

# *Texan Inspection Services LLP*

## **Property Inspection Report**



511 Quintana Roo Place, Seabrook, TX 77586  
Inspection prepared for: Zachary Colander Kristen Colander  
Real Estate Agent: Spencer Mulgrew - Creekview Realty

Date of Inspection: 6/21/2019 Time: 1:00 PM  
Age of Home: 2018 Size: 3567  
Weather: Cloudy/ 92 Degrees  
New Construction

Inspector: Brian Richards  
License # 20803  
1305 FM 359, Suite E, Richmond, TX 77406  
Phone: 832-729-4587  
Email: [brichards@texaninspection.com](mailto:brichards@texaninspection.com)  
[www.texaninspection.com](http://www.texaninspection.com)



## PROPERTY INSPECTION REPORT

Prepared For: Zachary Colander Kristen Colander  
(Name of Client)

Concerning: 511 Quintana Roo Place, Seabrook TX, 77586  
(Address or Other Identification of Inspected Property)

By: Brian Richards, License # 20803 6/21/2019  
(Name and License Number of Inspector) (Date)

### 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](http://www.trec.texas.gov).

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

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

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

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

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

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

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.

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#### 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 (H<sub>2</sub>S), 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>; and <http://chinesedrywallcomplaintcenter.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, 800-250-8732 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 , 2018

CLIENT:

(Signature)

(Printed Name)

(Current Address)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): Pier & Beam  
 A visual inspection of the foundation and related structural components was performed and is intended to give an understanding of the inspector's opinion of the foundation's performance. The rate of movement cannot be determined during a one-time inspection as no specialized equipment is utilized. Regular monitoring is recommended to determine if structural movement and or further movement has occurred.

Comments:  
 • In my opinion, the foundation and it's adjacent components appear to be performing as intended at time of this inspection. No visible signs of structural movement were observed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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Comments:  
 • Note: Grading and Drainage is inspected for visible signs of poor performance. It is difficult to determine the overall performance at a one-time inspection. It is recommended that performance be monitored regularly. Over time the grading / drainage serving the property may become inadequate as environmental conditions change. Steps can be taken to improve the adequacy and or performance. Improvements include but are not limited to; storm water diversion, secondary drainage systems and or re-grading of the surrounding area. Ensuring that the flow of storm water is effectively diverted away from the structure is crucial in preventing water from entering the home.  
 • The grading / drainage for the home appears to be performing at this inspection. No visible indications of poor performance were observed at this time.



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C. Roof Covering Materials

Type(s) of Roof Coverings: Asphalt composition shingle

Viewed From: Roof Surface

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.. Unforeseen issues could be revealed in the event repairs or replacement is undertaken. (Roofs are not checked for insurability; this is due to the fact that different insurance companies have different standards for insuring homes.)

Comments:

- Overall visual Condition: Good
- The visible materials installed on the roofing application appear to be performing as intended. No notable deficiencies or defects were observed at this inspection.
- Exposed nails are present on the roofing application. Nailheads should be sealed to prevent leaking and rusty nails should be examined and replaced where needed.
- Uncoated/unsealed and or rusty flashing should be improved or repaired to prevent premature deterioration or failure. Maintaining flashing is crucial to prevent water intuition.



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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structures and Attics

Viewed From:  
 Approximate Average Depth of Insulation:  
 Comments:

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I	NI	NP	D
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E. Walls (Interior and Exterior)

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

Comments:

- The interior and exterior walls of the home are visually inspected for defects and evidence of structural movement and appear to be performing as intended at this inspection. No notable or structural deficiencies were observed.
- Some interior finishes should be improved throughout the home. The items include but are not limited to, sheetrock, paint, trim, caulking and any other finish material.
- The window frame in the master shower should be sealed.
- Potential moisture was observed on the left wall of the 3rd floor bonus room. The cause/source should be determined and repairs should be undertaken to prevent further damage. Note: The structure and finish materials adjacent to the area should be examined to determine the extent of damage and repairs made to the materials if needed.



The window frame in the master shower should be sealed.

Potential moisture was observed on the left wall of the 3rd floor bonus room. The cause/source should be determined and repairs should be undertaken to prevent further damage. Note: The structure and finish materials adjacent to the area should be examined to determine the extent of damage and repairs made to the materials if needed.

