CLIFF-BELL
BUILDING INSPECTIONS & MOLD ASSESSMENTS

Inspection Report

Judena Pierre

Property Address:
20607 Providence Point Dr
Katy TX 77449

Cliff-Bell Real Estate Inspectors

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www.cliff-bell.com
Professional Inspector ID# 9936
Mold Assessment Consultant MAC#1661

PROPERTY INSPECTION REPORT

Prepared For:	Judena Pierre
	(Name of Client)
Concerning:	20607 Providence Point Dr, Katy, TX 77449
	(Address or Other Identification of Inspected Property)
By:	Antonio Wilson 9936 / Cliff-Bell Real Estate Inspectors 7/18/2023
	(Name and License Number of Inspector) (Date)
	(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

(http:\\www.trec.state.tx.us).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:
Inspector Only

Type of Building:
Single Family (2 story)

Approximate Age of Building:
2009

Weather:
Cloudy

Temperature:
90*

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Undetermined

Inaccessible or Obstructed Areas:
Sub Flooring, Attic Space is Limited - Viewed from Accessible Areas, Floors Covered, Floors Covered, Plumbing Areas - Only Visible Plumbing Inspected, Walls/Ceilings Covered or Freshly Painted

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Date: 7/18/2023	**Time:** 09:00:00 AM	**Report ID:** 071823AW1
Property: 20607 Providence Point Dr Katy TX 77449	**Customer:** Judena Pierre	**Real Estate Professional:** Craisha Millines 5th Stream Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of Building:**	**Approximate Age of Building:**
Inspector Only	Single Family (2 story)	2009
Weather:	**Temperature:**	**Ground/Soil surface condition:**
Cloudy	90*	Dry
Rain in last 3 days:	**Inaccessible or Obstructed Areas:**	
Undetermined	Sub Flooring, Attic Space is Limited - Viewed from Accessible Areas, Floors Covered, Floors Covered, Plumbing Areas - Only Visible Plumbing Inspected, Walls/Ceilings Covered or Freshly Painted	

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

I	NI	NP	D

I. Structural - Roof

☑ ☐ ☐ ☑ **A. Roof Covering Material Deficiencies**

Comments:
(1)

Inspector observed evidence of previous repair of roof penetrations at the time of inspection. This method is temporary and will require reapplication periodically.

Since penetrations are literally holes in a roof, and since holes in a roof cause leaks, it is critical that all penetrations be properly flashed and sealed to redirect water and prevent the possibility of it trickling into a roofing system.informational only. Recommend consulting with a reputable roofing company to determine any corrective action.

A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D

A. Item 3(Picture)

A. Item 4(Picture)

A. Item 5(Picture)

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

I	NI	NP	D

A. Item 6(Picture)

A. Item 7(Picture)

(2)

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

I	NI	NP	D

Inspector observed a visible dip, sag, or sunken area on the roof at the time of inspection. When a heavy object drops on the roof, it will cause a depression in the area and likely some structural damage to sheathing and roof trusses or rafters underneath. This condition can also be a indicator that water is seeping through the sheeting.

A. Item 8(Picture)

(3)

At least one slope or side of roof could not be visually inspected at the time of inspection due to: area inaccessible, blocked from view, view obstructed. This is informational only.

A. Item 9(Picture)

☑ ☐ ☐ ☑ **B. Roof Rainwater Diversion System**

Comments:

(1)

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

I	NI	NP	D

Roof not equipped with rain water diversion, in this area, at the time of inspection. This is informational only.

Unless its path is diverted, the rain that runs off a roof forms a vertical sheet of water that falls around the perimeter of a house. As the water collects around a home's foundation, the soil can only absorb so much before excess water finds a path of least resistance.

B. Item 1(Picture)

(2)

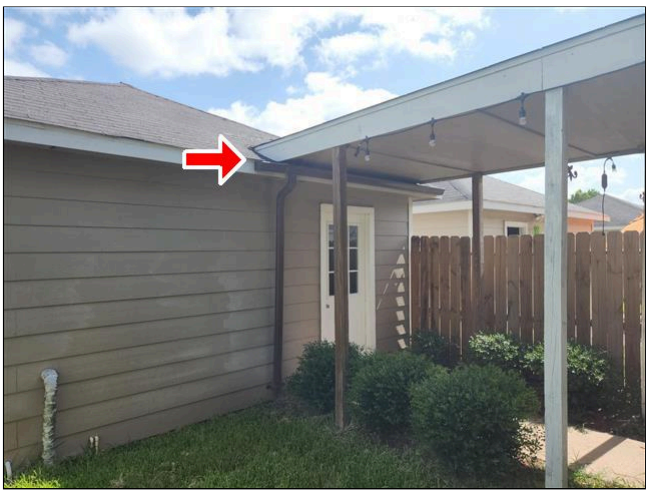
Inspector observed clogged rain gutters at the time of inspection. Inspector observed leaves, debris, or water in gutters in some areas. All affected gutters are not pictured. This condition can also lead to many costly problems such as deterioration of fascia, soffit or roof edge and water intrusion.

B. Item 2(Picture)

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

I	NI	NP	D

B. Item 3(Picture)



B. Item 4(Picture)

B. Item 5(Picture)

(3)

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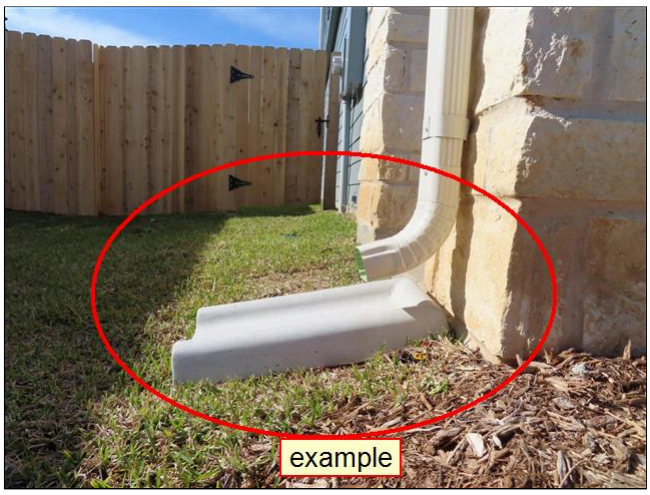
I	NI	NP	D

The inspector observed missing or damaged splashblocks at the time of inspection. Splash Blocks are rectangular plastic or concrete channels that carry rainwater from the downspout away from the foundation of your home.

The water could pool up or flow backwards toward your foundation. When the water pools, as it soaks into the ground it can impact the integrity of your foundation leading to cracks and leaks. This little problem could then become a costly problem as you may need water damage restoration and foundation repair costs.

B. Item 6(Picture)



B. Item 7(Picture)

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

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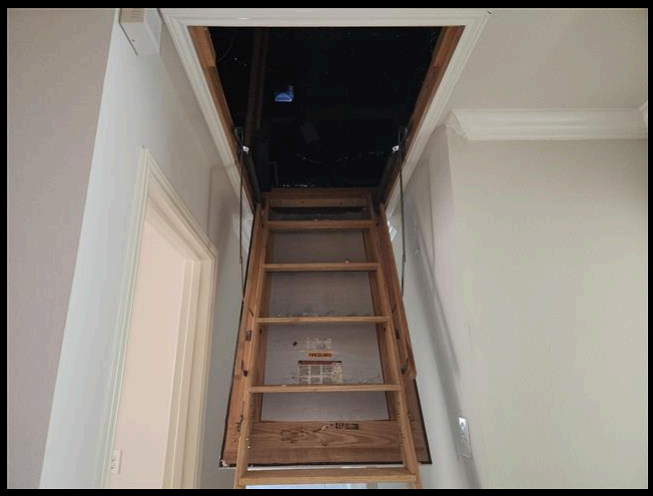
II. Structural - Attic



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I	NI	NP	D

VI. Structural - Foundation

Structure built on a slab-on-grade foundation. A slab-on-grade foundation is a structural engineering practice in which the concrete slab that will serve as the foundation for a building or other structure is formed from a mold that is set into the ground. The concrete is then poured directly into the mold, leaving no space between the ground and the structure. This is informational only

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

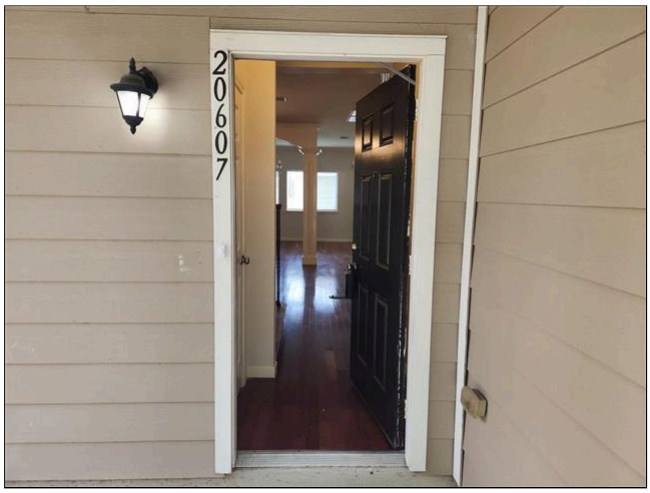
I	NI	NP	D

VIII. Structural - Exterior

☑ ☐ ☐ ☑ **B. Exterior Door Deficiencies**

Comments:
(1)

Exterior door weatherstrip loose, missing, or damaged at the time of inspection. Weatherstripping and sealing are used to protect your facility from outdoor elements that can impact indoor air quality. These seals also work to prevent the costly leakage of heated indoor air. Weatherstripping is typically used around moving building components like windows and doors.



B. Item 1(Picture)

B. Item 2(Picture)

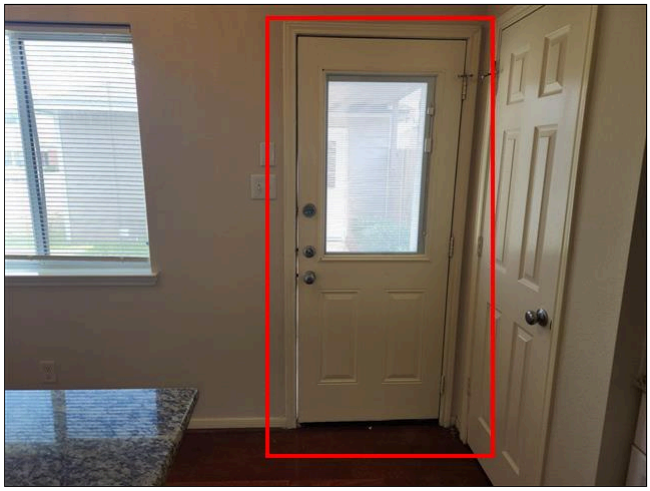
(2)

Inspector observed light around exterior door at the time of inspection. If light or gaps can be seen around an outside door, it is a good indication that

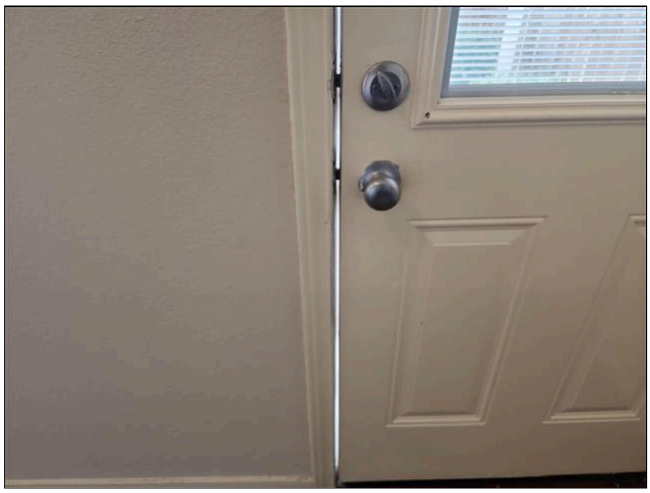
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

weatherstripping is missing or in need of replacement. Weatherstripping is used to seal air leaks around movable building components, such as doors or operable windows.



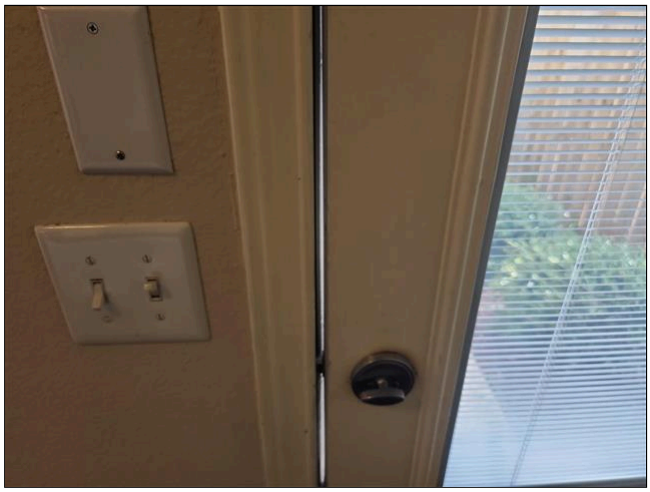
B. Item 3(Picture)



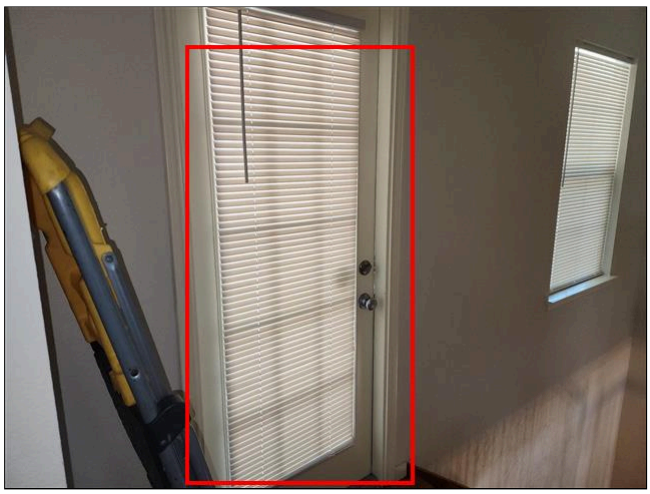
B. Item 4(Picture)

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

I	NI	NP	D



B. Item 5(Picture)



B. Item 6(Picture)

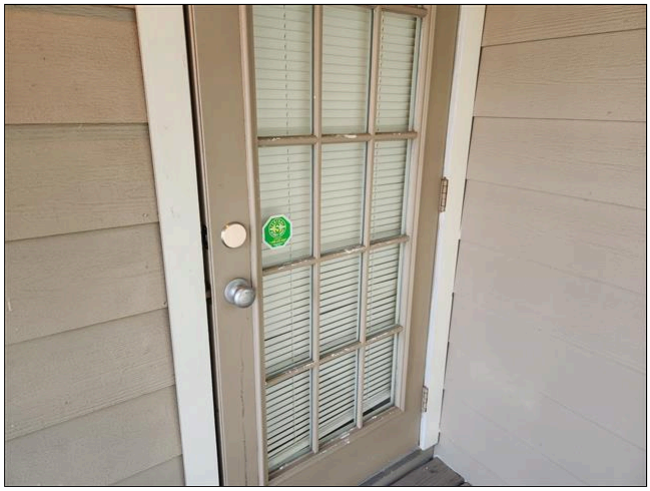
B. Item 7(Picture)

(3)

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

I	NI	NP	D

Inspector observed weathering on wooden exterior door at the time of inspection. Weathering is the process of wearing or being worn by long exposure to the atmosphere.



