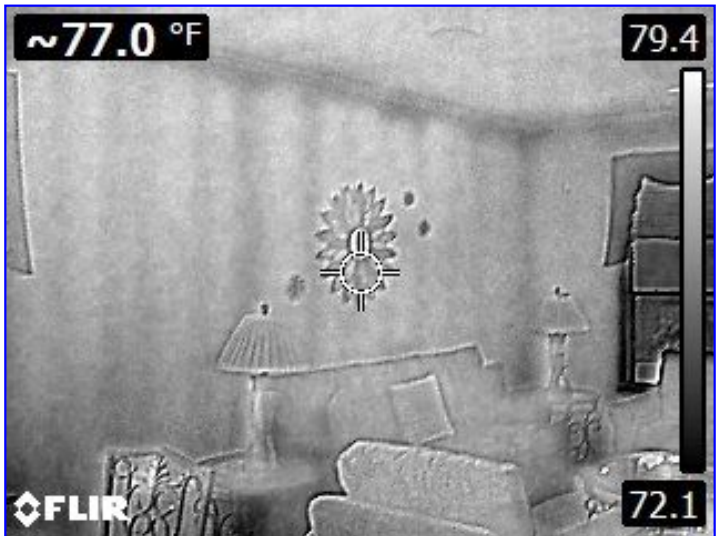
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I	NI	NP	D
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6. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is made of sheetrock.
 Flooring is comprised of carpet and tile.

Comments:

- Note: Not all ceilings/floors are visible or accessible as they may be obstructed by wallpaper, paneling, furnishings, etc. Certain exclusions may apply.
- An infrared scan was performed during inspection. No deficiencies were observed at this time.
- Minor cracks were observed on interior of the home. This condition is mainly cosmetic in nature and should be patched.
- Staining was observed at the right side of the pantry with no moisture present at the time of the inspection; the cause for the staining should be determined and repair as necessary.
- Cracked floor tile grout was observed at the foyer, recommend repairing.



7. Doors (Interior and Exterior)

Comments:

- Observed exterior doors (front door) that are key operated from the inside. Recommend improvements for proper safety / egress.
- Garage access door does not appear to be served by self closing hinges. Recommend improvements for proper safety.

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I	NI	NP	D
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8. Windows

Window Types: Double pane/single hung windows are installed.

Comments:

- The window tension spring rods are in need of lubrication.
- A window tension spring has become disengaged for the master bedroom rear right window, recommend repairing.



9. Stairways (Interior & Exterior)

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Fireplaces and Chimneys
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Locations:
 Types:
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Porches, Balconies, Decks, and Carports
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Comments:
 • The porches were performing as intended at the time of the inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Other
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Materials:
 Comments:

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II. ELECTRICAL SYSTEMS

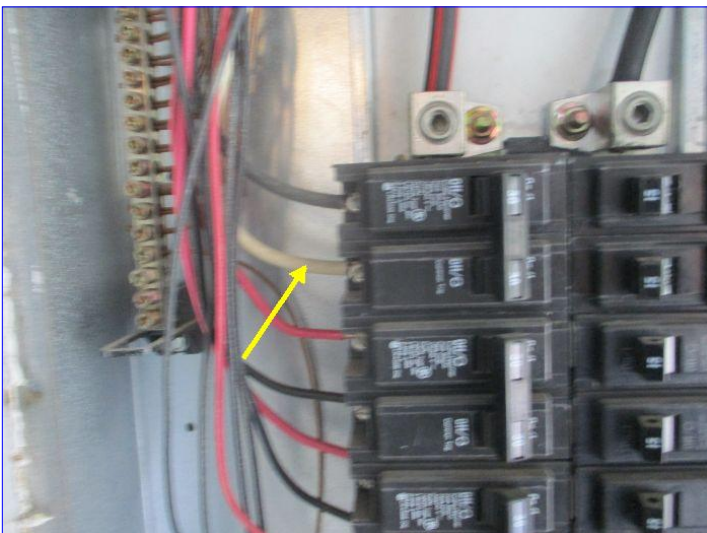
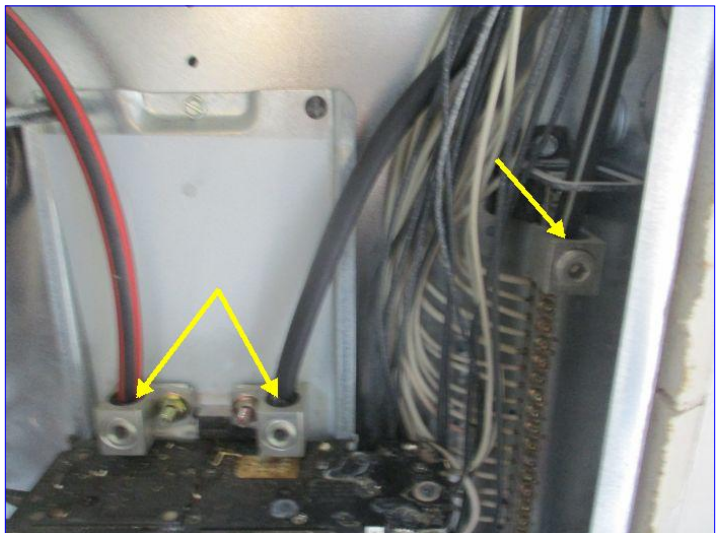
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Service Entrance and Panels
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Panel Locations: Electrical panel is located in the garage (right wall)