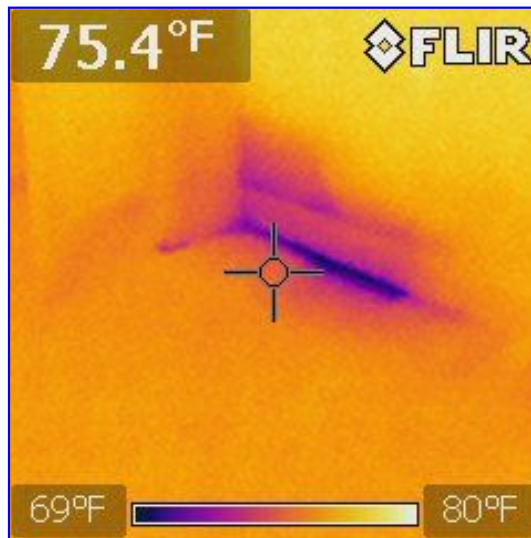
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I	NI	NP	D
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Potential moisture was observed on the left wall of the 3rd floor bonus room. The cause/source should be determined and repairs should be undertaken to prevent further damage. Note: The structure and finish materials adjacent to the area should be examined to determine the extent of damage and repairs made to the materials if needed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials:

- Ceiling is made of sheetrock
- Flooring is comprised of wood and tile

Comments:

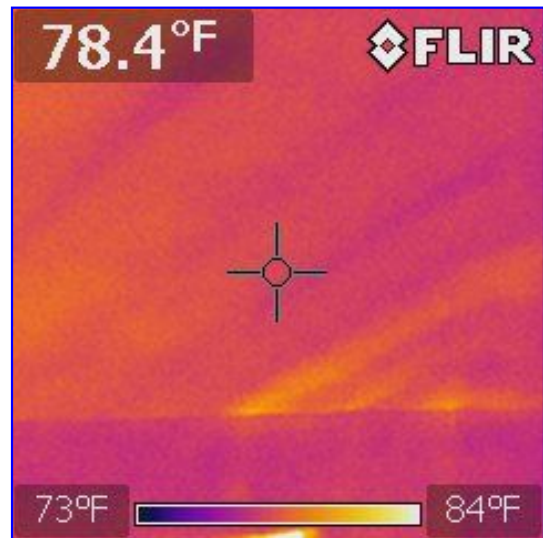
- The floors and ceilings within the home are visually inspected for defects and evidence of structural movement and appear to be performing as intended at this inspection. No notable or structural deficiencies were observed.
- An infrared scan was performed during inspection. No deficiencies were observed at this time.

- Some interior finishes should be improved throughout the home. The items include but are not limited to, sheetrock, paint, trim, caulking and any other finish material.
- Water staining was observed on the decking in the 3rd floor mechanical room. The cause/source should be determined and repairs undertaken, if necessary, to prevent further damage



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I	NI	NP	D
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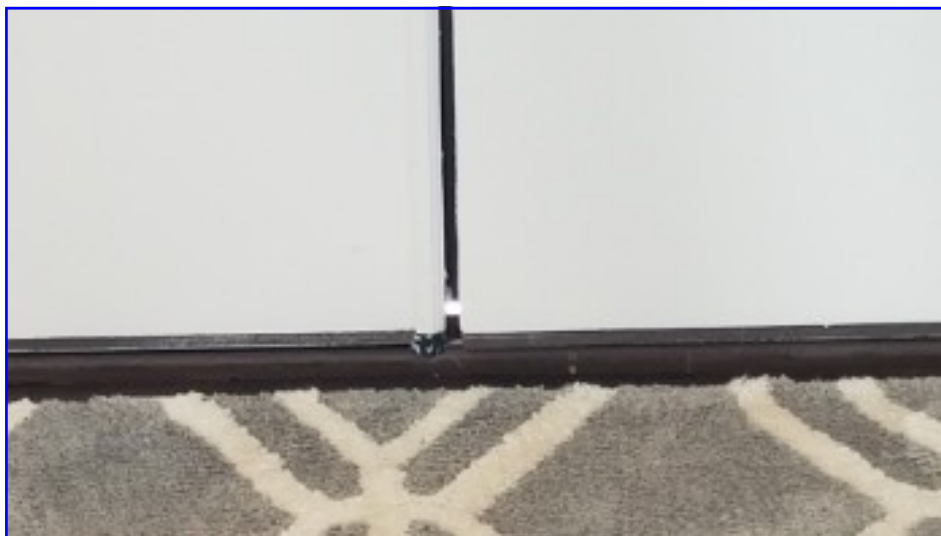
Water staining was observed on the decking in the 3rd floor mechanical room. The cause/source should be determined and repairs undertaken, if necessary, to prevent further damage

An infrared scan was performed during inspection. No deficiencies were observed at this time.