B. Item 8(Picture)

B. Item 9(Picture)

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

I	NI	NP	D

B. Item 10(Picture)

B. Item 11(Picture)

☑ ☐ ☐ ☑ **E. Exterior Wall Deficiencies**

Comments:
(1)

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

I	NI	NP	D

Inspector observed siding damage at the time of inspection.

E. Item 1(Picture)

E. Item 2(Picture)

E. Item 3(Picture)

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

I	NI	NP	D

E. Item 4(Picture)

E. Item 5(Picture)

E. Item 6(Picture)

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

I	NI	NP	D

E. Item 7(Picture)

(2)

The inspector observed separation between wood siding boards at the time of inspection. All affected locations are not pictured. Corrections need to be made to prevent water intrusion into wall cavity. Recommend installation of siding seams, sealant, or caulking.

E. Item 8(Picture)

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

I	NI	NP	D

E. Item 9(Picture)

E. Item 10(Picture)

E. Item 11(Picture)

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

I	NI	NP	D

E. Item 12(Picture)

E. Item 13(Picture)

E. Item 14(Picture)

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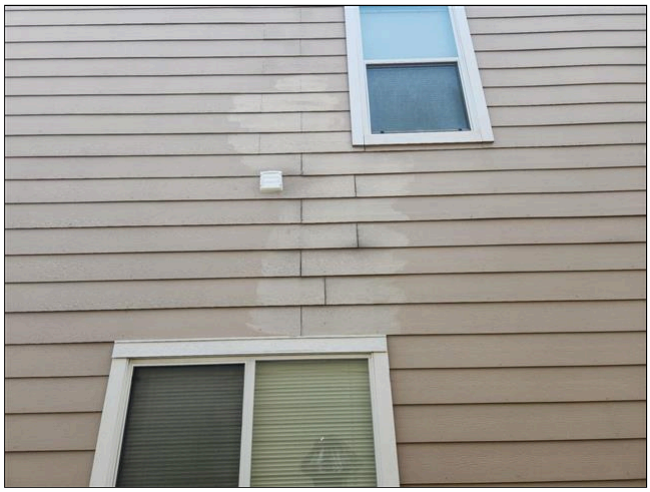
I	NI	NP	D



E. Item 15(Picture)

E. Item 16(Picture)

E. Item 17(Picture)

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

I	NI	NP	D

E. Item 18(Picture)

E. Item 19(Picture)

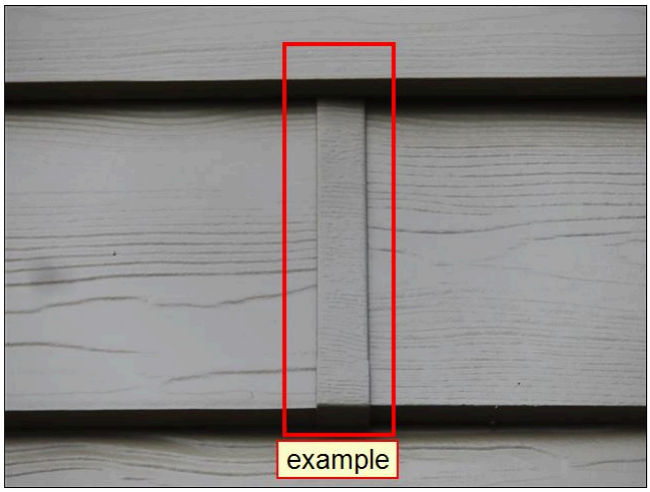
E. Item 20(Picture)

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

I	NI	NP	D

E. Item 21(Picture)

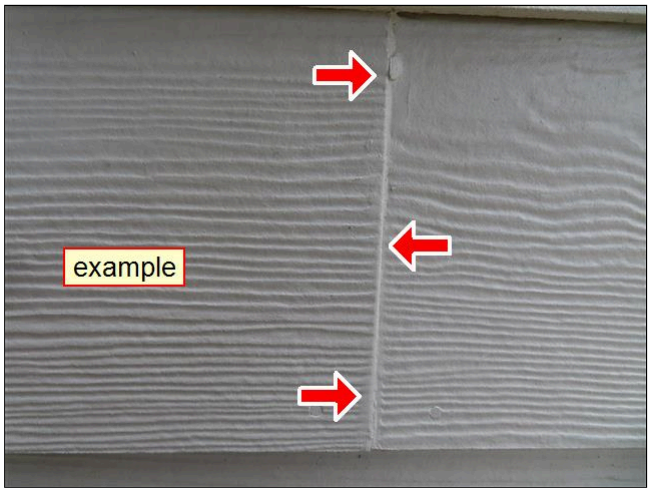
E. Item 22(Picture)



E. Item 23(Picture)

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

I	NI	NP	D



E. Item 24(Picture)

(3)

Inspector observed loose, missing, or damaged house trim board at the time of inspection.

E. Item 25(Picture)

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

I	NI	NP	D

E. Item 26(Picture)

E. Item 27(Picture)

E. Item 28(Picture)

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

I	NI	NP	D

E. Item 29(Picture)

E. Item 30(Picture)

(4)

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

I	NI	NP	D

Wood siding appeared water damaged at the time of inspection. Wood siding is prone to water damage when located next to concrete or flat ground.

E. Item 31(Picture)

E. Item 32(Picture)

E. Item 33(Picture)

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

I	NI	NP	D

E. Item 34(Picture)

E. Item 35(Picture)

E. Item 36(Picture)

(5)

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

I	NI	NP	D

Inspector observed a hole or unintended opening in exterior wall at the time of inspection. Recommend consulting with a qualified professional to repair or seal to prevent pest intrusion or water intrusion.

E. Item 37(Picture)

☑ ☐ ☐ ☑ **F. Exterior Window Deficiencies**

Comments:

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

I	NI	NP	D

Bay window appeared to be separating or pulling away from bay wall at the time of inspection.

Bay windows are particularly prone to cracking as they were frequently built with shallower foundations than the main house, which means as settlement of the building occurs, the bay window may not move at the same rate as the rest of the house - what is known as differential movement.

F. Item 1(Picture)

F. Item 2(Picture)

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

I	NI	NP	D

F. Item 3(Picture)

F. Item 4(Picture)

F. Item 5(Picture)

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

I	NI	NP	D

F. Item 6(Picture)

F. Item 7(Picture)

F. Item 8(Picture)

☑ ☐ ☐ ☑ **G. Landscaping & Drainage**

Comments:

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I	NI	NP	D

Landscaping appears flat, not sloped, at the time of inspection. This is informational only.

Level lot does not facilitate proper drainage. The general rule of thumb is to provide a grade of 1/2 inch to 1 inch per foot for a minimum of 6 to 10 feet on all sides of the house. This slope should be adequate to get the water safely away from the foundation into a drainage ditch, swale, storm sewer, or level lawn area.

G. Item 1(Picture)

G. Item 2(Picture)

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

Comments:

The Inspector did not observe any visible deficiencies in the condition of the

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

I	NI	NP	D

porch, deck, balcony or carport at the time of inspection. Inspection of these areas typically includes visual evaluation of the 1.foundation 2.framed structure 3.floor slab 4.guardrails; and 5.stair assembly.

H. Item 1(Picture)

H. Item 2(Picture)

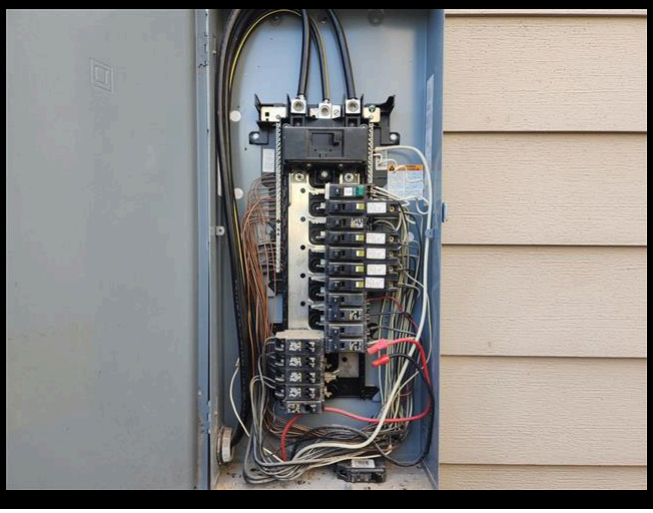
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

IX. Electrical - Circuit Breaker Panel

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

I	NI	NP	D



☑ ☐ ☐ ☑ **A. Service Panel Deficiencies**

Comments:

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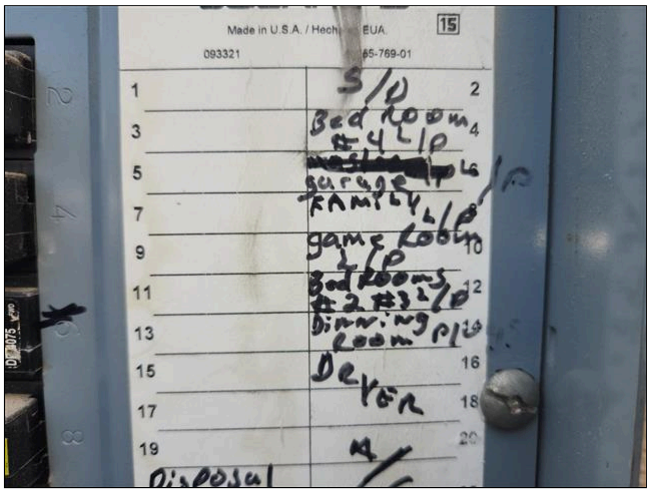
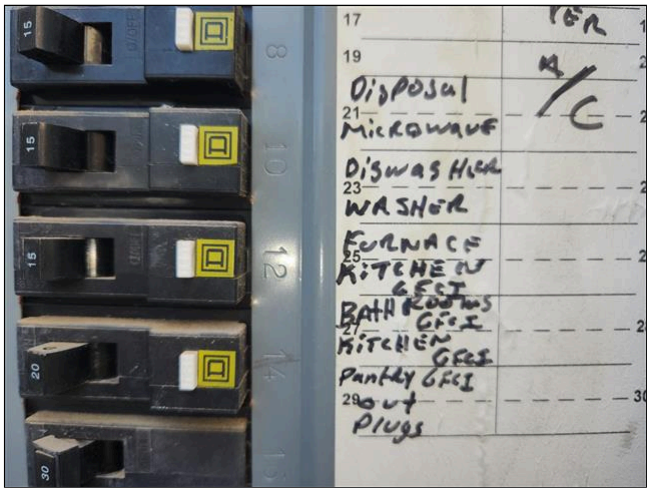
I	NI	NP	D

Electrical panel circuit breaker labeling missing, illegible, or confusing at the time of inspection. Proper labeling is required for safety reasons and electrical compliance. Circuit breakers are required to identified, in permanent writing, as to the appliance they service. Health & Safety.



A. Item 1(Picture)



A. Item 2(Picture)

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

I	NI	NP	D

A. Item 3(Picture)

A. Item 4(Picture)

☑ ☐ ☐ ☑ **C. Arc Fault Circuit Interrupters**

Comments:

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

I	NI	NP	D

Circuit breaker panels not adequately equipped with AFCI/Arc Fault Circuit Interrupter protection at the time of inspection. First required in 2008 and amended in 2014, the Texas Admin Code requires the installation of AFCI protection in all 15 and 20 amp residential circuits.

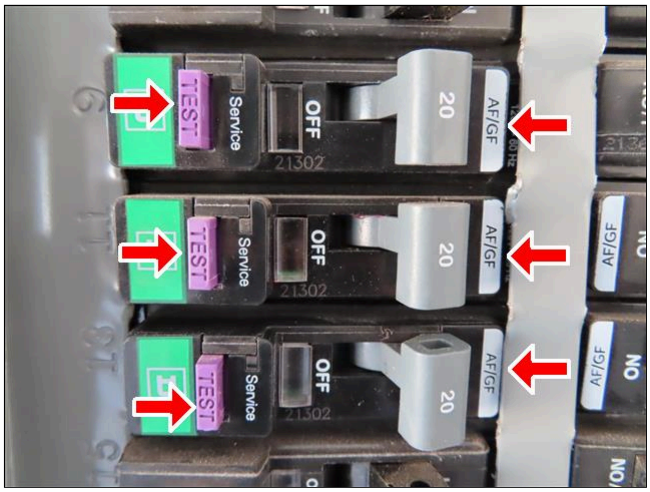
The exceptions are laundries, kitchens, bathrooms, garages, unfinished basements, and laundry rooms. Those areas require GFCI protection. An AFCI/Arc Fault Circuit Interrupter differs from a GFCI outlet or circuit breaker in that it detects slow electrical leaks. A slow leak typically occurs when wiring is compromised but not completely shorted.