Materials & Amp Rating: Service entry wiring is aluminum
125 amp Cutler Hammer Brand

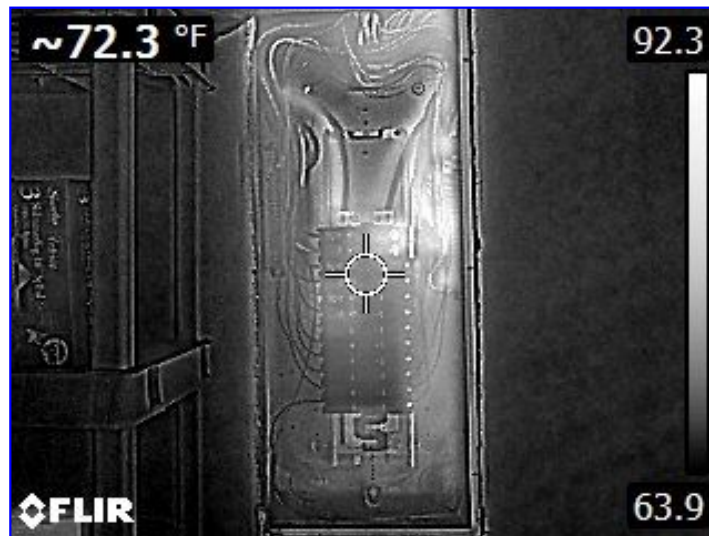
Comments:

- Antioxidant should be installed on the aluminum service lines to prevent oxidation in the future.
- All neutral wires (white wire) used as a hot wire should be identified as a hot wire.
- The ground wire is not connected to the ground rod clamp; this condition should be improved.



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2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring

Comments:

- The installation of a ground fault circuit interrupter (GFCI) is required for all bathroom outlets (master bathroom left side of the left sink). A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- The installation of a ground fault circuit interrupter (GFCI) is recommended for all utility room outlets and all garage outlets to today's standards. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- Observed no Arch Fault Circuit Interrupter Breaker (AFCI) for the living areas light fixtures and outlets, today's standards require all bedrooms and living areas are required to be protected by an (AFCI) breaker, recommend repairing.
- Inoperative florescent light bulbs were observed at the utility room, master bathroom closet and garage x2, recommend repairing.
- Observed the A/C disconnect to be located behind the A/C unit, today's standards require all disconnects to be installed at the side of the A/C unit to allow for proper access.
- Today's standards require all exposed exterior outlets to have a weather proof cover installed.

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Other
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Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Heating Equipment
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Type of System: Central Forced Air System

Carrier Brand

Manufactured date 2005

Energy Source: Natural Gas

Comments:

- Note: We recommend that the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not within the scope of this inspection. Heat pumps are not operated when the outside temperature is above 70 degrees.
- The system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Recommend monitoring / repairs as necessary.
- The furnace flue pipe does not have the proper 1" clearance to combustibles; this condition should be improved.