G. Doors (Interior and Exterior)

Comments:

- All doors were operated and are functioning properly during time of inspection.
- Light can be see st the front door. All exterior and/or attic access doors should be properly weather sealed as necessary to maintain a proper thermal boundary and prevent energy loss and moisture infiltration.



Light can be see st the front door. All exterior and/or attic access doors should be properly weather sealed as necessary to maintain a proper thermal boundary and prevent energy loss and moisture infiltration.



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I	NI	NP	D
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H. Windows

Window Types: Double pane/Single hung and fixed units installed.  
 Note: Windows provide many features and functions ranging from aesthetic value to emergency egress. Windows are composed of varying materials and methods of operation and are an important component to the overall building system. Once fully installed, it is not possible to determine proper flashing details and framing practices. The windows will be inspected for visible deficiencies in the glazing, weatherstripping, safety glass locations, emergency egress compliance, and the condition of the hardware and operability. Only accessible windows will be inspected. Defective thermal windows are not always visible. Cloudy days, dirty glass and or certain coverings can obscure their condition. As thermal pane windows loose their vacuum, moisture and humidity levels change. Routine maintenance is crucial to ensure proper performance and operation. (Windows are listed as observed at the time of inspection and no warranty is implied.)

Comments:  
 • All accessible windows were operated and visually inspected for defects and performed/functioned as intended at this inspection.

I. Stairways (Interior and Exterior)

Comments:  
 • The stairs and railing appear to be installed according to proper standards.

J. Fireplaces and Chimneys

Locations: Fireplace is located in the family room  
 Types: Unit is switch operated with electric ignition  
 Note: Only the visible portions of the venting system, flu or chimney is inspected for proper connectivity, installation and termination. Areas of the system concealed in or behind walls cannot be inspected.  
 Comments:  
 • Any and all repairs/investigation/improvements deemed necessary should be performed by a licensed/qualified specialist to determine overall performance and provide estimates for repair costs. (see additional comments below)  
 • Fireplace was inoperable at time of inspection. Further investigation is recommended and repairs made as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Fireplace was inoperable at time of inspection. Further investigation is recommended and repairs made as necessary.

K. Porches, Balconies, Decks, and Carports

Comments:

- Any and all repairs/investigation/improvements deemed necessary should be performed by a licensed/qualified specialist to determine overall performance and estimates for repair costs. (see additional comments below)
- Joist hangers should be installed under the front and rear exterior stair landings to provide proper structural support.
- The caps for the balcony and stairs railing are not properly attached. Improvements recommended for improved safety.



Joist hangers should be installed under the front and rear exterior stair landings to provide proper structural support.



Joist hangers should be installed under the front and rear exterior stair landings to provide proper structural support.

I=Inspected

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D=Deficient

I	NI	NP	D
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The caps for the balcony and stairs railing are not properly attached. Improvements recommended for improved safety.

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

## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------------

Panel Locations: Electrical panel is located on the interior of the home

Materials & Amp Rating: Copper wiring  
200 AMP/Square D Brand

Comments:

- The main electric service panel appears to be properly installed, no deficiencies were observed at the time of this inspection.

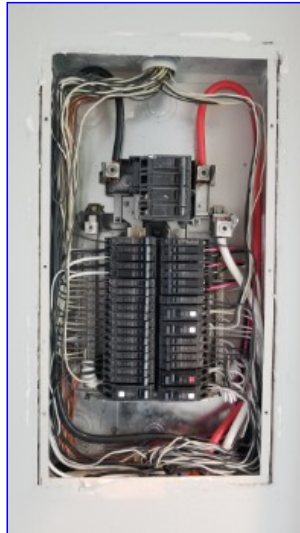
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring

Comments:

- All accessible fixtures, outlets and switches were operated/tested and are functioning properly at time of inspection.
- The installation of a ground fault circuit interrupter (**GFCI**) should be installed in all wet areas including all kitchen/ wet bars, all exterior, all bathrooms and the garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- Several outlets have an open grounds (i.e. it is wired incompletely - no ground wire connected).
- Outlets are installed directly above the cooktop. These should be relocated to prevent damage.