C. Item 1(Picture)

C. Item 2(Picture)

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

I	NI	NP	D



C. Item 3(Picture)

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

I	NI	NP	D

XII. Electrical - Exterior Outlets and Fixtures

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

I	NI	NP	D	

☑ ☐ ☐ ☐ **A. Exterior Fixture Deficiencies**

Comments:

The inspector did not observe any exterior electrical fixture defects at the time of inspection.

☑ ☐ ☐ ☑ **B. Exterior Outlet/Switch Deficiencies**

Comments:

Tester indicated an open neutral wire on the pictured outlet at the time of inspection.

The voltage on a neutral wire is normally 0 volts on a live circuit. However, if a neutral wire is open, the voltage on the line side of this open neutral is 120 volts.

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

I	NI	NP	D

For this reason, a person can get a shock from an open neutral wire. By far the most common reason for a open neutral is a bad connection. Recommend consulting with a licensed electrician to determine any corrective action.

B. Item 1(Picture)

B. Item 2(Picture)

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

I	NI	NP	D

B. Item 3(Picture)

☑ ☐ ☐ ☑ **C. Exterior Ground Fault Circuit Interrupters**

Comments:

Electrical outlet required to be equipped with GFCI protection was not protected at the time of inspection. Health & Safety.

Texas Administrative Code requires GFCI outlets at 1.bathroom receptacles 2.garage and accessory building receptacles 3.outdoor receptacles 4.crawl space receptacles and lighting outlets 5.basement receptacles 6.receptacles that serve kitchen countertops 7.receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub 8.laundry area receptacles 9.indoor damp and wet location receptacles 10.kitchen dishwasher receptacle; and 11.electronically heated floors.

C. Item 1(Picture)

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

I	NI	NP	D

C. Item 2(Picture)

C. Item 3(Picture)

C. Item 4(Picture)

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

I	NI	NP	D

XIII. HVAC #1 - Ventilation & Air Duct System

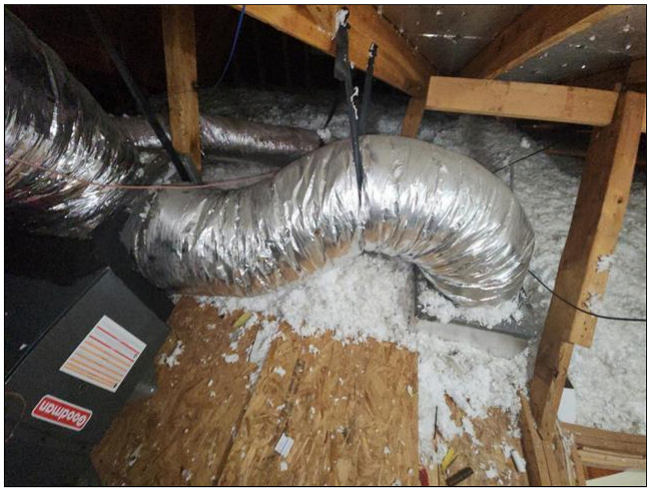
☑ ☐ ☐ ☑ **A. Air Duct Deficiencies**

Comments:

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

I	NI	NP	D

Inspector observed a mold-like substance on air duct at the time of inspection. Mold grows in ductwork when two things are present: moisture and warm temperatures. A warm, humid environment has the ideal conditions for mold to form. A humid climate along with poor ventilation, or anything that traps moisture in your walls and causes condensation, can lead to mold in air ducts. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building. All affected locations are not pictured.



A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D

A. Item 3(Picture)

A. Item 4(Picture)

A. Item 5(Picture)

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

I	NI	NP	D

A. Item 6(Picture)

A. Item 7(Picture)

A. Item 8(Picture)

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

I	NI	NP	D

A. Item 9(Picture)

A. Item 10(Picture)

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

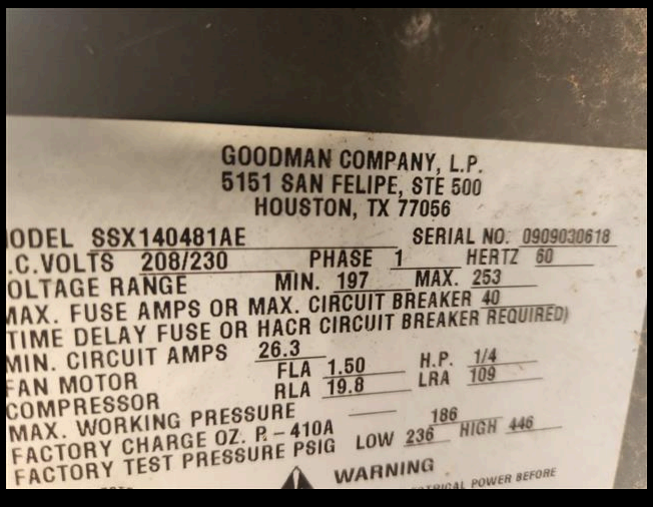
I	NI	NP	D

XIV. HVAC #1 - Cooling Equipment

Overview of A/C condenser unit and compressor included in this report. An AC condenser is the outdoor portion of an air conditioner or heat pump that either releases or collects heat, depending on the time of the year. The compressor squeezes the refrigerant while it's in a gaseous state, while the condenser converts the refrigerant gas back into a liquid. see video

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

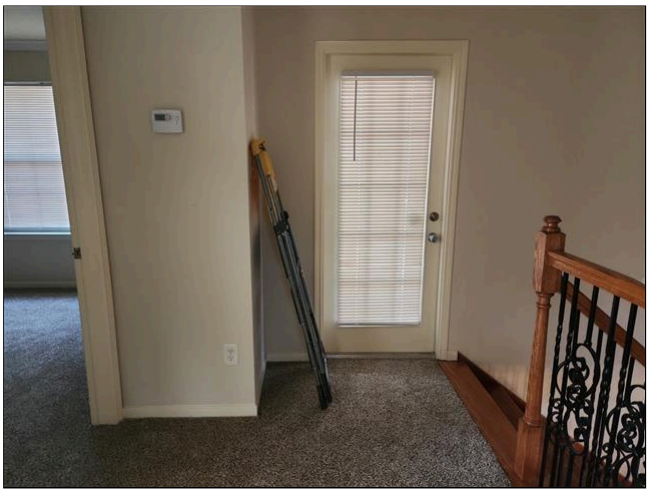
I	NI	NP	D



☑ ☐ ☐ ☐ **B. Cool Air Temperature Readings**

Comments:

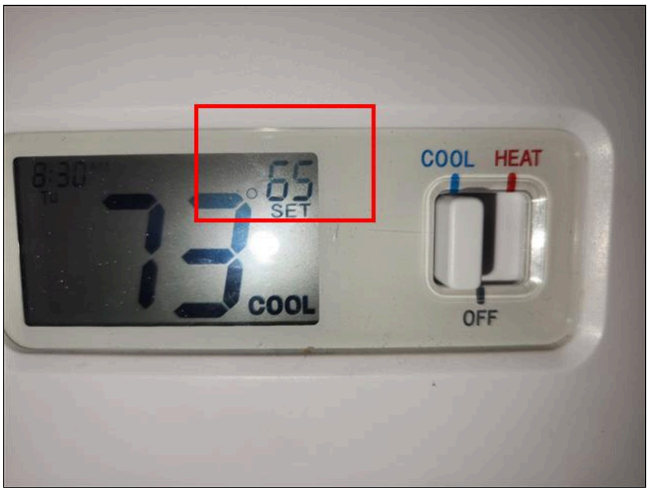
Air probe indicated the temperature differential or Delta T was within range at the time of inspection. The ideal temperature difference between the supply air and the return air should be between 16- and 22-degrees Fahrenheit. This difference in temperature is the evaporator Delta T.



B. Item 1(Picture)

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

I	NI	NP	D



B. Item 2(Picture)

B. Item 3(Picture)

B. Item 4(Picture)

☑ ☐ ☐ ☑ **F. Other Heating & Cooling System Observations**

Comments:

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

I	NI	NP	D

The inspector observed only 1 thermostat (2nd floor only) in a 2-story residence at the time of inspection.

Because heat rises, upstairs rooms are naturally warmer than downstairs rooms. Therefore, if the residence is a two-story house, thermostat placement should always be on the first floor. This way, the thermostat can easily be reached and adjusted as needed. Additionally, placing the thermostat on the first floor will help to ensure that the temperature in the house is evenly distributed. The thermostat should be placed fairly high up onto the wall. Keeping it in the most central part of the whole house helps keep the temperature the most regulated. Recommend consulting with a licensed HVAC professional to determine any corrective action.

F. Item 1(Picture)

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

I	NI	NP	D

XV. HVAC #1 - Heating Equipment

Property equipped with gas heating equipment. A gas furnace is a home heating appliance that runs off of natural gas. The natural gas is ignited in the furnace, warming up the air, which is then delivered throughout the home. This is informational only.

☐ ☑ ☐ ☐ **B. Warm Air Temperature Readings**

Comments:

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

I	NI	NP	D

Warm air test was not performed at the time of inspection. Operating a furnace when exterior temperatures are in excess of 70F can cause permanent damage to the appliance. Visual inspection only

B. Item 1(Picture)

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

I	NI	NP	D

XVI. HVAC #1 - Indoor Evaporator

An indoor evaporator coil is the part of an air conditioner or heat pump that absorbs the heat from the air in your house. It is located inside the air handler or attached to the furnace. Due to design, indoor evaporator coils were not able to be viewed and/or inspected. This is informational only.

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

I	NI	NP	D	
☑	☐	☐	☑	**A. Indoor Evaporator Deficiencies**

Comments:
(1)

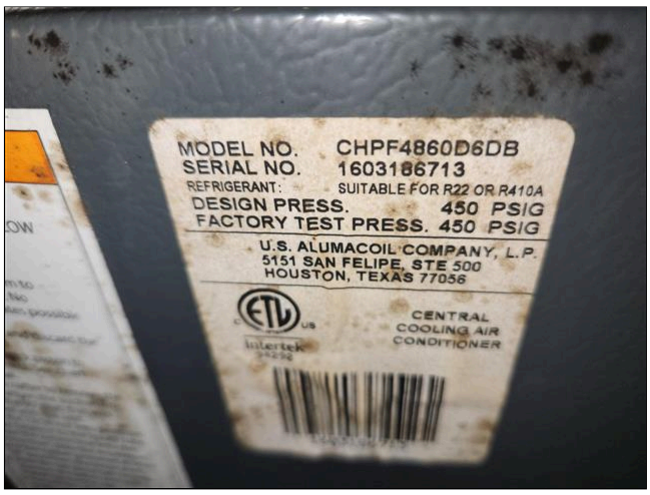
The inspector observed the appearance of a mold-like substance or microbial growth on the exterior of the evaporator at the time of inspection. High humidity levels and cool air/moisture are the biggest cause of mold growth inside the HVAC system. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.

A. Item 1(Picture)

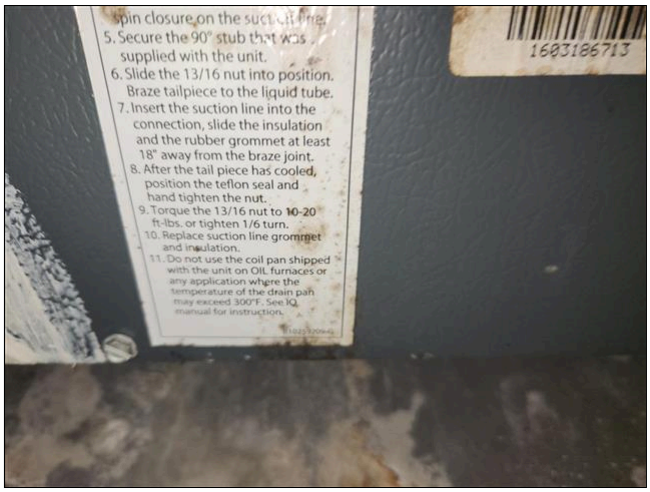
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

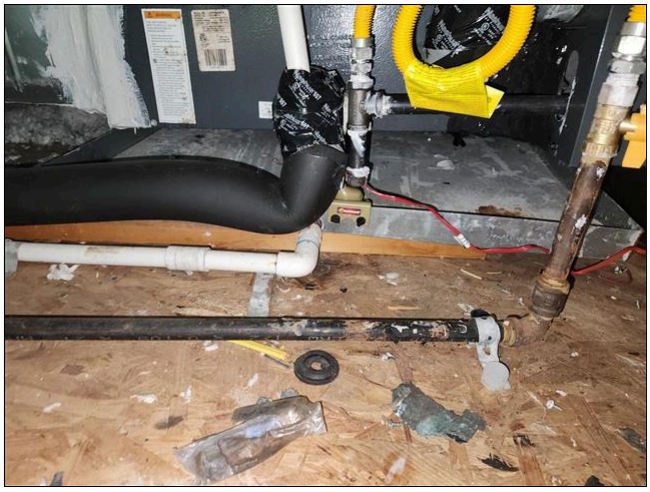
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

A. Item 5(Picture)

(2)

Inspector observed rust in the secondary drain pan at the time of inspection. Wherever there is water and metal, there is an opportunity for rust to form. If water is allowed to sit in the drip pan or is not properly maintained, it can cause the pan to leak. If a drip pan looks rusty, orange, or is corroded, there may be 1.a blocked line 2.a condensate pipe leak or 3.a condensate drip pan leak. Recommend consulting with a licensed professional to determine corrective action.