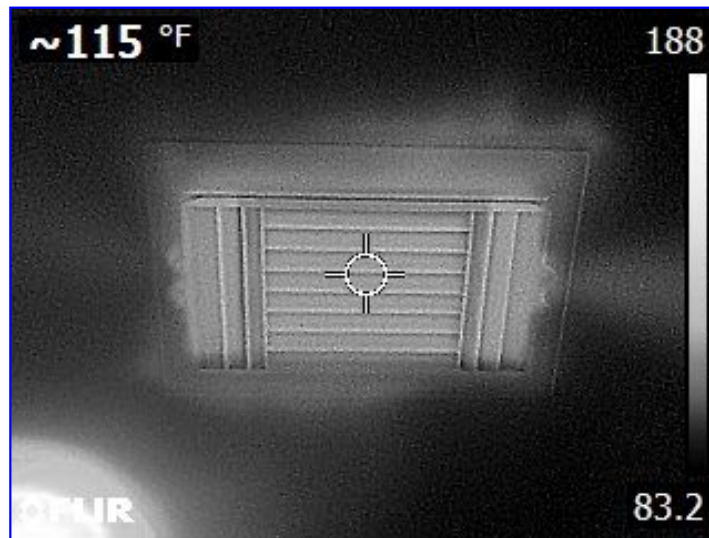
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2. Cooling Equipment

Type of System: Central Forced Air System

Amana Brand

Coil # CH35-42B-2F-3 model # ASX160371AB 3 ton unit manufactured date 2022

Comments:

- Note: We recommend the AC system be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Air conditioning units are not checked when the outside temperature is below 60 degrees because of possible damage to the compressor unit.
- The a/c unit operated to control and produced a temperature differential of 19 degrees. This is within test limits of 15 to 20 degrees.
- Air leaks were observed at the evaporator coil; these areas should be properly sealed.



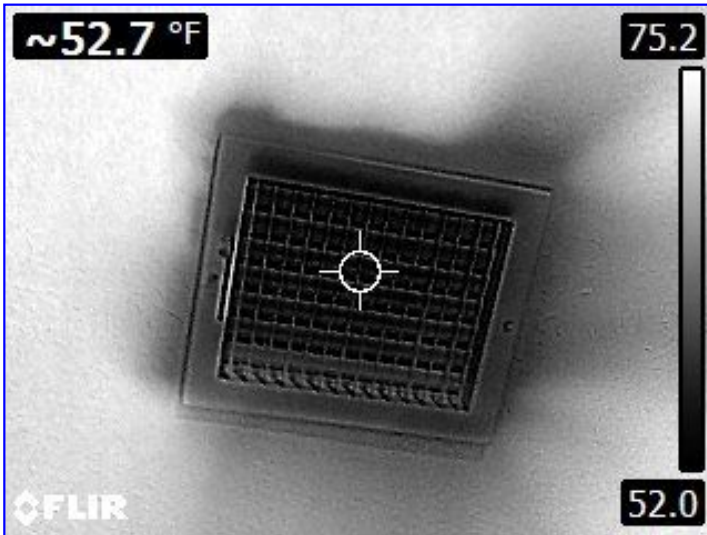
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Duct System, Chases, and Vents
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Comments:

- Visible portions of ducts appear to be properly connected at all visible locations and delivering air to all registers at this time.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Other
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Comments:

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

I	NI	NP	D
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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Plumbing Supply, Distribution Systems and Fixtures
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Location of Water Meter: **Street (left)**

Location of Main Water Supply Valve: **Garage (right wall)**

Static Water Pressure Reading: **66 PSI**

Comments:

- Note: Supply lines, equipment and reservoirs concealed or in enclosures, underground, between ceilings and floors or within walls are not visible to be inspected for leaks or defects.
- Type of Supply Piping Material:
 - PEX
 - The guest bathroom sink was observed to drain slowly, suggesting that an obstruction may exist. Further evaluation is recommended and repairs as needed.
 - Observed the guest bathroom toilet to be loose at the floor, recommend properly securing.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Drains, Wastes, and Vents
-------------------------------------	--------------------------	--------------------------	--------------------------	------------------------------

Comments:

- Note: Drain lines / waste lines, equipment and reservoirs concealed or in enclosures, underground, between ceilings and floors or within walls are not visible to be inspected for leaks or defects.
- Type of Drain Piping Material:
 - **PVC**
 - All drains operated and appeared to be vented properly during inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I
 NI
 NP
 D
 3. Water Heating Equipment

Energy Source: Natural Gas

Attic

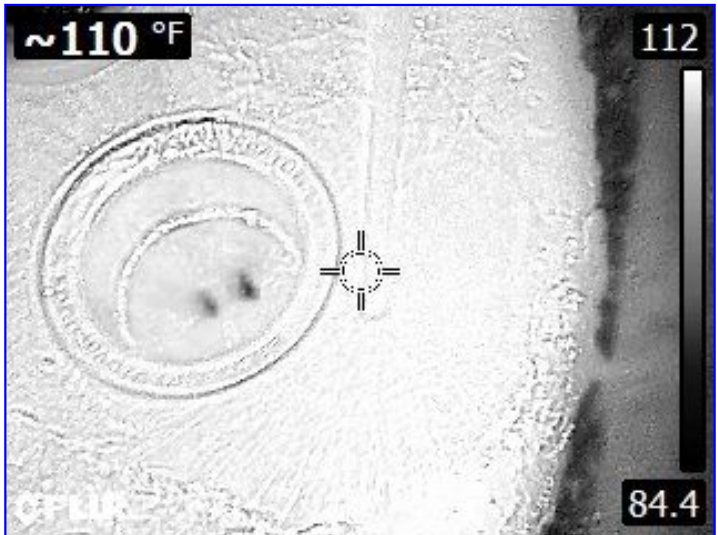
Capacity: 40 gallons

Rheem Brand

Model # PRO-G40NRH62 Manufactured date 2018

Comments:

- The water temperature was measured at 110 degrees which is within acceptable limits for safety.
- Discolored hot water was observed when tested, recommend further investigation and repair as necessary.



I
 NI
 NP
 D
 4. Hydro-Massage Therapy Equipment

Comments:

- The jets are dirty and should be cleaned.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter: Left side of the home

Type of Gas Distribution Piping Material: Black metal pipe

Comments:

- The gas distribution systems were performing as intended at the time of the inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Other
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Observations:

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

I	NI	NP	D
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V. APPLIANCES

1. Dishwashers

Comments:

- Bosch Brand serial # FD000200807
- The dishwasher operated properly at the time of the inspection.

2. Food Waste Disposers

Comments:

- Badger Brand
- The food waste disposer operated properly at the time of the inspection.

3. Range Hood and Exhaust System

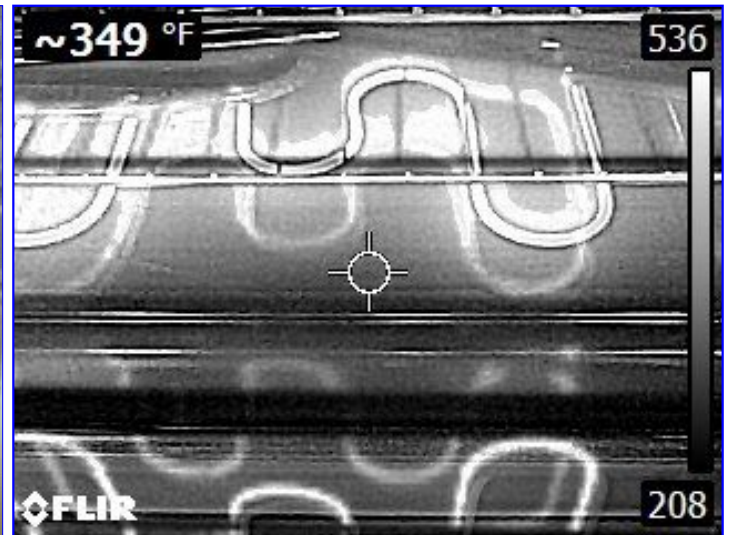
Comments:

- Whirlpool Brand vented to the exterior of the home
- The vent operated and vented properly at the time of the inspection.

4. Ranges, Cooktops, and Ovens

Comments:

- GE Brand electric range serial # LH250577Q
- The burners operated properly at the time of the inspection.
- The oven temperature was measured within tolerance when set at 350. Unit appears to be properly calibrated.
- The breaker for the oven is undersized, the unit calls for a 50 amp breaker (30 amp breaker in the panel), recommend repairing.



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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Microwave Ovens
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Comments:
 • Whirlpool Brand serial # TR72249756
 • The microwave operated properly properly at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:
 • All vent fans operated properly at time of inspection and appear to be vented to the exterior.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Garage Door Operators
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Door Type:
 • Overhead door with tension spring and cables
 Comments:
 • Lift Master Brand unit
 • The unit operated properly at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Dryer Exhaust System
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Comments:
 • The dryer vent appears to properly vent to the exterior of the structure.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Other
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Observations:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Landscape Irrigation (Sprinkler) Systems
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Comments:

- Rain Bird Brand 4 zone system
- The sprinkler back flow device should be secured at the wall.
- A rain sensor was not observed at the time of this inspection. Rain sensors stop the system from turning on in the rain. Recommend installing.
- The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.
- Some of the heads are tilted to one side. Recommend adjustments to the heads as necessary.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Private Sewage Disposal Systems
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Type of System:
 Location of Drain Field:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Other Built-in Appliances
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 8 Item: 1	Foundations	<ul style="list-style-type: none"> • Surface deterioration (known as spalling) was observed on the exterior corners of the exposed foundation walls at the front right of the garage and front left of the guest bedroom. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider patching deteriorated areas.
Page 8 Item: 2	Grading & Drainage	<ul style="list-style-type: none"> • Observed gutter downspouts discharging directly onto grading. Recommend adding splash blocks to prevent soil erosion in the future.
Page 9 Item: 3	Roof Covering Materials	<ul style="list-style-type: none"> • Cupped shingles were observed at the left side of the dining room, recommend repairing.
Page 10 Item: 5	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Today's standards require fire blocking to be installed at the rear of the Pex manifold at the rear wall of the garage. • Damage trim was observed at the bottom of the rear patio left column, recommend repairing. • Damaged siding boards were observed at the rear of the master bedroom, left side of the dining room and left side of the family room, recommend repairing. • Cracking was observed at the front of the garage. This implies that some structural movement of the building has occurred, the rate of movement can not be predicted in a one time inspection. Recommend monitoring for further movement.
Page 12 Item: 6	Ceilings and Floors	<ul style="list-style-type: none"> • Minor cracks were observed on interior of the home. This condition is mainly cosmetic in nature and should be patched. • Staining was observed at the right side of the pantry with no moisture present at the time of the inspection; the cause for the staining should be determined and repair as necessary. • Cracked floor tile grout was observed at the foyer, recommend repairing.
Page 12 Item: 7	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Observed exterior doors (front door) that are key operated from the inside. Recommend improvements for proper safety / egress. • Garage access door does not appear to be served by self closing hinges. Recommend improvements for proper safety.
Page 13 Item: 8	Windows	<ul style="list-style-type: none"> • The window tension spring rods are in need of lubrication. • A window tension spring has become disengaged for the master bedroom rear right window, recommend repairing.
ELECTRICAL SYSTEMS		
Page 15 Item: 1	Service Entrance and Panels	<ul style="list-style-type: none"> • Antioxidant should be installed on the aluminum service lines to prevent oxidation in the future. • All neutral wires (white wire) used as a hot wire should be identified as a hot wire. • The ground wire is not connected to the ground rod clamp; this condition should be improved.

Page 16 Item: 2	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The installation of a ground fault circuit interrupter (GFCI) is required for all bathroom outlets (master bathroom left side of the left sink). A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. • The installation of a ground fault circuit interrupter (GFCI) is recommended for all utility room outlets and all garage outlets to today's standards. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. • Observed no Arch Fault Circuit Interrupter Breaker (AFCI) for the living areas light fixtures and outlets, today's standards require all bedrooms and living areas are required to be protected by an (AFCI) breaker, recommend repairing. • Inoperative florescent light bulbs were observed at the utility room, master bathroom closet and garage x2, recommend repairing. • Observed the A/C disconnect to be located behind the A/C unit, today's standards require all disconnects to be installed at the side of the A/C unit to allow for proper access. • Today's standards require all exposed exterior outlets to have a weather proof cover installed.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 18 Item: 1	Heating Equipment	<ul style="list-style-type: none"> • The furnace flue pipe does not have the proper 1" clearance to combustibles; this condition should be improved.
Page 19 Item: 2	Cooling Equipment	<ul style="list-style-type: none"> • Air leaks were observed at the evaporator coil; these areas should be properly sealed.

PLUMBING SYSTEMS

Page 21 Item: 1	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> • The guest bathroom sink was observed to drain slowly, suggesting that an obstruction may exist. Further evaluation is recommended and repairs as needed. • Observed the guest bathroom toilet to be loose at the floor, recommend properly securing.
Page 22 Item: 3	Water Heating Equipment	<ul style="list-style-type: none"> • Discolored hot water was observed when tested, recommend further investigation and repair as necessary.
Page 22 Item: 4	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • The jets are dirty and should be cleaned.

APPLIANCES

Page 24 Item: 4	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • The breaker for the oven is undersized, the unit calls for a 50 amp breaker (30 amp breaker in the panel), recommend repairing.
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OPTIONAL SYSTEMS

Page 26 Item: 1	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • The sprinkler back flow device should be secured at the wall. • A rain sensor was not observed at the time of this inspection. Rain sensors stop the system from turning on in the rain. Recommend installing. • The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage. • Some of the heads are tilted to one side. Recommend adjustments to the heads as necessary.
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