open ground 3rd floor loft



open ground 3rd floor bonus room front wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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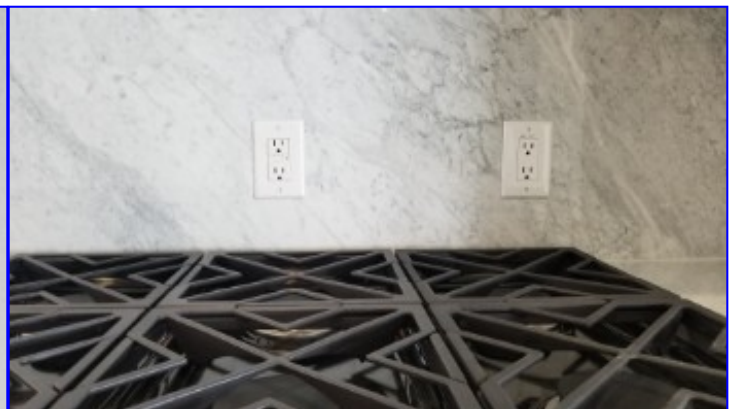
open ground 3rd floor bonus room



study



no gfci in garage



Outlets are installed directly above the cooktop. These should be relocated to prevent damage.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Central Forced Air System  
 3 Single Zone Systems

Energy Sources: Natural Gas

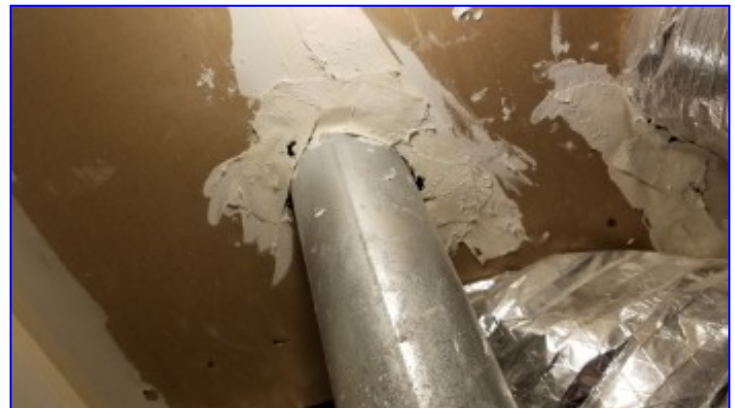
Note: We recommend that the heating system(s) be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat is checked on heat pump systems when the outside temperature is above 80 degrees.

Comments:

- The 2nd floor furnace was found to be inoperative using the normal control devices. This should be investigated further and/or repaired.
- The 3rd floor unit was visually inspected but not operated due to the thermostat being inoperative at time of inspection.
- The furnace flue pipe is contacting the roof decking and should be repaired to allow the proper two inch clearance from all combustible materials.



The furnace flue pipe is contacting the roof decking and should be repaired to allow the proper two inch clearance from all combustible materials.



The furnace flue pipe is contacting the roof decking and should be repaired to allow the proper two inch clearance from all combustible materials.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central Forced Air System  
 3 Single Zone Systems

Note: We recommend the AC unit(s) be completely serviced before each cooling season and the condensate drains 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.

Comments:

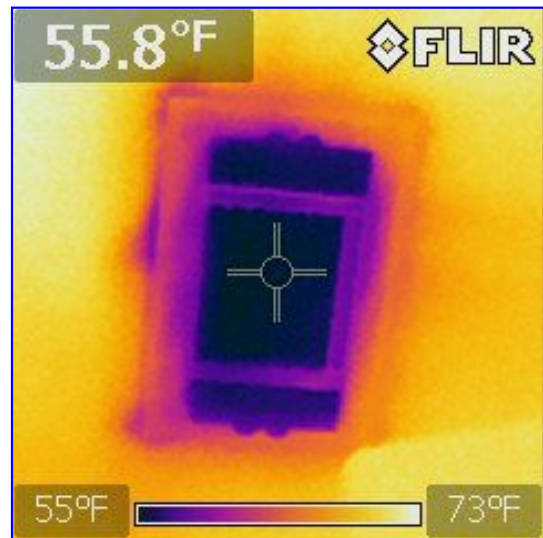
- The 1st floor **a/c** unit and its components were visually inspected for defects and operated properly at this inspection.
- The 2nd floor a/c unit and its components were visually inspected for defects and operated properly at this inspection. The unit produced a temperature differential of 19 degrees. This is within test limits of 15 to 20 degrees.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.
- The 3rd floor A/C system did not cool properly. Unit produced a supply of 64 degrees and a return of 77 degrees which is a drop of 13 degrees. This is not within test limits of 15 to 20 degrees. Evaluation by certified HVAC technician is recommended.