A. Item 6(Picture)

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

I	NI	NP	D

A. Item 7(Picture)

A. Item 8(Picture)

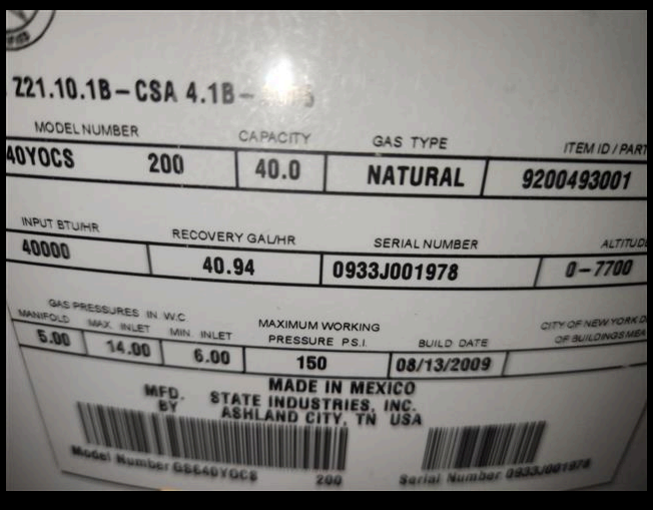
A. Item 9(Picture)

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

I	NI	NP	D

XXV. Plumbing - Water Heating Equipment

Property equipped with a conventional gas water heating equipment at the time of inspection.



☑ ☐ ☐ ☑ **A. Water Heating Equipment Deficiencies**

Comments:

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

I	NI	NP	D

Inspector observed corrosion on top of water heater at the time of inspection. Inspector could not determine the cause. Corrosion can affect the heat exchanger and the gas burners; cutting down on system effectiveness. Recommend consulting with a licensed plumber to determine corrective action.

A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D

A. Item 3(Picture)

A. Item 4(Picture)

☑ ☐ ☐ ☐ **B. Hot Water Temperature Readings**

Comments:

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

I	NI	NP	D

What Temperature Should Your Hot Water Be? 120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is informational only

B. Item 1(Picture)

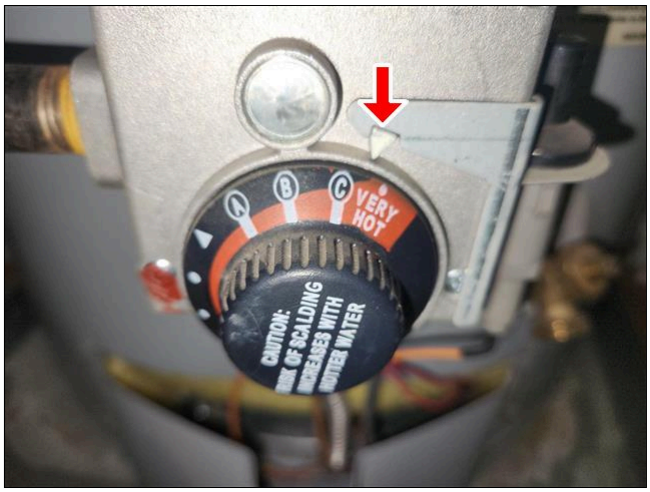
B. Item 2(Picture)

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

I	NI	NP	D

B. Item 3(Picture)

B. Item 4(Picture)



B. Item 5(Picture)

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

I	NI	NP	D

XXVIII. Plumbing Fixtures

☑ ☐ ☐ ☑ **A. Drains, Waste, and Vent Deficiencies**

Comments:

Plumbing cap damaged at the time of inspection.

A. Item 1(Picture)

A. Item 2(Picture)

☑ ☐ ☐ ☑ **B. Exterior Plumbing Deficiencies**

Comments:

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

I	NI	NP	D

Inspector observed an active leak at the time of inspection.

B. Item 1(Picture)

B. Item 2(Picture)

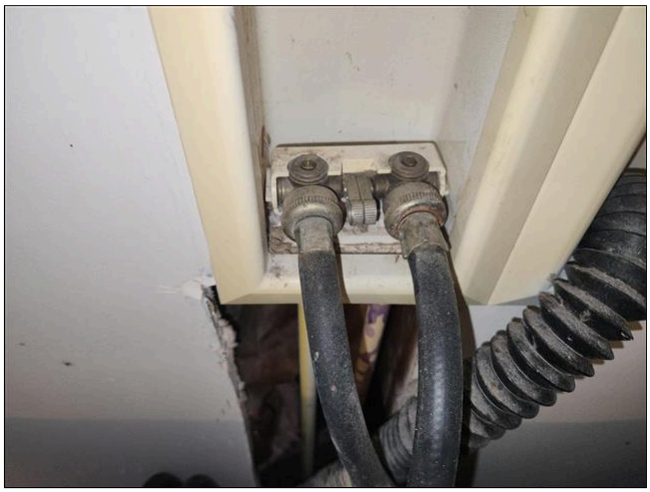
☑ ☐ ☐ ☑ **C. Washing Machine Connection Deficiencies**

Comments:

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

I	NI	NP	D

Washing machine faucets handles not properly marked at the time of inspection. All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles. This is informational only.



C. Item 1(Picture)

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

I	NI	NP	D

XXIX. Appliances

☑ ☐ ☐ ☑ **B. Dryer Exhaust System**

Comments:

The dryer flapper termination was missing or damaged at the time of inspection.

The flapper covers the opening. When the dryer is on, the exhaust airflow forces the flapper to hinge open. Usually flapper dampers do not close completely airtight. They may not close as designed if damaged. Lint can collect on the flapper hinges and prevent proper closing.

B. Item 1(Picture)

B. Item 2(Picture)

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

I	NI	NP	D

B. Item 3(Picture)

☑ ☐ ☐ ☐ **C. Food Waste Disposers**

Comments:

The inspector did not observe any food waste disposal deficiencies at the time of inspection.

C. Item 1(Picture)

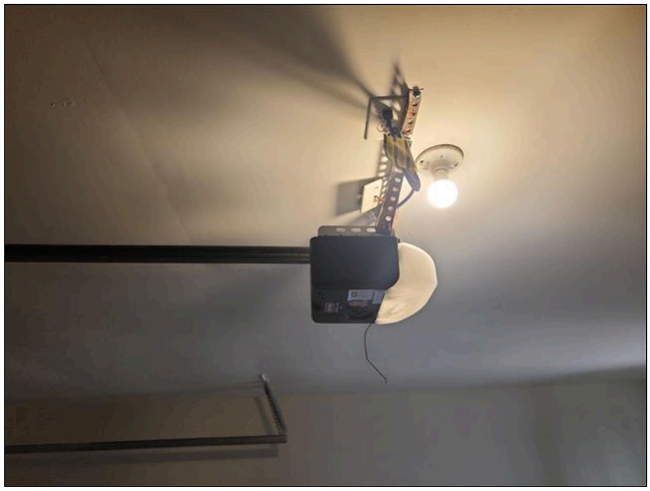
☑ ☐ ☐ ☐ **D. Garage Door Operators**

Comments:

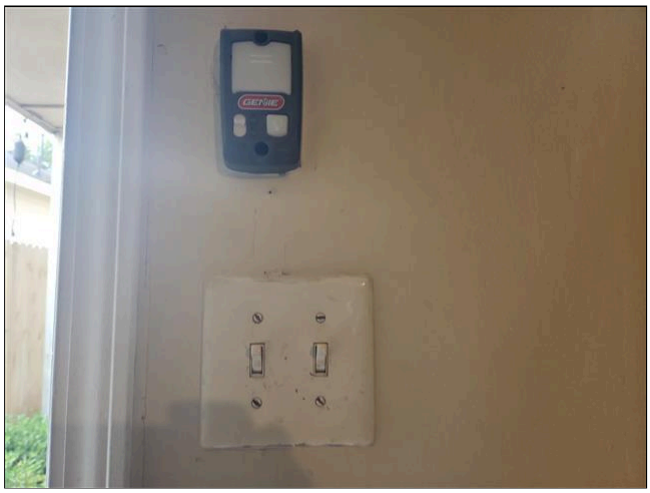
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

Garage door operator did not respond to control buttons at the time of inspection. The inspector could not determine the cause. Recommend consulting with a reputable Overhead Company to determine any corrective action.



D. Item 1(Picture)



D. Item 2(Picture)

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

I	NI	NP	D

D. Item 3(Picture)

D. Item 4(Picture)

D. Item 5(Picture)

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

I	NI	NP	D

D. Item 6(Picture)

D. Item 7(Picture)

☑ ☐ ☐ ☐ **E. Mechanical Exhaust Vent**

Comments:

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

I	NI	NP	D

A bathroom exhaust fan is a mechanical ventilation device which, when ducted to the exterior of the house, draws out stale, impure and very humid air thereby improving the quality of indoor air. This is informational only

Washers emit a great deal of humidity, particularly when running on spin cycle. Concentrated water vapor in the air condenses on walls and other surfaces and can trigger mold growth as well as consequences such as deteriorated structural materials. Dryers require specific venting for fire safety as well as air quality protection. Lint produced by driers is a proven fire hazard when not properly vented. Released into the household environment, airborne lint can present health issues if inhaled. This is informational only.

E. Item 1(Picture) Example

☑ ☐ ☐ ☐ **G. Oven**

Comments:

Inspector did not observe any deficiencies in the condition or operation of this oven at the time of inspection.

G. Item 1(Picture)

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

I	NI	NP	D	
☑	☐	☐	☐	**H. Range or Cooktop**

Comments:

Inspector did not observe any deficiencies in the condition or operation of this cooktop at the time of inspection.

H. Item 1(Picture)

I	NI	NP	D	
☑	☐	☐	☑	**I. Range Hood and Exhaust System**

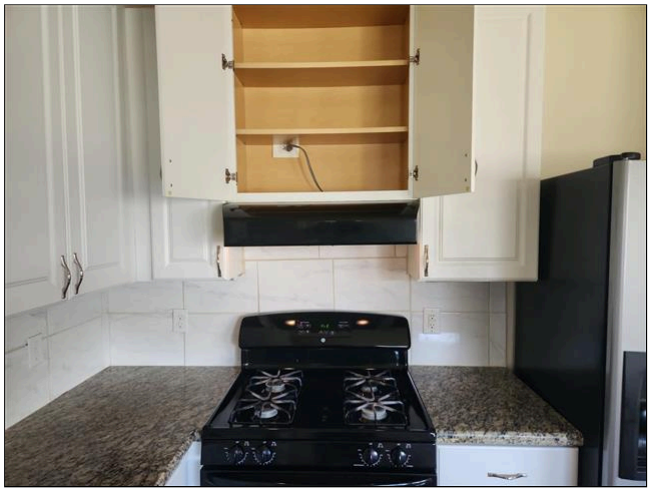
Comments:

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

I	NI	NP	D

Range Hood/Stove Exhaust System equipment was not present or did not properly exhaust to the exterior at the time of inspection.

A properly vented exhaust vents directly to the outside. Range hoods shall discharge to the outdoors through a single-wall duct. There can be negative effects of long term exposure to even low levels of carbon monoxide. Health & Safety.



I. Item 1(Picture)

I. Item 2(Picture)

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

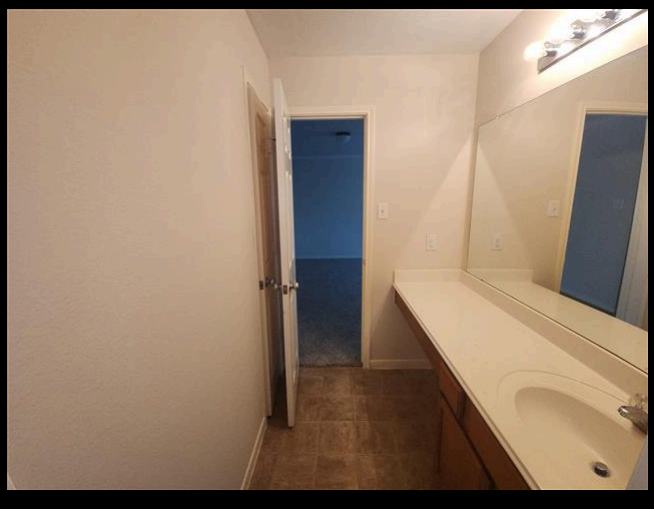
I	NI	NP	D

I. Item 3(Picture)

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

I	NI	NP	D

XXXIII. Bathroom #1



☑ ☐ ☐ ☑ **B. Bathtubs**

Comments:

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

I	NI	NP	D

Inspector observed a missing, damaged, or inoperable bathtub drain stop at the time of inspection.

B. Item 1(Picture)

☑ ☐ ☐ ☑ **C. Ceilings**

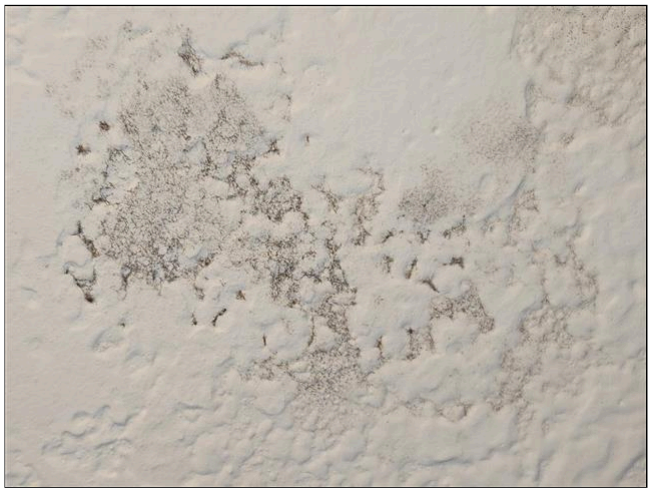
Comments:

The inspector observed the appearance of a mold-like substance or microbial growth on the ceiling at the time of inspection. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.