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

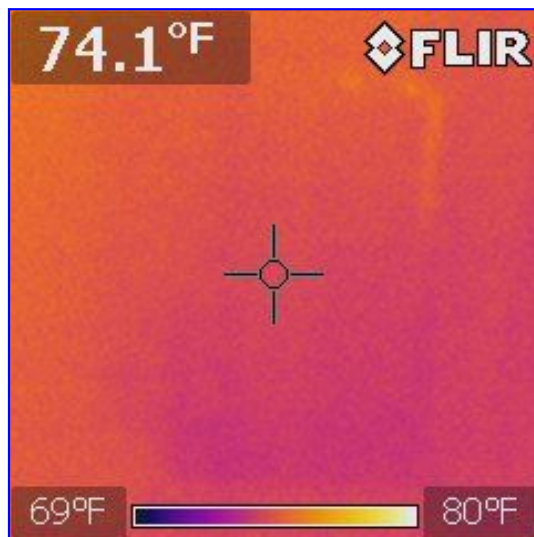
I	NI	NP	D
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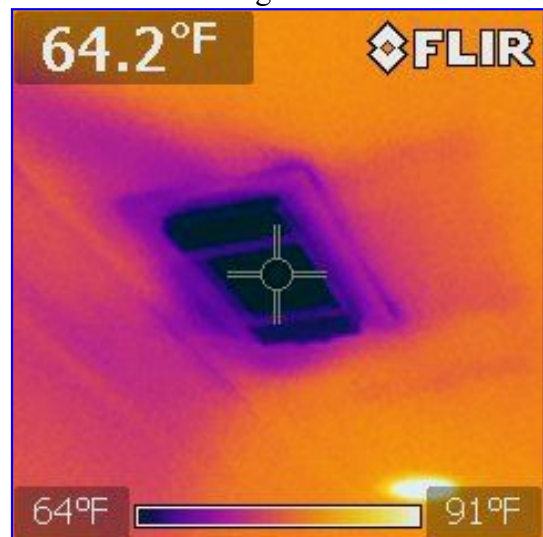
The fins of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.



The 2nd floor a/c unit and its components were visually inspected for defects and operated properly at this inspection. The unit produced a temperature differential of 19 degrees. This is within test limits of 15 to 20 degrees.



The 2nd floor a/c unit and its components were visually inspected for defects and operated properly at this inspection. The unit produced a temperature differential of 19 degrees. This is within test limits of 15 to 20 degrees.



The 3rd floor A/C system did not cool properly. Unit produced a supply of 64 degrees and a return of 77 degrees which is a drop of 13 degrees. This is not within test limits of 15 to 20 degrees. Evaluation by certified HVAC technician is recommended.

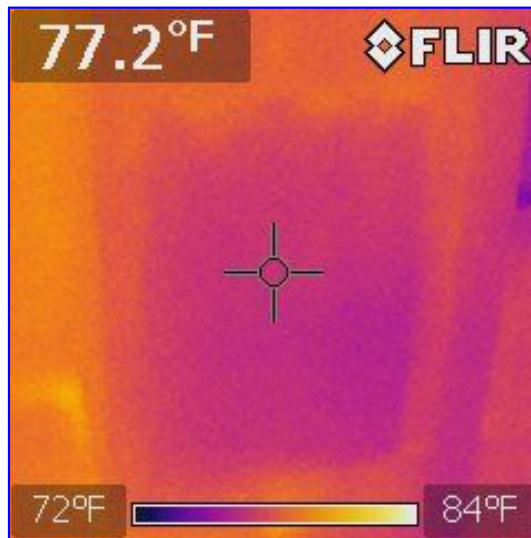
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The 3rd floor A/C system did not cool properly. Unit produced a supply of 64 degrees and a return of 77 degrees which is a drop of 13 degrees. This is not within test limits of 15 to 20 degrees. Evaluation by certified HVAC technician is recommended.

C. Duct System, Chases, and Vents

Comments:

- The visible portions of the ducting were inspected are properly connected at all locations and delivering air to registers at this time. Note: The condition of the interior of the ducting is not verified as it requires disassembly and possible specialized equipment which is beyond the scope of a TREC inspection.
- The thermostat for the 3rd floor was inoperative at time of inspection. Repair/ replacement is recommended.
- Supply air flow is considered less than ideal. Rebalancing the ductwork may improve this situation.

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: **Undetermined**

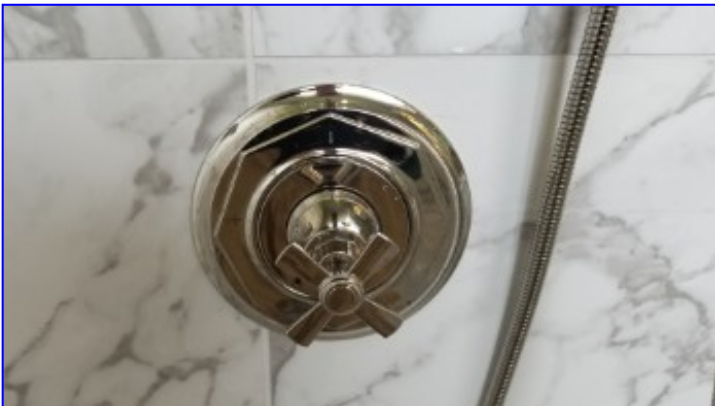
Location of Main Water Supply Valve: **Undetermined**

Static Water Pressure Reading: **55 PSI**

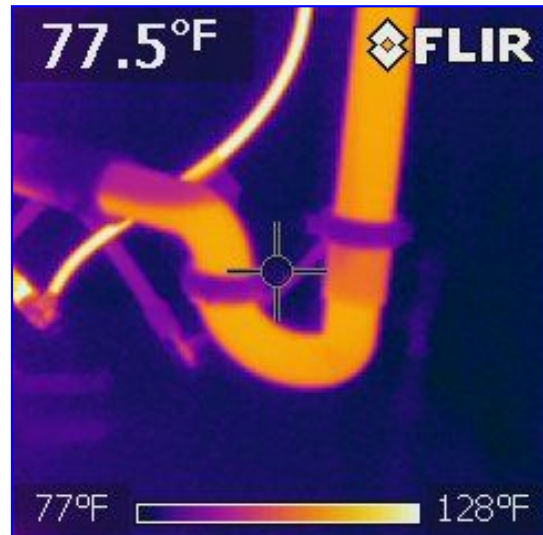
Note: Pipes, plumbing equipment and reservoirs concealed or in enclosures or underground are not visible to be inspected for leaks or defects. Regular monitoring, routine maintenance and or repairs of leaks and defects is crucial to prevent moisture damage to the surrounding materials.

Comments:

- Plumbing fixtures and supply lines are operated and visually inspected for defects and proper function. All fixtures were operating properly at time of inspection and appeared to have adequate water pressure.
- An infrared scan was performed to the materials adjacent to the plumbing fixtures during inspection. No evidence of moisture and or leakage was observed at this time.
- **A valve handle in the master shower is inoperative.**



A valve handle in the master shower is inoperative.



An infrared scan was performed to the materials adjacent to the plumbing fixtures during inspection. No evidence of moisture and or leakage was observed at this time.

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

Comments:

- 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. Regular monitoring, routine maintenance and or repairs of leaks and defects is crucial to prevent moisture damage to the surrounding materials.
- All drains were operated and appeared to be vented properly during inspection.



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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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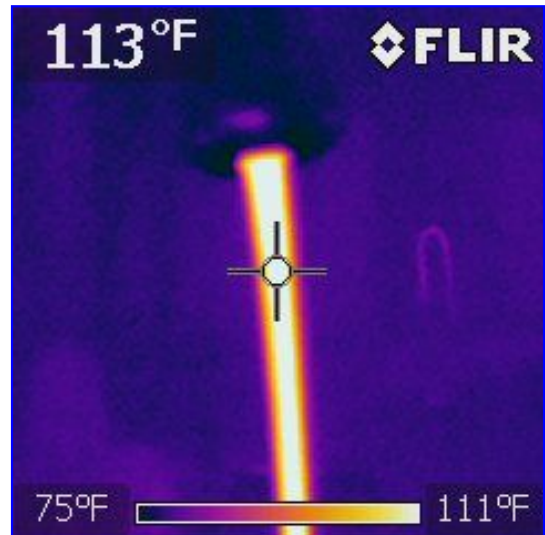
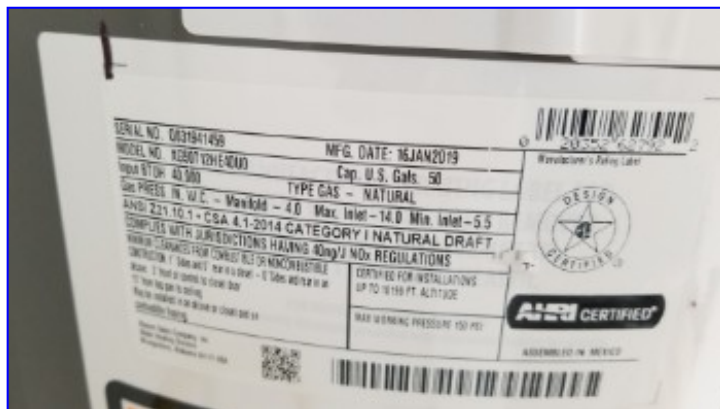
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
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Energy Source: Natural Gas  
 Water heater(s) is/are located in the garage

Capacity: 50 gallons

Comments:

- The water heater was visually inspected for defects and operated. The unit performed as intended and was properly vented/connected to the exterior of the structure at time of inspection. Hot functions were verified at all plumbing fixtures.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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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"/>	E. Other
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Observations:

### V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- Dishwasher was run through a normal cycle and operated/drained properly during inspection.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

- The food waste disposer was operated and inspected for defects during inspection. No deficiencies observed at this time.

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 checked="" type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

- Ducted vent to the exterior
- Note: Only the visible portions of the exhaust system is inspected for proper connectivity, installation and termination. Areas of the system concealed in or behind walls cannot be inspected.
- The vent hood was operated using all speed setting during inspection and verified connectivity to the exterior of the structure. No deficiencies observed at this time.
- The lights did not operate at this time.



lights inop

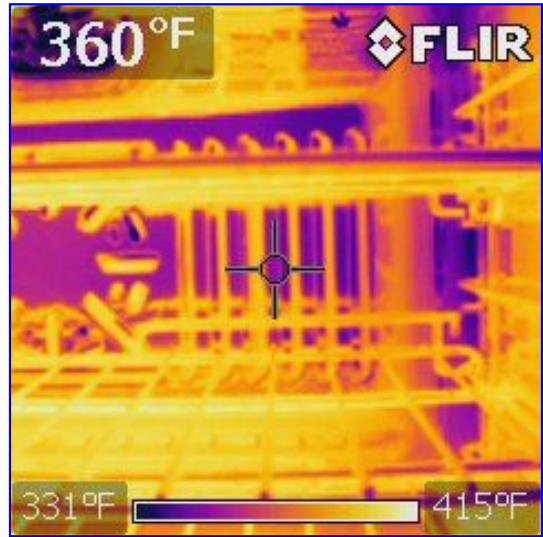
I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

- The cook-top operated properly during inspection. No deficiencies noted.
- The oven(s) operated properly during inspection. No deficiencies noted.



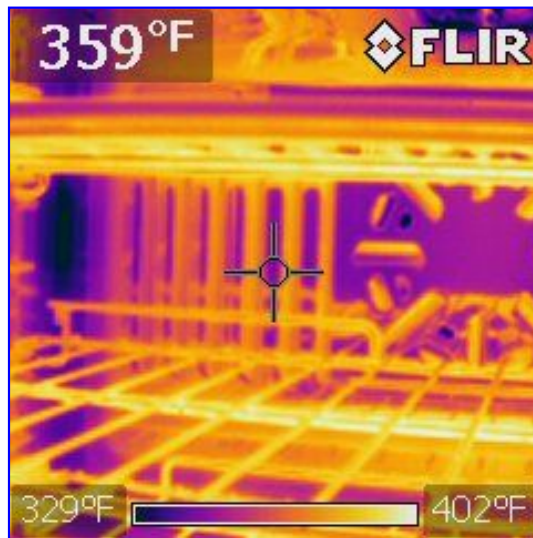
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

- The microwave operated properly during inspection. No deficiencies were noted.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All vent fans operated and verified connectivity to the exterior. The units were functional and properly vented at time of inspection.



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

I	NI	NP	D
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G. Garage Door Operators

Door Type:  
 • Overhead door x3

Comments:  
 • Manual operation of the door was performed. The unit and it's components appear to be properly installed and performing at this time.  
 • The reversing functions (photo electric sensor/resistance) for the automatic opener operated properly at time of inspection. No deficiencies noted.



H. Dryer Exhaust Systems

Comments:  
 • The dryer vent/ducting is not visible for inspection as the ducting is concealed behind the wall and or ceiling. Only the visible portions of the exhaust system can inspected for proper connectivity, installation and termination. Appliances are not operated, if present, to determine function.

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"/>	I. Other
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Observations:

### VI. OPTIONAL SYSTEMS

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

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

Comments:

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

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

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"/>
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F. Other:

Comments:

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.

Report Summary

This report is to give an understanding of the condition and function of the property in question at the time the inspection is conducted. The inspection is a visual, above ground, non-invasive observation of the standard systems and components of the building. TIS cannot report on defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building that include but may not be limited to; items below ground or which are concealed or closed in behind finished surfaces; which require the moving of anything which obstruct access or limit visibility. TIS does not move or relocate any owner items for the purposes of the inspection or where access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas, ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by dangerous or adverse situations.

TIS cannot detect and or observe some defects do to: the defect may only occur intermittently; the defect has been deliberately concealed; or the defect has occurred post the inspection.

Unforeseen deficiencies not noted or observed during the inspection could be revealed upon investigation, servicing or replacement which could lead to additional repairs and or cost.

STRUCTURAL SYSTEMS		
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>Exposed nails are present on the roofing application. Nailheads should be sealed to prevent leaking and rusty nails should be examined and replaced where needed.</li> <li>Uncoated/unsealed and or rusty flashing should be improved or repaired to prevent premature deterioration or failure. Maintaining flashing is crucial to prevent water intuition.</li> </ul>
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>Some interior finishes should be improved throughout the home. The items include but are not limited to, sheetrock, paint, trim, caulking and any other finish material.</li> <li>The window frame in the master shower should be sealed.</li> <li>Potential moisture was observed on the left wall of the 3rd floor bonus room. The cause/source should be determined and repairs should be undertaken to prevent further damage. Note: The structure and finish materials adjacent to the area should be examined to determine the extent of damage and repairs made to the materials if needed.</li> </ul>
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>Some interior finishes should be improved throughout the home. The items include but are not limited to, sheetrock, paint, trim, caulking and any other finish material.</li> <li>Water staining was observed on the decking in the 3rd floor mechanical room. The cause/source should be determined and repairs undertaken, if necessary, to prevent further damage</li> </ul>
Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>Light can be see st the front door. All exterior and/or attic access doors should be properly weather sealed as necessary to maintain a proper thermal boundary and prevent energy loss and moisture infiltration.</li> </ul>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>Any and all repairs/investigation/improvements deemed necessary should be performed by a licensed/qualified specialist to determine overall performance and provide estimates for repair costs. (see additional comments below)</li> <li>Fireplace was inoperable at time of inspection. Further investigation is recommended and repairs made as necessary.</li> </ul>



Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>Any and all repairs/investigation/improvements deemed necessary should be performed by a licensed/qualified specialist to determine overall performance and estimates for repair costs. (see additional comments below)</li> <li>Joist hangers should be installed under the front and rear exterior stair landings to provide proper structural support.</li> <li>The caps for the balcony and stairs railing are not properly attached. Improvements recommended for improved safety.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>The installation of a ground fault circuit interrupter (<b>GFCI</b>) should be installed in all wet areas including all kitchen/ wet bars, all exterior, all bathrooms and the garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.</li> <li>Several outlets have an open grounds (i.e. it is wired incompletely - no ground wire connected).</li> <li>Outlets are installed directly above the cooktop. These should be relocated to prevent damage.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 18 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>The 2nd floor furnace was found to be inoperative using the normal control devices. This should be investigated further and/or repaired.</li> <li>The 3rd floor unit was visually inspected but not operated due to the thermostat being inoperative at time of inspection.</li> <li>The furnace flue pipe is contacting the roof decking and should be repaired to allow the proper two inch clearance from all combustible materials.</li> </ul>
Page 19 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>The fins of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.</li> <li>The 3rd floor <b>A/C</b> system did not cool properly. Unit produced a supply of 64 degrees and a return of 77 degrees which is a drop of 13 degrees. This is not within test limits of 15 to 20 degrees. Evaluation by certified HVAC technician is recommended.</li> </ul>
Page 21 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> <li>The thermostat for the 3rd floor was inoperative at time of inspection. Repair/ replacement is recommended.</li> <li>Supply air flow is considered less than ideal. Rebalancing the ductwork may improve this situation.</li> </ul>
<b>PLUMBING SYSTEMS</b>		
Page 22 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> <li>A valve handle in the master shower is inoperative.</li> </ul>
<b>APPLIANCES</b>		
Page 25 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>The lights did not operate at this time.</li> </ul>