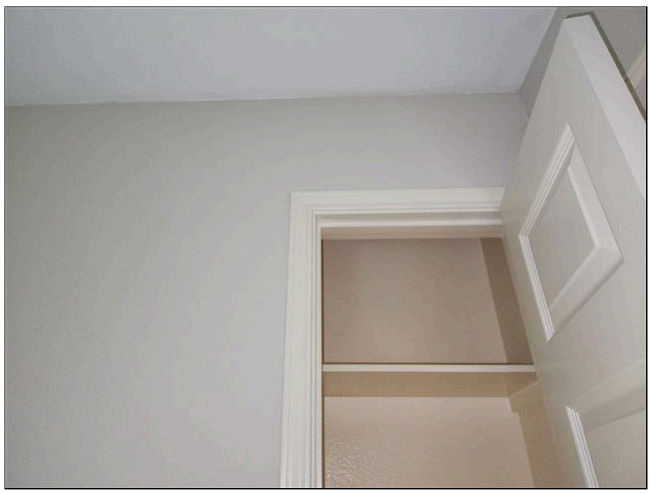
C. Item 1(Picture)

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

I	NI	NP	D



C. Item 2(Picture)



C. Item 3(Picture)

C. Item 4(Picture)

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

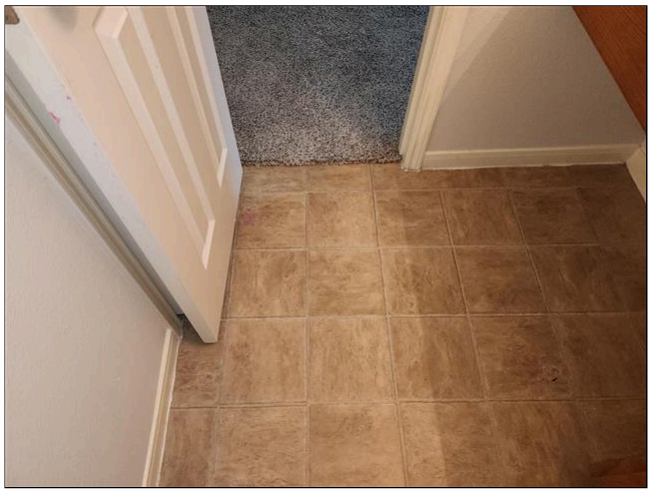
I	NI	NP	D

C. Item 5(Picture)

☑ ☐ ☐ ☑ **E. Floors**

Comments:

The inspector observed loose, missing, or damaged floor covering material at the time of inspection.



E. Item 1(Picture)

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

I	NI	NP	D

E. Item 2(Picture)

☑ ☐ ☐ ☑ **F. Flushing Toilets**

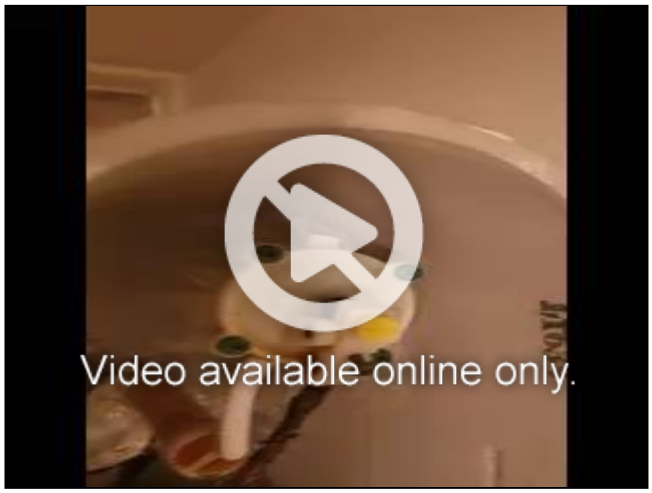
Comments:

Flush mechanism inoperable, leaks, or does not function as intended. see video

F. Item 1(Picture)

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

I	NI	NP	D

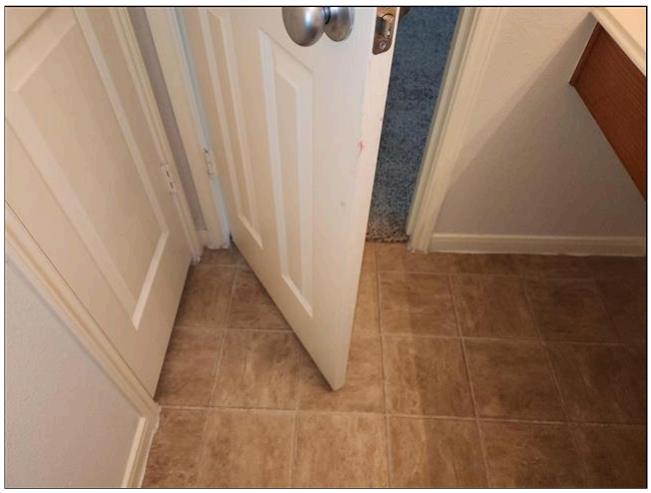


F. Item 2(Video)

☑ ☐ ☐ ☑ **I. Interior Doors**

Comments:

Inspector observed a paint defect or an unidentified residue on interior doors at the time of inspection.



I. Item 1(Picture)

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

I	NI	NP	D

I. Item 2(Picture)

I. Item 3(Picture)

☑ ☐ ☐ ☑ **L. Showers**

Comments:

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

I	NI	NP	D

Shower diverter valve did not function as intended at the time of inspection. see video

A shower diverter is a valve that diverts the flow of water from the bathtub faucet to the shower head. The most common issue with a shower diverter is when water comes out of both the tub faucet and the showerhead. Causes can be residue clogging the shower diverter lever from fully lifting or lowering or the problem could be worn-out parts in the shower diverter valve. Recommend further evaluation by a licensed professional.

L. Item 1(Picture)

L. Item 2(Picture)

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

I	NI	NP	D

L. Item 3(Video)

☑ ☐ ☐ ☑ **Q. Other Observations**

Comments:

Inspector observed a missing or damaged countertop at the time of inspection.

Q. Item 1(Picture)

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

I	NI	NP	D

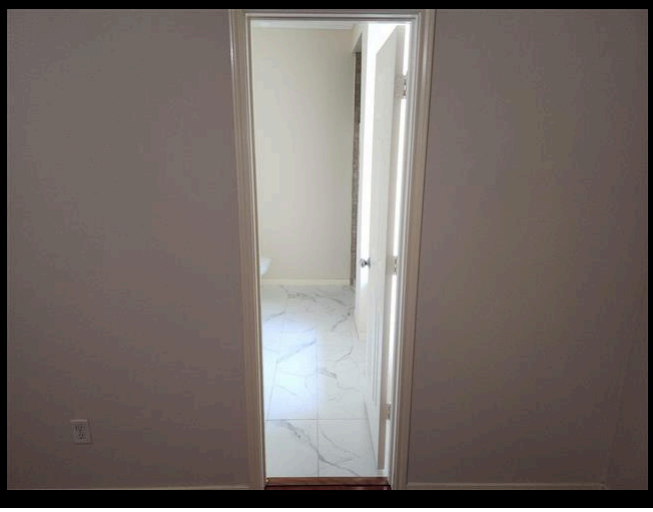
Q. Item 2(Picture)

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

I	NI	NP	D

XXXIV. Bathroom #2

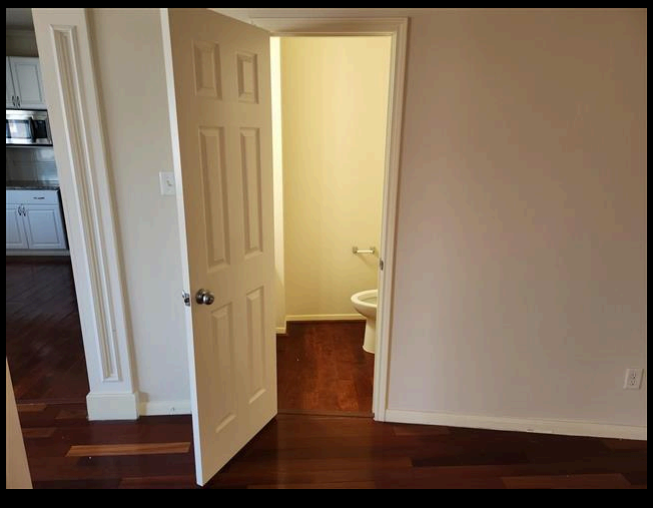
Inspector did not observe any visible deficiencies in this Bathroom at the time of inspection.



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

I	NI	NP	D

XLII. Half Bath



☑ ☐ ☐ ☑ **A. Air Supply Vents**

Comments:

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

A. Item 1(Picture)

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

I	NI	NP	D

A. Item 2(Picture)

A. Item 3(Picture)

A. Item 4(Picture)

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

I	NI	NP	D

A. Item 5(Picture)

A. Item 6(Picture)

A. Item 7(Picture)

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

I	NI	NP	D

XLV. Bedroom #1

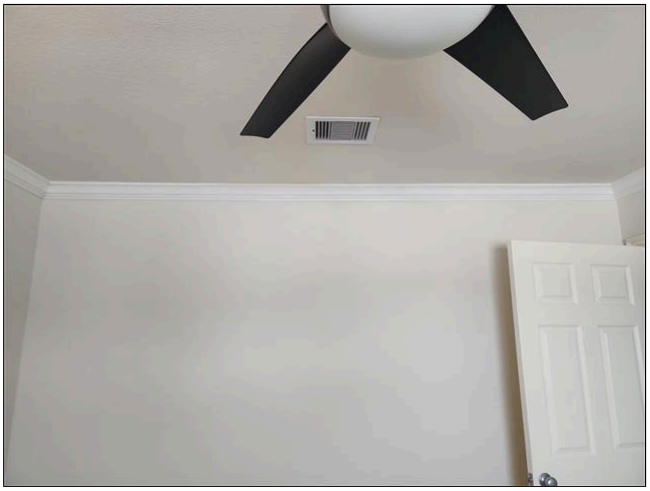
☑ ☐ ☐ ☑ **B. Ceiling**

Comments:

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

I	NI	NP	D

Inspector observed visible signs of water damage or water intrusion in ceiling at the time of inspection. Inspector could not determine the source. This condition may indicate a moisture intrusion problem or suspect mold growth.



B. Item 1(Picture)

B. Item 2(Picture)

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

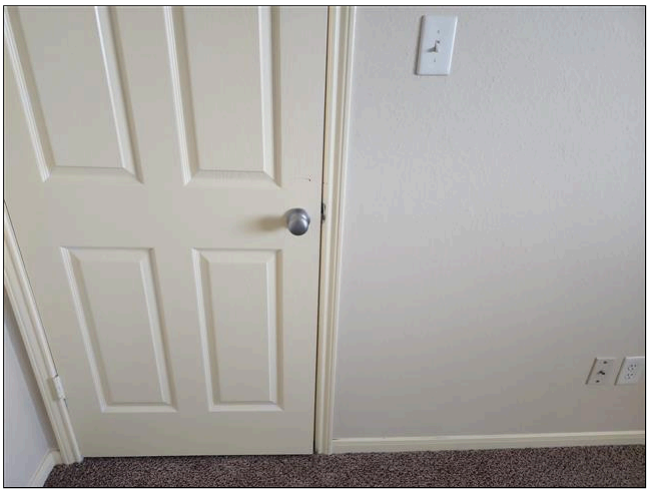
I	NI	NP	D

B. Item 3(Picture)

☑ ☐ ☐ ☑ **E. Interior Door**

Comments:

Interior door did not properly latch at the time of inspection. Loose, damaged, missing, or hardware in need of repair.

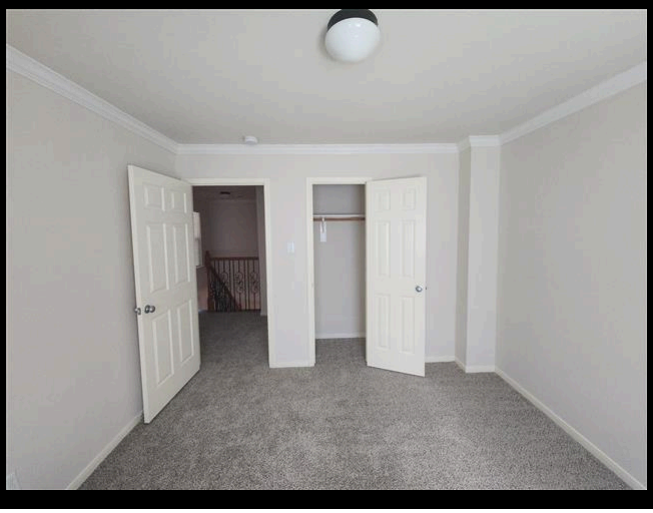


E. Item 1(Picture)

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

I	NI	NP	D	

XLVI. Bedroom #2



☑ ☐ ☐ ☑ **A. Air Supply Vents**

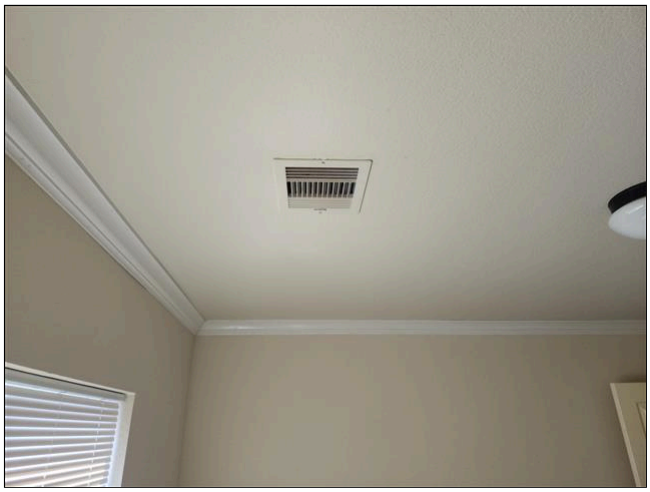
Comments:

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

I	NI	NP	D

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

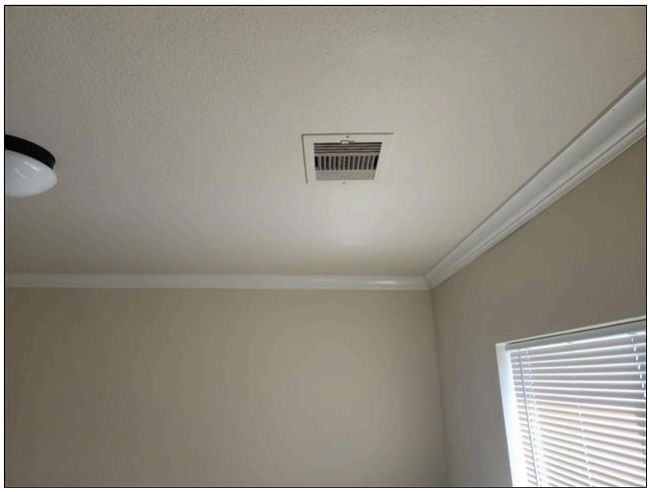


A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D



A. Item 3(Picture)

A. Item 4(Picture)

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

I	NI	NP	D

XLVII. Bedroom #3

☑ ☐ ☐ ☑ **A. Air Supply Vents**

Comments:

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

I	NI	NP	D

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

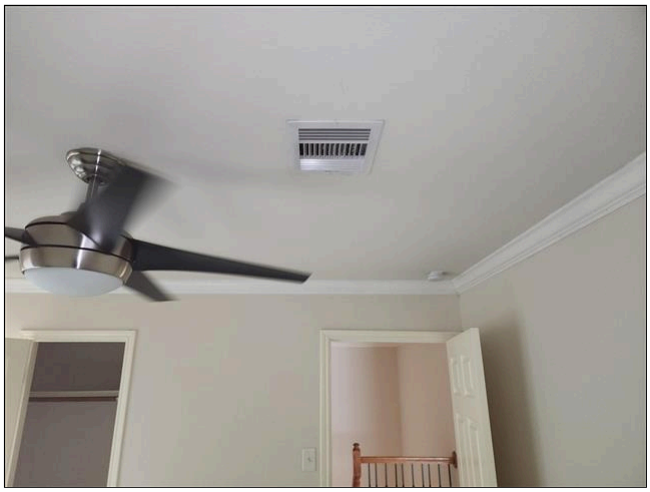
The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D



A. Item 3(Picture)

A. Item 4(Picture)

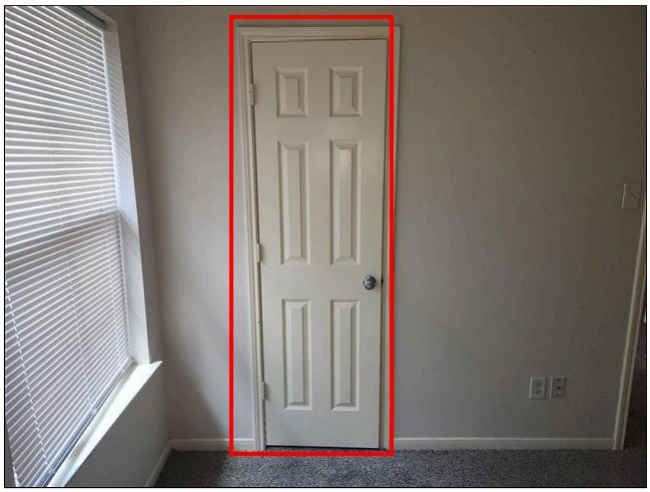
☑ ☐ ☐ ☑ **E. Interior Doors**

Comments:

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

I	NI	NP	D

An interior door was not properly aligned or did not close all the way at the time of inspection. A door can become misaligned as a result of loose screws at the top and can mean that it will drop or not hang properly. A misaligned door will not fit into the frame correctly or open and close properly.



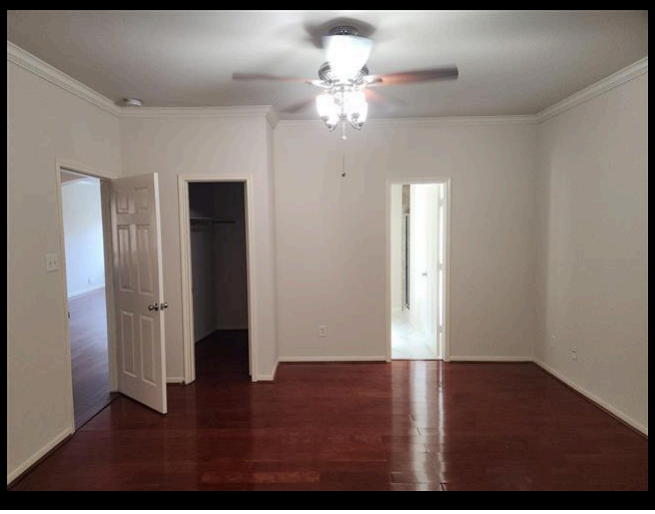
E. Item 1(Picture)

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

I	NI	NP	D

XLVIII. Bedroom #4

Inspector did not observe any visible deficiencies in this Bedroom at the time of inspection.



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

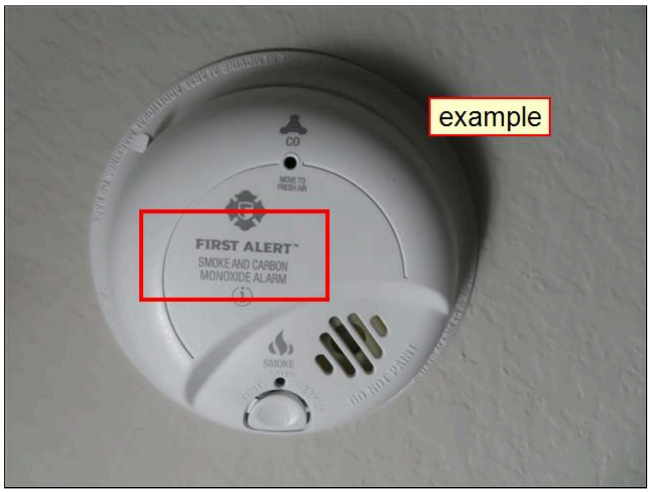
I	NI	NP	D	

LV. Common Areas

☐ ☐ ☑ ☑ **B. Carbon Monoxide Detection**

Comments:

Carbon monoxide detection not present in required locations at the time of inspection. Health & Safety Defect. Placement of these detectors in the hallway of the home immediately a.outside each bedroom and b.on each floor and in accordance with manufacturer recommendations is a required fire safety precaution.



B. Item 1(Picture)

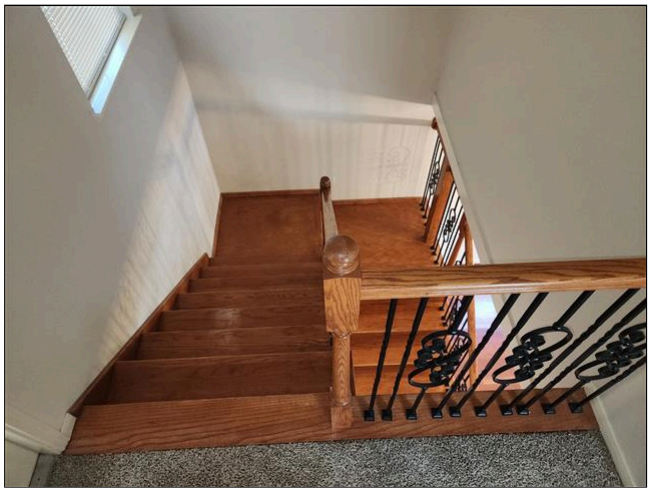
☑ ☐ ☐ ☐ **H. Interior Stairs**

Comments:

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

I	NI	NP	D

The Inspector did not observe any deficiencies in the condition of the interior stairs at the time of inspection.



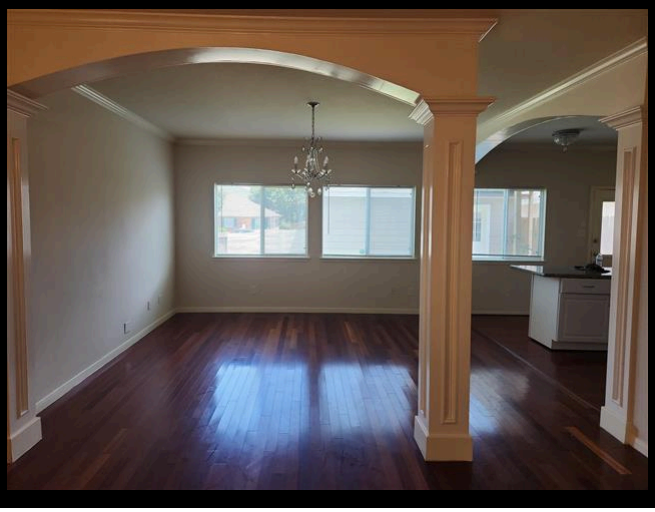
H. Item 1(Picture)

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

I	NI	NP	D

LVIII. Dining Area

Inspector did not observe any visible structural deficiencies in this Dining Area at the time of inspection.

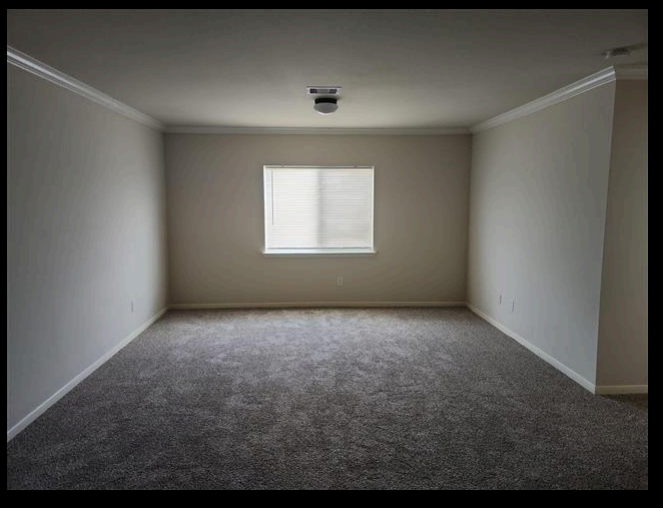


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

LXI. Gameroom

Inspector did not observe any visible structural deficiencies in this Gameroom at the time of inspection.



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

I	NI	NP	D

LXII. Garage

☑ ☐ ☐ ☑ **A. Ceiling**

Comments:

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

I	NI	NP	D

Inspector observed stains in this area at the time of inspection. The inspector could not determine if stain is water related. Moisture meter did not register an elevated moisture content.

A. Item 1(Picture)

A. Item 2(Picture)

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

I	NI	NP	D

A. Item 3(Picture)

A. Item 4(Picture)

A. Item 5(Picture)

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

I	NI	NP	D

A. Item 6(Picture)

A. Item 7(Picture)

A. Item 8(Picture)

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

I	NI	NP	D

A. Item 9(Picture)

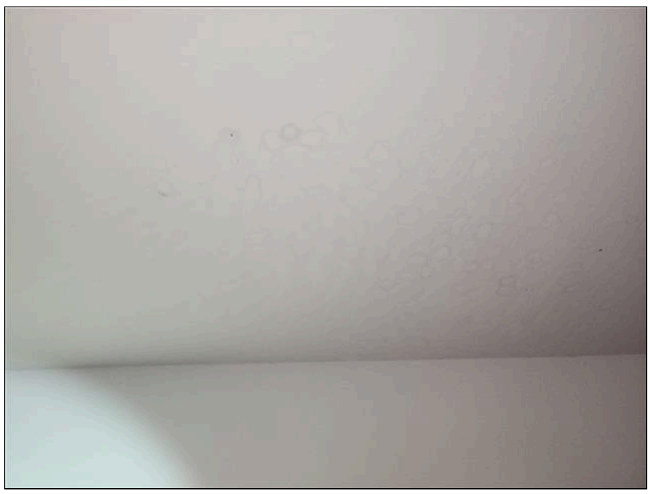
A. Item 10(Picture)

A. Item 11(Picture)

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

I	NI	NP	D

A. Item 12(Picture)


A. Item 13(Picture)


A. Item 14(Picture)

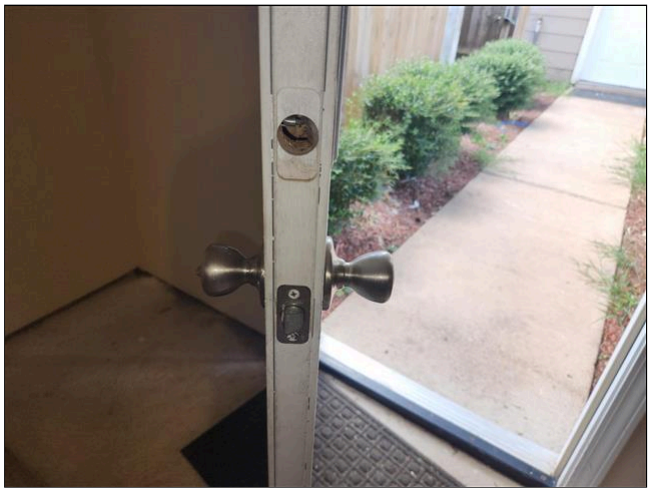
☑ ☐ ☐ ☑ **C. Exterior Door**

Comments:

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

I	NI	NP	D

Exterior door hardware missing at the time of inspection.



C. Item 1(Picture)

☑ ☐ ☐ ☑ **H. Overhead Door**

Comments:
(1)

Inspector observed loose or damaged overhead door panel at the time of inspection.

H. Item 1(Picture)

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

I	NI	NP	D

H. Item 2(Picture)

H. Item 3(Picture)

(2)

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

I	NI	NP	D

Overhead door manual locking system loose, missing, damaged, or no longer functions as intended at the time of inspection. Recommend consulting with and Overhead door company/contractor.

The manual lock ensures that no one on the outside of the garage can get in until it's manually unlocked from the inside. The manual lock also allows manual operation of the Overhead door in the event of a power outage.

H. Item 4(Picture)

☑ ☐ ☐ ☑ **K. Walls**

Comments:
(1)

Inspector observed interior wall damage at the time of inspection.

K. Item 1(Picture)

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

I	NI	NP	D

K. Item 2(Picture)

(2)

Inspector observed evidence of peeling, cracking, or bubbling paint at the time of inspection.

Water, high humidity, and excessive condensation are the most likely in a residential structure. When water penetrates through the coats of paint, it causes the layers to separate and detach from the surface. This results in bulging, cracking, and finally, peeling.

K. Item 3(Picture)

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

I	NI	NP	D

K. Item 4(Picture)

K. Item 5(Picture)

K. Item 6(Picture)

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

I	NI	NP	D

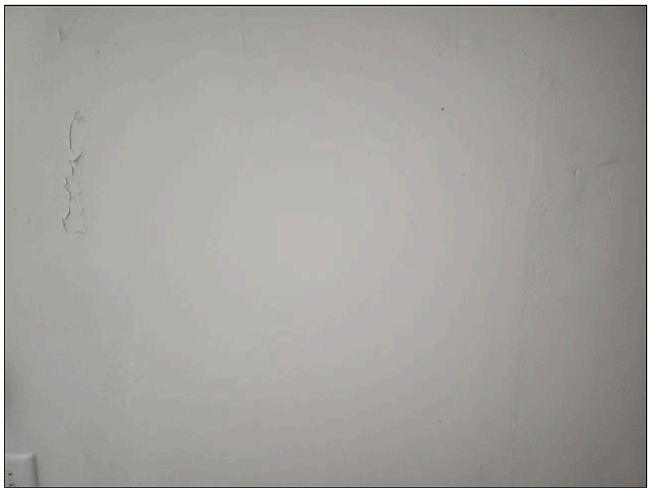
K. Item 7(Picture)


K. Item 8(Picture)


K. Item 9(Picture)

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

I	NI	NP	D



K. Item 10(Picture)

K. Item 11(Picture)

(3)

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

I	NI	NP	D

Inspector observed evidence of previous interior wall repair at the time of inspection. Inspector could not determine source. Recommend consulting with property owner.

K. Item 12(Picture)

K. Item 13(Picture)

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

I	NI	NP	D

K. Item 14(Picture)

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

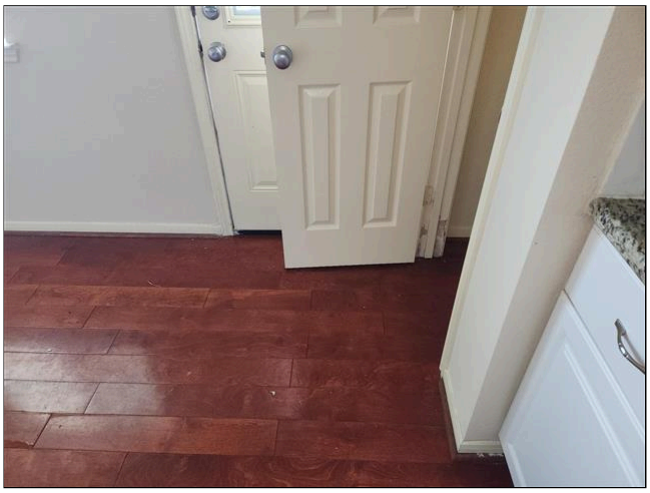
I	NI	NP	D	

LXV. Kitchen

☑ ☐ ☐ ☑ **F. Interior Door**

Comments:
(1)

Interior door appeared water damaged at the time of inspection. The inspector could not determine the source.



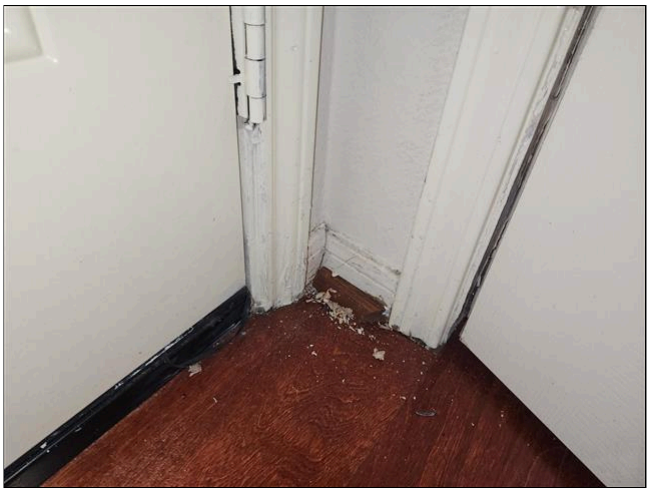
F. Item 1(Picture)

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

I	NI	NP	D

F. Item 2(Picture)

F. Item 3(Picture)



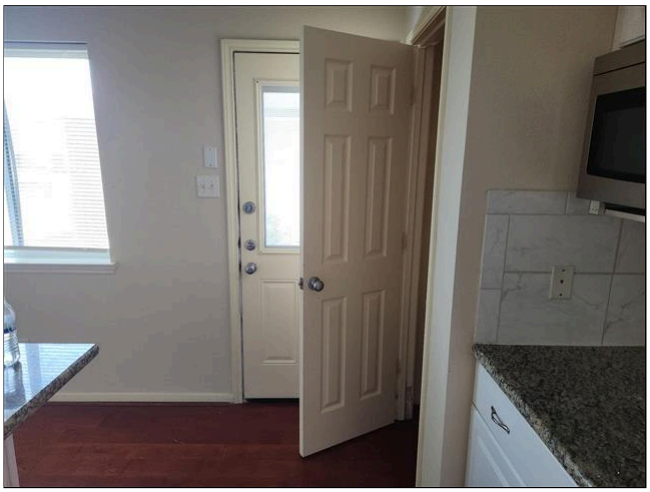
F. Item 4(Picture)

(2)

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

I	NI	NP	D

Interior door either swings open on its own after being closed or swings closed on its own after being opened. Common causes include a.structural movement or settlement b.door and frame not aligned or c.hinges to do properly line up. see video



F. Item 5(Picture)

F. Item 6(Video)

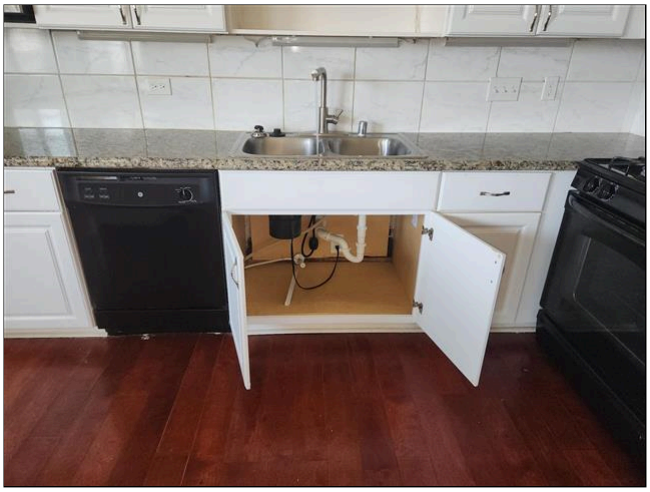
☑ ☐ ☐ ☑ **K. Walls**

Comments:

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

I	NI	NP	D

The inspector observed the appearance of a mold-like substance or microbial growth on the wall at the time of inspection. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.



K. Item 1(Picture)

K. Item 2(Picture)

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

I	NI	NP	D

K. Item 3(Picture)

K. Item 4(Picture)

K. Item 5(Picture)

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

I	NI	NP	D

K. Item 6(Picture)

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

I	NI	NP	D

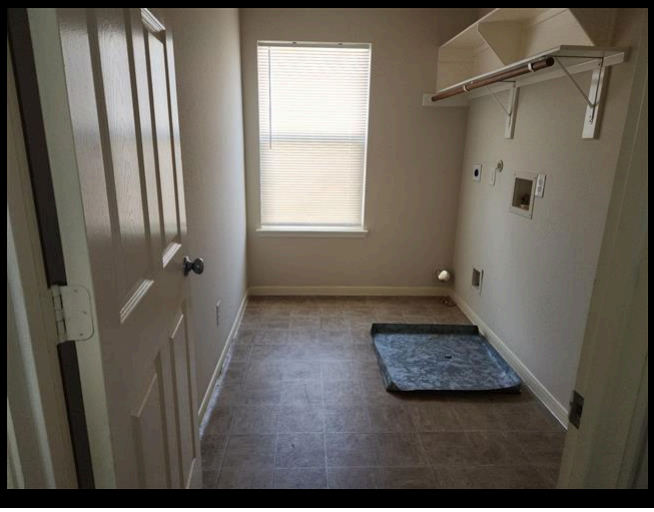
LXVIII. Living Room

Inspector did not observe any visible structural deficiencies in this Living Room at the time of inspection.

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

I	NI	NP	D

LXXVI. Utility Room



☑ ☐ ☐ ☑ **D. Floor Coverings**

Comments:

The inspector observed damaged floor covering material at the time of inspection.

D. Item 1(Picture)

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

I	NI	NP	D

D. Item 2(Picture)

☐ ☐ ☑ ☑ **E. Ground Fault Circuit Interrupters (GFCI)**

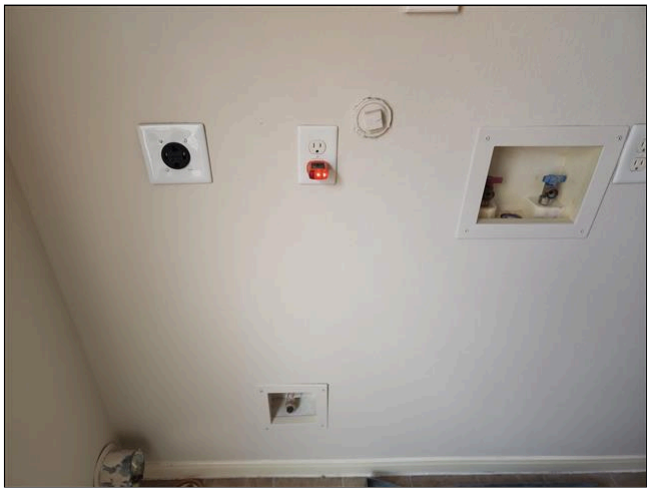
Comments:

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

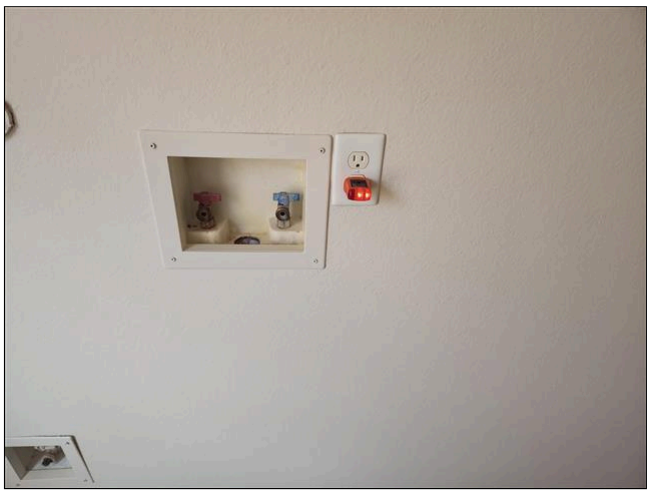
I	NI	NP	D

The inspector observed a required GFCI-protected outlet un-protected at the time of inspection. Health & Safety. A GFCI constantly monitors current flowing through a circuit. If the current flowing into the circuit differs at all from the returning current, the GFCI interrupts the power to prevent a lethal dose of electricity.

Texas Administrative Code requires GFCI outlets at 1.bathroom receptacles 2.garage and accessory building receptacles 3.outdoor receptacles 4.crawl space receptacles and lighting outlets 5.basement receptacles 6.receptacles that serve kitchen countertops 7.receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub 8.laundry area receptacles 9.indoor damp and wet location receptacles 10.kitchen dishwasher receptacle; and 11.electronically heated floors.



E. Item 1(Picture)



E. Item 2(Picture)

CLIFF-BELL
BUILDING INSPECTIONS & MOLD ASSESSMENTS

Summary

Judena Pierre

Property Address:
20607 Providence Point Dr
Katy TX 77449

Cliff-Bell Real Estate Inspectors

Antonio Wilson 9936
5402 Gessner Road
Houston, TX. 77041
713-828-4579
www.cliff-bell.com
Professional Inspector ID# 9936
Mold Assessment Consultant MAC#1661

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the

customer. It is recommended that the customer read the complete report.

I. Structural - Roof

A. Roof Covering Material Deficiencies

Inspected, Deficient

(1)

Inspector observed evidence of previous repair of roof penetrations at the time of inspection. This method is temporary and will require reapplication periodically.

Since penetrations are literally holes in a roof, and since holes in a roof cause leaks, it is critical that all penetrations be properly flashed and sealed to redirect water and prevent the possibility of it trickling into a roofing system.informational only. Recommend consulting with a reputable roofing company to determine any corrective action.

(2)

Inspector observed a visible dip, sag, or sunken area on the roof at the time of inspection. When a heavy object drops on the roof, it will cause a depression in the area and likely some structural damage to sheathing and roof trusses or rafters underneath. This condition can also be a indicator that water is seeping through the sheeting.

(3)

At least one slope or side of roof could not be visually inspected at the time of inspection due to: area inaccessible, blocked from view, view obstructed. This is informational only.

B. Roof Rainwater Diversion System

Inspected, Deficient

(1)

Roof not equipped with rain water diversion, in this area, at the time of inspection. This is informational only.

Unless its path is diverted, the rain that runs off a roof forms a vertical sheet of water that falls around the perimeter of a house. As the water collects around a home's foundation, the soil can only absorb so much before excess water finds a path of least resistance.

(2)

Inspector observed clogged rain gutters at the time of inspection. Inspector observed leaves, debris, or water in gutters in some areas. All affected gutters are not pictured. This condition can also lead to many costly problems such as deterioration of fascia, soffit or roof edge and water intrusion.

(3)

The inspector observed missing or damaged splashblocks at the time of inspection. Splash Blocks are rectangular plastic or concrete channels that carry rainwater from the downspout away from the foundation of your home.

The water could pool up or flow backwards toward your foundation. When the water pools, as it soaks into the ground it can impact the integrity of your foundation leading to cracks and leaks. This little problem could then become a costly problem as you may need water damage restoration and foundation repair costs.

VIII. Structural - Exterior

B. Exterior Door Deficiencies

Inspected, Deficient

(1)

Exterior door weatherstrip loose, missing, or damaged at the time of inspection. Weatherstripping and sealing are used to protect your facility from outdoor elements that can impact indoor air quality. These seals also work to prevent the costly leakage of heated indoor air. Weatherstripping is typically used around moving building components like windows and doors.

(2)

Inspector observed light around exterior door at the time of inspection. If light or gaps can be seen around an outside door, it is a good indication that weatherstripping is missing or in need of replacement. Weatherstripping is used to seal air leaks around movable building components, such as doors or operable windows.

(3)

Inspector observed weathering on wooden exterior door at the time of inspection. Weathering is the process of wearing or being worn by long exposure to the atmosphere.

E. Exterior Wall Deficiencies

Inspected, Deficient

(1)

Inspector observed siding damage at the time of inspection.

(2)

The inspector observed separation between wood siding boards at the time of inspection. All affected locations are not pictured. Corrections need to be made to prevent water intrusion into wall cavity. Recommend installation of siding seams, sealant, or caulking.

(3)

Inspector observed loose, missing, or damaged house trim board at the time of inspection.

(4)

Wood siding appeared water damaged at the time of inspection. Wood siding is prone to water damage when located next to concrete or flat ground.

(5)

Inspector observed a hole or unintended opening in exterior wall at the time of inspection. Recommend consulting with a qualified professional to repair or seal to prevent pest intrusion or water intrusion.

F. Exterior Window Deficiencies

Inspected, Deficient

Bay window appeared to be separating or pulling away from bay wall at the time of inspection.

Bay windows are particularly prone to cracking as they were frequently built with shallower foundations than the main house, which means as settlement of the building occurs, the bay window may not move at the same rate as the rest of the house - what is known as differential movement.

G. Landscaping & Drainage

Inspected, Deficient

Landscaping appears flat, not sloped, at the time of inspection. This is informational only.

Level lot does not facilitate proper drainage. The general rule of thumb is to provide a grade of 1/2 inch to 1 inch per foot for a minimum of 6 to 10 feet on all sides of the house. This slope should be adequate to get the water safely away from the foundation into a drainage ditch, swale, storm sewer, or level lawn area.

IX. Electrical - Circuit Breaker Panel

A. Service Panel Deficiencies

Inspected, Deficient

Electrical panel circuit breaker labeling missing, illegible, or confusing at the time of inspection. Proper labeling is required for safety reasons and electrical compliance. Circuit breakers are required to identified, in permanent writing, as to the appliance they service. Health & Safety.

C. Arc Fault Circuit Interrupters

Inspected, Deficient

Circuit breaker panels not adequately equipped with AFCI/Arc Fault Circuit Interrupter protection at the time of inspection. First required in 2008 and amended in 2014, the Texas Admin Code requires the installation of AFCI protection in all 15 and 20 amp residential circuits.

The exceptions are laundries, kitchens, bathrooms, garages, unfinished basements, and laundry rooms. Those areas require GFCI protection. An AFCI/Arc Fault Circuit Interrupter differs from a GFCI outlet or circuit breaker in that it detects slow electrical leaks. A slow leak typically occurs when wiring is compromised but not completely shorted.

XII. Electrical - Exterior Outlets and Fixtures

B. Exterior Outlet/Switch Deficiencies

Inspected, Deficient

Tester indicated an open neutral wire on the pictured outlet at the time of inspection.

The voltage on a neutral wire is normally 0 volts on a live circuit. However, if a neutral wire is open, the voltage on the line side of this open neutral is 120 volts. For this reason, a person can get a shock from an open neutral wire. By far the most common reason for a open neutral is a bad connection. Recommend consulting with a licensed electrician to determine any corrective action.

C. Exterior Ground Fault Circuit Interrupters

Inspected, Deficient

Electrical outlet required to be equipped with GFCI protection was not protected at the time of inspection. Health & Safety.

Texas Administrative Code requires GFCI outlets at 1.bathroom receptacles 2.garage and accessory building receptacles 3.outdoor receptacles 4.crawl space receptacles and lighting outlets 5.basement receptacles 6.receptacles that serve kitchen countertops 7.receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub 8.laundry area receptacles 9.indoor damp and wet location receptacles 10.kitchen dishwasher receptacle; and 11.electronically heated floors.

XIII. HVAC #1 - Ventilation & Air Duct System

A. Air Duct Deficiencies

Inspected, Deficient

Inspector observed a mold-like substance on air duct at the time of inspection. Mold grows in ductwork when two things are present: moisture and warm temperatures. A warm, humid environment has the ideal conditions for mold to form. A humid climate along with poor ventilation, or anything that traps moisture in your walls and causes condensation, can lead to mold in air ducts. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building. All affected locations are not pictured.

XIV. HVAC #1 - Cooling Equipment

F. Other Heating & Cooling System Observations

Inspected, Deficient

The inspector observed only 1 thermostat (2nd floor only) in a 2-story residence at the time of inspection.

Because heat rises, upstairs rooms are naturally warmer than downstairs rooms. Therefore, if the residence is a two-story house, thermostat placement should always be on the first floor. This way, the thermostat can easily be reached and adjusted as needed. Additionally, placing the thermostat on the first floor will help to ensure that the temperature in the house is evenly distributed. The thermostat should be placed fairly high up onto the wall. Keeping it in the most central part of the whole house helps keep the temperature the most regulated. Recommend consulting with a licensed HVAC professional to determine any corrective action.

XVI. HVAC #1 - Indoor Evaporator

A. Indoor Evaporator Deficiencies

Inspected, Deficient

(1)

The inspector observed the appearance of a mold-like substance or microbial growth on the exterior of the evaporator at the time of inspection. High humidity levels and cool air/moisture are the biggest cause of mold growth inside the HVAC system. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.

(2)

Inspector observed rust in the secondary drain pan at the time of inspection. Wherever there is water and metal, there is an opportunity for rust to form. If water is allowed to sit in the drip pan or is not properly maintained, it can cause the pan to leak. If a drip pan looks rusty, orange, or is corroded, there may be 1.a blocked line 2.a condensate pipe leak or 3.a condensate drip pan leak. Recommend consulting with a licensed professional to determine corrective action.

XXV. Plumbing - Water Heating Equipment

A. Water Heating Equipment Deficiencies

Inspected, Deficient

Inspector observed corrosion on top of water heater at the time of inspection. Inspector could not determine the cause. Corrosion can affect the heat exchanger and the gas burners; cutting down on system effectiveness. Recommend consulting with a licensed plumber to determine corrective action.

XXVIII. Plumbing Fixtures

A. Drains, Waste, and Vent Deficiencies

Inspected, Deficient

Plumbing cap damaged at the time of inspection.

B. Exterior Plumbing Deficiencies

Inspected, Deficient

Inspector observed an active leak at the time of inspection.

C. Washing Machine Connection Deficiencies

Inspected, Deficient

Washing machine faucets handles not properly marked at the time of inspection. All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles. This is informational only.

XXIX. Appliances

B. Dryer Exhaust System

Inspected, Deficient

The dryer flapper termination was missing or damaged at the time of inspection.

The flapper covers the opening. When the dryer is on, the exhaust airflow forces the flapper to hinge open. Usually flapper dampers do not close completely airtight. They may not close as designed if damaged. Lint can collect on the flapper hinges and prevent proper closing.

I. Range Hood and Exhaust System

Inspected, Deficient

Range Hood/Stove Exhaust System equipment was not present or did not properly exhaust to the exterior at the time of inspection.

A properly vented exhaust vents directly to the outside. Range hoods shall discharge to the outdoors through a single-wall duct. There can be negative effects of long term exposure to even low levels of carbon monoxide. Health & Safety.

XXXIII. Bathroom #1

B. Bathtubs

Inspected, Deficient

Inspector observed a missing, damaged, or inoperable bathtub drain stop

at the time of inspection.

C. Ceilings

Inspected, Deficient

The inspector observed the appearance of a mold-like substance or microbial growth on the ceiling at the time of inspection. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.

E. Floors

Inspected, Deficient

The inspector observed loose, missing, or damaged floor covering material at the time of inspection.

F. Flushing Toilets

Inspected, Deficient

Flush mechanism inoperable, leaks, or does not function as intended. see video

I. Interior Doors

Inspected, Deficient

Inspector observed a paint defect or an unidentified residue on interior doors at the time of inspection.

L. Showers

Inspected, Deficient

Shower diverter valve did not function as intended at the time of inspection. see video

A shower diverter is a valve that diverts the flow of water from the bathtub faucet to the shower head. The most common issue with a shower diverter is when water comes out of both the tub faucet and the showerhead. Causes can be residue clogging the shower diverter lever from fully lifting or lowering or the problem could be worn-out parts in the shower diverter valve. Recommend further evaluation by a licensed professional.

Q. Other Observations

Inspected, Deficient

Inspector observed a missing or damaged countertop at the time of inspection.

XLII. Half Bath

A. Air Supply Vents

Inspected, Deficient

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

XLV. Bedroom #1

B. Ceiling

Inspected, Deficient

Inspector observed visible signs of water damage or water intrusion in ceiling at the time of inspection. Inspector could not determine the source. This condition may indicate a moisture intrusion problem or suspect mold growth.

E. Interior Door

Inspected, Deficient

Interior door did not properly latch at the time of inspection. Loose, damaged, missing, or hardware in need of repair.

XLVI. Bedroom #2

A. Air Supply Vents

Inspected, Deficient

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

XLVII. Bedroom #3

A. Air Supply Vents

Inspected, Deficient

Inspector observed suspect microbial growth or a mold-like substance on air supply registers, the air supply diffuser, or inside air supply duct at the time of inspection.

The inspector did not inspect, test, or determine if this growth is or is not a health hazard. Surface sample analysis can confirm the presence of mold and determine what types of mold spores are growing on the material. Recommend consulting with a licensed mold assessment consultant to determine the presence, extent, amount, or identity of mold or suspected mold in a building.

E. Interior Doors

Inspected, Deficient

An interior door was not properly aligned or did not close all the way at the time of inspection. A door can become misaligned as a result of loose screws at the top and can mean that it will drop or not hang properly. A misaligned door will not fit into the frame correctly or open and close properly.

LV. Common Areas

B. Carbon Monoxide Detection

Not Present, Deficient

Carbon monoxide detection not present in required locations at the time of inspection. Health & Safety Defect. Placement of these detectors in the

hallway of the home immediately a.outside each bedroom and b.on each floor and in accordance with manufacturer recommendations is a required fire safety precaution.

LXII. Garage

A. Ceiling

Inspected, Deficient

Inspector observed stains in this area at the time of inspection. The inspector could not determine if stain is water related. Moisture meter did not register an elevated moisture content.

C. Exterior Door

Inspected, Deficient

Exterior door hardware missing at the time of inspection.

H. Overhead Door

Inspected, Deficient

(1)

Inspector observed loose or damaged overhead door panel at the time of inspection.

(2)

Overhead door manual locking system loose, missing, damaged, or no longer functions as intended at the time of inspection. Recommend consulting with and Overhead door company/contractor.

The manual lock ensures that no one on the outside of the garage can get in until it's manually unlocked from the inside. The manual lock also allows manual operation of the Overhead door in the event of a power outage.

K. Walls

Inspected, Deficient

(1)

Inspector observed interior wall damage at the time of inspection.

(2)

Inspector observed evidence of peeling, cracking, or bubbling paint at the time of inspection.

Water, high humidity, and excessive condensation are the most likely in a residential structure. When water penetrates through the coats of paint, it causes the layers to separate and detach from the surface. This results in bulging, cracking, and finally, peeling.

(3)

Inspector observed evidence of previous interior wall repair at the time of inspection. Inspector could not determine source. Recommend consulting with property owner.

LXV. Kitchen

F. Interior Door

Inspected, Deficient

(1)

Interior door appeared water damaged at the time of inspection. The inspector could not determine the source.

(2)

Interior door either swings open on its own after being closed or swings closed on its own after being opened. Common causes include a.structural movement or settlement b.door and frame not aligned or c.hinges to do properly line up. see video

K. Walls

Inspected, Deficient

The inspector observed the appearance of a mold-like substance or microbial growth on the wall at the time of inspection. The inspector did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend consulting with a licensed mold assessment consultant to determine any corrective action.

LXXVI. Utility Room

D. Floor Coverings

Inspected, Deficient

The inspector observed damaged floor covering material at the time of inspection.

E. Ground Fault Circuit Interrupters (GFCI)

Not Present, Deficient

The inspector observed a required GFCI-protected outlet un-protected at the time of inspection. Health & Safety. A GFCI constantly monitors current flowing through a circuit. If the current flowing into the circuit differs at all from the returning current, the GFCI interrupts the power to prevent a lethal dose of electricity.

Texas Administrative Code requires GFCI outlets at 1.bathroom receptacles 2.garage and accessory building receptacles 3.outdoor receptacles 4.crawl space receptacles and lighting outlets 5.basement receptacles 6.receptacles that serve kitchen countertops 7.receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub 8.laundry area receptacles 9.indoor damp and wet location receptacles 10.kitchen dishwasher receptacle; and 11.electronically heated floors.

CLIFF-BELL
BUILDING INSPECTIONS & MOLD ASSESSMENTS

INVOICE

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www.cliff-bell.com

Inspection Date: 7/18/2023
Report ID: 071823AW1

Inspected By: Antonio Wilson

Customer Info:	**Inspection Property:**
Judena Pierre **Customer's Real Estate Professional:** Craisha Millines 5th Stream Realty	20607 Providence Point Dr Katy TX 77449

Inspection Fee:

Service	Price	Amount	Sub-Total
Residential Inspection (Single Family Structure)	400.00	1	400.00

Tax $0.00
Total Price $400.00

Payment Method: Credit Card
Payment Status: E-Invoice Paid In Full through ISN
Note: