

Summary



When Quality & Integrity Count... ☺

Goodspeed Inspection Services, Inc.

Goodspeed Inspection Services, Inc.
3218 El Dorado Blvd.
Missouri City, TX 77459

Customer

Alison McGallion

Address

1725 Ave N 1/2
Galveston TX 77550

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 appear to warrant 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, efficiency, or safety of the home.

This Summary is not the entire Inspection Report. The complete Inspection Report may include additional information of concern to the customer. It is the responsibility of the customer to read the complete Inspection Report, and address any and all concerns listed in the complete Inspection Report prior to purchasing the property.

1. I. STRUCTURAL SYSTEMS A. FOUNDATIONS (If all crawl space areas are not inspected, provide an explanation.)

General Summary

1.1 CRAWL SPACE/CONSTRUCTION

Inspected, Deficient

D - Evidence of of major past wood destroying insect infestation to structural wood members throughout crawl space is visible. The damage appears to have been repaired or replaced, evidence of replaced wood throughout crawl space. Structural foundation appears to be functioning as designed. recommend that a full Wood Destroying Insect Inspection be conducted by a qualified Licensed Professional prior to closing of escrow.

4. D. ROOF STRUCTURE and ATTICS (If attic is inaccessible, report the method used to inspect.)

General Summary

4.0 ROOF FRAMING/SHEATHING and DECKING

Inspected, Deficient

D - Purlins walls undersized throughout attic - this may lead to roof framing sagging. Although this may have been normal construction practice at the time of construction it may be advisable to add additional structural support to reduce the amount of potential roof structure sagging or member failure.

4.2 ATTIC VENTILATION/INSULATION

Inspected, Deficient

(1) C - Average Thickness of Vertical Insulation cannot normally be determined without the removal of wall covering. Not determinable as part of this Inspection.

C - For information on how to make your home more energy efficient please check out the Energy Star website at www.energystar.gov or use this Energy Star information pamphlet at http://www.energystar.gov/ia/partners/publications/pubdocs/Seal_and_Insulate.pdf?99cd-0c05

(2) D - Missing attic insulation above throughout house. This condition will lead to excessively high utility bills compared to newer construction standards for attic insulation. Most manufactures of insulation and government standards recommend R-30 (8-12 inches) of insulation. Recommend adding additional insulation as soon as possible.

(3) D - Evidence of excessive past or current animal activity throughout attic, this condition should be remedied as soon as possible to prevent rodent damage to electrical wires, insulation through attic - ELECTRICAL FIRE& HEALTH HAZARD.

(4) D - Soffit vent have been sealed - There appears to be insufficient roof ventilation. This condition will lead to premature aging of roofing surfaces and excessively high utility bills.

5. E. WALLS INTERIOR and EXTERIOR, F. CEILINGS and FLOORS

General Summary

5.0 INTERIOR WALLS

Inspected, Deficient

(1) C - No determination of drywall manufacture and or manufactures location was made as part of this inspection.

(2) D - Past patching to sheet rock stress crack(s) throughout house, this condition may be evidence of past or active foundation movement. SEE FOUNDATION SECTION.

5.2 SIDING #1

Inspected, Deficient

(1) D - Wood siding in direct contact w/soil on all sides typical clearance requirement is from 4" to 5 6" clearance to soil and 2" clearance to concrete surfaces. This installation may lead to moisture intrusion into walls structure that could lead to mold, wood destroying insect infestation and damage, major wood rot to framing members. This condition should be remedied as soon as possible, once condition has been repaired a full evaluation for damage, wood destroying insects and moisture should be conducted.

(2) D - Major wood rot to siding all sides side(s) - this condition may have lead to interior structural wood member deterioration which is not determinable within the Limited Time and Scope Inspection. Further evaluation should be made to determine if any damage has been incurred.

(3) D - Damaged siding along the right side. This condition may lead to or have lead to moisture intrusion, mold, wood destroying insect infestation and water damage. It is recommended that an independent moisture intrusion analysis be conducted by qualified specialist due to visible and known moisture problems with this type of siding systems. No water intrusion testing or inspection was conducted by this inspector.

(4) D - Damaged siding along the rear side. This condition may lead to or have lead to moisture intrusion, mold, wood destroying insect infestation and water damage. It is recommended that an independent moisture intrusion analysis be

conducted by qualified specialist due to visible and known moisture problems with this type of siding systems. No water intrusion testing or inspection was conducted by this inspector.

6. G. DOORS (Interior and Exterior), H. WINDOWS, I. STAIRWAYS (Interior and Exterior)

General Summary

6.0 INTERIOR DOORS

Inspected, Deficient

(1) C - Exterior door lock(s) were Not Inspected if keys were not present at the time of the inspection.

Note: Stairways evaluation was not an exhaustive measure of the stairs and components.

(2) D - Non-Latching door in bathroom # 2 this condition may be indicative of past or present foundation movement.

6.1 EXTERIOR DOOR(S)/LOCKS/LATCHES

Inspected, Deficient

(1) C - Exterior door lock(s) were Not Inspected if keys were not present at the time of the inspection.

Note: Stairways evaluation was not an exhaustive measure of the stairs and components.

(2) D - Excessive wood rot to Exterior front door and Jamb(s) . Recommend full evaluation by qualified specialist to determine exact cause and repair needed - prior to the end of the Buyers Option Period.

6.3 GARAGE DOOR(S)

Inspected, Deficient

D - Wood rot to exterior garage doors).

6.4 INTERIOR and EXTERIOR GLAZING (WINDOW(S)/SCREEN(S))

Inspected, Deficient

(2) D - Non opening windows in bedroom # 2. Egress(Exit) hazard in case of emergency. Recommend that these windows be replaced or repaired to allow emergency exit prior to occupancy of house.

(3) D - Broken window glass in family room .

(4) D - No window screens installed on windows at all side on the house.

6.7 FASCIA/SOFFITS& EAVES

Inspected, Deficient

D - Wood rot to fascia, soffit and trim at rear side(s) of house.

8. K. PORCHES, BALCONIES, DECKS and CARPORTS

General Summary

8.0 PORCHES, DECKS and CARPORTS (Attached)

Inspected, Deficient

(4) D - Spindle spacing more than 4" - IRC 2000 R316.2"ornamental closures that do not allow passage of a sphere 4 inches in diameter."

(5) D - More than 6" between bottom rail and stairD - IRC 2000 316.2"The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such size that a sphere 6 inches cannot pass through".

(6)

D - Non grippable hand railing. the handgrip portion handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum, while this is a newer code requirement - lack of this installation is considered a hazard.

(7) D - Rear overhead porch roof structure appears to be structurally defective, recommend that the structure be fully evaluated by a qualified engineer or other qualified contractor to determine required repairs.

9. II. ELECTRICAL SYSTEM A. SERVICE ENTRANCE AND PANELS

General Summary

9.0 SERVICE ENTRANCE CABLES/MASTHEAD/DRIP LOOP/CLEARANCES

Inspected, Deficient

(2) D - Electrical service conductors clearance (outside) is less than required by current codes of 10 feet above the front porch landing - electrical SHOCK HAZARD.

9.1 SERVICE/DISTRIBUTION PANEL/SERVICE GROUNDING ELECTRODE

Inspected, Deficient

(2) D - 240 Volt electrical wires inside the breaker box - White hot legs are required to be designated (wrapped with black electrical tape or marked black) black as Hot - Electrical shock hazard.

(3) D - Missing dead-front screw(s) - Electrical Shock Hazard.

9.2 MAIN DISCONNECT/ OVERCURRENT PROTECTION

Inspected, Deficient

(1) C - Photo of the main disconnect with cover removed by Inspector for visual inspection.

(2) D - No visible anti-oxidants on aluminum conductor terminations as required by current codes and T.R.E.C. Standards of Practice required disclosure.

(3) D - Breakers are not fully labeled, i.e. specifically labeling of individual rooms, or not labeled at all. It is recommended that all breakers be correctly labeled so that overcurrent protection can be evaluated to all circuits including major appliances such as A/C Condensing units. Circuit Labeling IRC E3606.2 - NEC 408.4 Panelboard circuit Identification: All circuits and circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in the circuit directory located on the face of the panelboard enclosure or inside the panel door. The terms lighting and plugs etc is not acceptable

(4) D - Double wire tap (two wires to a the neutral buss bar. This may lead to an overloaded circuit and could lead to an electrical shock hazard and/or a fire. It appears that this is not allowed by most current codes but may be allowed by some manufactures installation specifications, it is recommended that this condition be verified by a qualified contractor to determine if needed repairs are required by the manufacture's installation specifications or current electrical code.

10. B. BRANCH CIRCUITS - CONNECTED DEVICES AND FIXTURES

General Summary

10.0 BRANCH WIRING CONDITIONS/CONNECTIONS

Inspected, Deficient

(1) D - Due to overall conditions it is recommended that the entire electrical system be fully evaluated by qualified electrician.

(2) D - Open junction box in attic below Garage - Electrical Fire Hazard. Recommend that the electrical system be fully evaluated to determine that addition defects do not exist that are not visible at this time.

(3) D - Open wire splices in attic above kitchen, Electrical Fire Hazard.

(4) D - Live knob-n-tube wiring in garage and house attic, evidence of some updating to "Romex" type wiring is visible in garage and house attic. Percentage of updated newer wiring and older style knob-n-tube is not determined as part of this limited inspection. This is an antiquated type electrical wiring system and is an electrical shock and fire hazard compared to current standards that should be repaired or replaced by a qualified electrician prior to closing of escrow.

(5) D - Open wire splices in attic above bathroom, Electrical Fire Hazard.

(6) D - Open ended live wire splices/open ended wires/loose or non secured junction box(s) , this is an electrical shock and fire hazard that should be repaired by a qualified electrician prior to closing of escrow.

10.2 RECEPTACLE OPERATION

Inspected, Deficient

(1) N.I. - Garage ceiling receptacle(s) were Not Inspected for GFCI protection by this Inspector at the time of the Inspection. While it is a newer code requirement that all garage receptacle by GFCI and AFCI Protected, it is common in existing home that they are not GFCI & AFCI Protected.

N.I. - Functionality of USB charging ports in electrical receptacles was Not Inspected.

N.I. - Floor mounted receptacles that are covered by rugs, carpets, furnishings, or storage that were not readily accessible were Not Inspected.

(2) D - Receptacle in to the right of master bedroom exterior door is wired incorrectly as shown by independent electrical receptacle testing device, device indicates that at least one defective wiring condition exists (reversed hot and neutral wires), this may not be the only defective wiring condition to this receptacle due to the nature of electrical testing devices. This defect is an electrical shock and fire hazard.

10.3 GROUND FAULT CIRCUIT INTERRUPTER(GFCI)

Inspected, Deficient

(1) C - GFCI - These electrical devices are recommended for all houses as they are designed to improve personal safety. GFCI require regular testing to ensure proper operation. GFCI protection has been required in most areas on certain circuits since the mid 1970s. It is recommended in all high hazard areas such as kitchens-bathrooms-garages-wet bars/spas-hydrotherapy tubs and the exterior.

(2) D - Garage GFCI trip normally under certain circumstances such as heavy rains, sprinkler systems spraying on the house or other conditions. This Inspector is not responsible for loss of foodstuffs in garage refrigerators and freezers powered by GFCI devices.

(3) D - GFCI receptacle does not reset when tested by external tester - Air conditioning unit.

10.6 SMOKE DETECTORS

Inspected, Not Present, Deficient

(1) The smoke alarm test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, the smoke/fire alarms were not inspected as to their installation, performance and operational characteristics.

Single and multi station smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling excluding uninhabitable attics. (IRC R317.1).

Two of the available industry standards are defined per American Standard of Testing & Materials (ASTM) including Underwriters Laboratory (UL). The standard for UL on Testing Criteria for an type Smoke Detector is UL 217/268.

It is recommended that if units appear to be more than 10 years old that they be replaced with new units. Units should be tested monthly and batteries replaced at least once yearly. While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

(2) D - There are no smoke detectors located inside and outside of bedroom #2 and Master bedroom. Most current codes require that smoke detectors are required to be interconnected and connected to the alarm system, inside all bedrooms and outside all bedrooms and adjoining halls, at least one per story, in all new construction. It is recommended that if units appear to be more than 10 years old that they be replaced with new units. Units should be tested monthly and batteries replaced at least once yearly.

Typically, most smoke detectors found in new and older homes are Ionization type. A study by Texas A & M University found that photoelectric smoke detectors reacted quicker than Ion to a smoldering fire. See <http://www.youtube.com/watch?v=EMJEzfMgdV4> Dr. Russell of Texas A & M University recommends that smoke detectors be replaced with Photoelectric type units.

While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

(3) D - Smoke detector in Master bedroom and bedroom #2 is missing. Most current codes require that smoke detectors are required to be interconnected and connected to the alarm system, inside all bedrooms and outside all bedrooms and adjoining halls, at least one per story, in all new construction. It is recommended that if units appear to be more than 10 years old that they be replaced with new units. Only accessible units were tested using built-in test buttons. Units should be tested monthly and batteries replaced at least once yearly.

Typically, most smoke detectors found in new and older homes are Ionization type. A study by Texas A & M University found that photoelectric smoke detectors reacted quicker than Ion to a smoldering fire. See <http://www.youtube.com/watch?v=EMJEzfMgdV4> Dr. Russell of Texas A & M University recommends that smoke detectors be replaced with Photoelectric type units.

While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

10.7 CARBON MONOXIDE DETECTORS

Not Present, Deficient

(1) C - If Carbon monoxide detectors were present the test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, this does not mean that the unit(s) will operate in a smoke or fire situation or in the presence of carbon monoxide.

(2) D - Carbon Monoxide Detectors are not installed as required per current codes. Carbon Monoxide Detectors are recommended inside sleeping areas of house and a minimum of one per floor. While no evaluation was made regarding the present or potential carbon monoxide levels in the home nor was a comprehensive backdrafting test performed on the mechanical systems. Carbon monoxide and gas detectors are also recommended for houses with fuel burning appliances, fireplaces or attached garages at least one per level in sleeping areas of the house. Any installed systems should be checked/services at least monthly. See <http://www.epa.gov/iaq/pubs/cofsh.html#Carbon%20Monoxide%20Can%20Be%20Deadly>.

11. III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS A. HEATING EQUIPMENT, B. COOLING EQUIPMENT

General Summary

11.1 HEATING UNIT - GAS PIPING & VALVES/COMBUSTION & DRAFT AIR

Inspected, Deficient

(1) D - Steel gas supply piping is not secured or supported properly to the heating unit - steel gas supply pipe should be strapped every 3 feet to prevent movement that could cause a gas leak.

(2) D - Most current construction codes and standards require a "drip leg" or "sediment trap" to be installed after the gas shut-off valve to appliance.

11.3 AIR CONDITIONING UNIT - OPERATION/THERMOSTAT/PERFORMANCE

Inspected, Deficient

D - Cooling system appears to not be functioning properly, 11 deg. "Delta t" - normal "Delta t" is 15 - 20 deg. Supply air temperature was 51 deg. +/-, Return air temperature was 62 deg. +/- . The cause of this possible defect is not determinable as part of a Limited Time & Scope Inspection it is recommended that the HVAC system be cleaned and serviced by a qualified HVAC contractor prior to closing to repair all possible defects. Note: Recording the temperature

differential is just one of the ways suggested by T.R.E.C. to determine proper operation of a cooling system without using specialized equipment or cutting holes into the HVAC system, the ".Delta t" is in no way the only means of testing the system. If the client feels that further evaluation is needed please contact a HVAC contractor prior to end of Option Period. The temperature differential is determined normally by recording the difference in temperature in front of the evaporator coil and behind the evaporator coil in the attic, this is the temperature of the air coming from the house and the temperature of the air going back into the house after it has been cooled. The generally recognized industry standard is a temperature difference (DT) of 15 - 20 degrees +/- 2 deg. , this can vary and has many controlling factors. If a high or low DT is noted it is recommended that a qualified professional HVAC contractor evaluate the system for possible needed repairs.

C - **Note:** Most manufacture specifications recommend that the temperature differential is determined normally by recording the difference in temperature in front of the evaporator coil and behind the evaporator coil in the attic, this is the temperature of the air coming from the house and the temperature of the air going back into the house after it has been cooled. Due to the normal installation of the evaporator coil and blower housing at the HVAC unit at the evaporator coils are not accessible without the dismantling, puncturing holes in the ductwork or sheet metal housings, no dismantling or damage was conducted as part of this Inspection. The generally recognized industry standard is a temperature difference (DT) of 15 - 20 degrees +/- 2 deg. , this can vary and has many controlling factors. For the purposes of this air conditioning inspection the delta "T" temperature reading were taken from the all supply registers throughout the house per floor/system. The Delta "T" calculation was determined by subtracting the lowest found temperature per floor/system of the supply register(s) from the return air grill temperature from same floor/system. These reading were taken after at least 15 minutes of air conditioning continuous operation. Taking the Delta "T" reading is only one way of determining if a system is cooling properly, if system has not been serviced within the last year it is recommended that the system by fully evaluated by a qualified contractor prior to the end of the buyers option period. Information:The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against the manufacture's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15 degree F to 20 degree F difference between the Return Air temperature and the supply Air with the higher end of the range required as the ambient humidity level rises. (Source construction Science Department, College of Architecture) Texas A&M University).

12. C. DUCT SYSTEMS, CHASES and VENTS

General Summary

12.0 DUCTWORK/INSULATION

Inspected, Deficient

D - Plastic ductwork throughout attic is not supported by 2" web strapping every 3' - 4', this condition may lead to compressed ductwork insulation that will lead to the creation of condensation inside the ductwork that can leak into house or lead to mold and mildew inside the ductwork. This condition can also effect the efficiency of the HVAC system distribution throughout the house.

13. IV. PLUMBING SYSTEM(S) A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

General Summary

13.1 LAUNDRY / GAS & MISC. WATER COMPONENTS

Inspected, Deficient

- (1) C - Complimentary photo of the exterior main gas meter and utility shut off location.
- (2) N.I. - Washer and dryer unit Not Inspected. Plumbing hook-ups Inspected for condition - Not Operated.
- (3) D - Missing anti-siphon devices as required by most current codes and Texas Real Estate Commissions Standards of Practice. While this is a newer code requirement and old installations may be "Grandfathered" - T.R.E.C. required Inspectors to note the absence of an Anti-Siphon devices as "in need of repair" or Hazardous condition. Hose bib vacuum breakers are small inexpensive devices with hose connections which are simply attached to sill cocks and

threaded faucets or wherever there is a possibility of a hose being attached which could be introduced to a contaminant.

14. A.1. BATHROOM(S)

General Summary

14.0 BATHROOM - SINK(S)/LAVATORY / TUB/SHOWER UNIT / COMMODE TANK/BOWL

Inspected, Deficient

(1) C - Sink faucet and shower head Aerators should be cleaned frequently to remove debris that is captured. This may be needed more frequently in older homes with galvanized pipes and in newer house that may have debris from construction in the pipes.

C - Cosmetic damage, corrosion, pitting, decolorization or rust to faucets and fixtures is Not Inspected.

C - Showers with multiple head configurations were not tested in all modes.

(2) D - Commode tank flapper valve is leaking with subsequent water leakage into bowl (Running Tank), condition will lead to excessive water usage and wasted water.

15. B. DRAINS, WASTES, and VENTS

General Summary

15.0 DRAINS, WASTES, VENTS

Inspected, Deficient

(2) D - Kitchen drain pipe is leaking in multiple locations. Recommend full evaluation by qualified plumber prior to closing

17. D. HYDRO-MESSAGE THERAPY EQUIPMENT

General Summary

17.0 HYDRO-THERAPY EQUIPMENT

Inspected, Deficient

(1) D - Unit is not functioning. It is recommend that shower/tub enclosure be fully evaluated or tested by qualified professional prior to closing of escrow.

(2) D - No GFCI Protect as required by current codes, Electrical Shock Hazard.

18. V. A. APPLIANCES

General Summary

18.3 D. RANGES, COOKTOPS, OVENS

Inspected, Deficient

(1) Comment(s)- The average Design Life of most Range Hoods is from 10 - 15 +- years.

NOTE: Cooking adequacies, self-cleaning cycles, convection clocks, timers and other accessories are not evaluated. Clearances to combustible materials vary per manufactures specification, this should be verified by the Client by checking with the manufactures installation specifications that can be generally obtained from manufactures web site.

C - If Gas Appliances are present the gas shut off valves and pipes may not be accessible behind free standing or built-in stoves and ovens due to inadequate access, clearances installation, floor covering or other obstruction.

(2) D - No anti-tip device installed as required by most current code and Texas Real Estate Commission Standards of Practice. This device when installed properly will help prevent freestanding stove/oven from tipping forward causing a crushing accident.

(3) D - The Oven temperature is excessively high when tested to 350 deg. - Approximate temperature was 380 deg. +/- Recommend full evaluation by qualified professional for all needed repairs.

28. I. OTHER - Wood Destroying Insect Report Pictures

General Summary

28.0 Wood Destroying Insect Photos - SEE ATTACHED REPORT IF CONDUCTED

Inspected, Deficient

C - See attached Official Wood Destroying Insect Report (W.D.I.) - IF CONDUCTED.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Please review the entire Inspection Report.

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Inspection Report

Alison McGallion

Property Address:

1725 Ave N 1/2
Galveston TX 77550



Goodspeed Inspection Services, Inc.

Robert J.P. Goodspeed, T.R.E.C. Professional #4100, ASHI Member 204556 T.R.E.C. Professional Inspector #4100

**Goodspeed Inspection Services, Inc.
3218 El Dorado Blvd.
Missouri City, TX 77459**

PROPERTY INSPECTION REPORT

Prepared For: Alison McGallion

(Name of Client)

Concerning: 1725 Ave N 1/2, Galveston, TX 77550

(Address or Other Identification of Inspected Property)

By: Robert J.P. Goodspeed, T.R.E.C. Professional #4100, ASHI Member 204556 T.R.E.C.
Professional Inspector #4100 / Goodspeed Inspection Services, Inc. 3/5/2020

(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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<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:

Inspection Type:

Standard Structural Mechanical& Wood
Destroying Insect

Inspection Conducted for:

Buyer of Property

Client Is Present:

No

Client's Agent Present at time of Inspection:

No

Owner Present for Inspection:

No

Listing Agent present for Inspection:

No

Age Of Home:

Over 70 Years

Rain in last 3 days:

Unknown

Temperature at time of Inspection:

75 deg +/-

Weather conditions at Start of inspection:

Sunny

Weather conditions at End of inspection:

Sunny

Property generally faces - For the purposes of this report:

North

Property Description:

Two Story

Approximate Square Footage:

Less 1,000 s.f.

Other persons present during Inspection:

No Other persons present during Inspection

Property Occupancy:

VACANT BUILDING - If a property has been vacant for any length of time it is often not possible to properly evaluate certain elements - Plumbing leaks for example - may not become apparent until several hours (or days) after inspection. The client should anticipate the possibility; of such occurrences when use of the house and systems returns to normal levels. In these situations a thorough pre-closing inspection is recommended.

Number of Bedrooms:

2

Number of Bathrooms:

1

Garage:

Built-In 1 Car

Square Footage: 400

Rooms:

Property is Vacant

Utilities On: Water, Electricity, Gas

People Present at Inspection: Inspector

Date: 3/5/2020	Time: 10:00 AM	Report ID: 20200305-Alison
Property: 1725 Ave N 1/2 Galveston TX 77550	Customer: Alison McGallion	Real Estate Professional:

Homes more than 5 years old may have areas that are not current in code requirements. If this is not a new home then this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it was not inspected for code other than those required by the Texas Real Estate Commission Standards of Practice. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or in the house could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

LIMITATIONS: Due to accessibility constraints caused by insulation, storage, furnishings etc., in attic, closets, garages and living areas evaluation is generally limited. Any specifically noted limitation/obstructions are intended to highlight limitations beyond the norm. When non-permanent limitations are removed a complete check of the area should be conducted by a qualified professional prior to closing of escrow. "Accessible" - An item is not accessible if the inspector has to climb over obstacles to gain access to it; An inspector is not required to: inspect sub-surface drainage systems; determine compatibility, product lawsuits, listing, testing or protocol authority; determine the presence, absence or risk of "Chinese drywall;" determine the cause or source of a condition; verify sizing efficiency or adequacy of a gutter or downspout system; or light a pilot light.

ESTIMATED AGES - Estimated ages as to the age of the building or specific elements represent the inspector's opinion and are intended as a guide only. Numerous factors including, but not limited to, element appearance and owner comment, form the basis of this opinion. The Client is responsible to verify the exact age and the Client shall obtain independent verification if knowledge of specific element age is desired or required. Years are used to estimate age unless otherwise noted.

Notes in the comments section of inspected items starting with a "C" are informational and are normally descriptions or general comments. Notes starting with "R" or a "D" are normally a description of a defect or other condition that needs attention.

Due to the number of recalls yearly it is beyond the Scope of an Inspection to evaluate all the components in a house during a Limited Time Scope Inspection. Recall Information can be found at CPSC.gov.

This report is copy right protected and can only be used by the purchaser of the Inspection without written approval of Goodspeed Inspection Services, Inc.

Inspector Notes:

(I) INSPECTED: Inspect-To Look at and examine accessible items, parts, systems or components without, except as required by the rules of the Texas Real Estate Commission, laboratory, scientific or engineering evaluation or testing, destructive tests or the dismantling or removal of parts, members or components. Inspected Element was found to be functional (Performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component, member) at the time of inspection with limitations and/or exceptions as noted. Element may exhibit wear or has a high potential for a defect to develop in the near future, is near or beyond its normal design life, may have a limited but unpredictable future service life, and/or does not meet normal condition expectations. No evaluation of quality or efficiency was made as a part of this Inspection

(NP)NOT INSPECTED: Element was not inspected due to construction, design, seasonal limitations, inaccessible (Not having access without the use of special tools, equipment, or instruments, or removing doors, walls, stored items or similar obstructions, or by causing damage to a structure, finish or component, equipment or system, or by virtue of inadequate clearance, walkways, passageways, or hazardous condition) or other factors. Any Item or component that was Not Inspected should be fully evaluated prior to the expiration of any time limitations such as option period.

(NP) NOT PRESENT: Element was not present, or may not have been readily visible at the time of inspection.

(D) INSPECTED DEFICIENCY: Does not adequately function or perform in the Inspector's reasonable opinion. Not functioning at the time of the inspection or exhibiting conditions conducive to imminent failure or adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified in the TREC Standards of Practice. All elements marks "DEFINIENCY" should be addressed and/or fully evaluated by "client" prior to closing of escrow. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation, element exhibits a substantial defect, is missing when it should be present, and/or is not in working or operating order.

LIMITATIONS: Items listed under **LIMITATIONS** in this report indicated conditions that may have limited accessibility or otherwise impeded completion of aspects of the inspection in addition to normal restrictions. It is recommended that limiting factors be removed or eliminated where possible, and that an inspection be arranged and Any Item or component that was Not Inspected should be fully evaluated prior to the expiration of any time limitations such as option period.

DEPARTURE PROVISIONS: (T.R.E.C. RULES) An Inspector shall exclude from the inspection any element which the inspector is not competent or qualified to inspect. An Inspector may also exclude any element required for inspection which is inaccessible, which cannot be inspected due to circumstances beyond the control of the Inspector, or which the Client has agreed should no be inspected. Items listed under LIMITATIONS also indicate restrictions. If elimination of a restricting factor occurs, have element inspected prior to closing. If the restriction can not be removed, independent evaluation may help disclose conditions.

TEXAS REAL ESTATE COMMISSION RECOVERY FUND NOTICE: Notice to consumers and service recipients of the availability of payment from the Recovery Fund for aggrieved persons may be made by filing paperwork with the Texas Real Estate Commission at P.O. Box 12188,Austin,TX78711-2188

DESIGN LIFE RANGE: This information represents the typical estimated economic service life range (years) for elements of similar design, quality and type measures from the time of original installation, manufactured date or construction. Design life information is presented solely as a guide, it does not take into consideration abnormal, unknown or discretionary factors and is not a prediction of future serviceable life. The ages of major components should be verified by current owner. All reported ages are approximate.

ESTIMATED AGES: Estimated ages as to the age of the building or specific elements represent the inspector's personal opinion and are intended as a guide only and are not fact. Numerous factors including, but not limited to, elements appearance, condition and owner comment, form the basis of this opinion and are not fact. The Client should obtain independent verification if knowledge of specific element age is desired or required. Years are used to estimate age unless otherwise noted.

LEGEND: Notes in the comments section of inspected items starting with a "C" are informational and are normally descriptions or general comments. Notes starting with "R" or "D" are normally a description of a "DEFICIENCY" or other condition that needs attention.

RECALL INFORMATION: Due to the number of recalls yearly it is beyond the Scope of an Inspection to evaluate all the components in a house during a Limited Time Scope Inspection. Recall Information can be found at CPSC.gov.

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Please review the entire Inspection Report.

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Open flame: There will not be any inspections performed by this inspector which requires the use of open flame. The lighting of pilot lights, log lighters etc are not done as per TREC guide lines.

Utilities not turned on: When any utility in the home, gas, water, electric etc, is not turned on all items which required said utility will be written up as not functioning. The inspector will not turn on electric at the main service panel, the water on to the home or gas meter as well as light pilot lights etc.

GENERAL LIMITATIONS

22 TAC §535.227(d)

The inspector is not required to:

(1) inspect:

(A) items other than those listed within these

standards of practice;

(B) elevators;

(C) detached buildings, decks, docks, fences, or

waterfront structures or related equipment;

(D) anything buried, hidden, latent, or concealed;

(E) sub-surface drainage systems;

(F) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal

lights, lightning arrestor system, remote

controls, security or data distribution systems, solar panels or smart home automation components; or

(G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(2) report:

(A) past repairs that appear to be effective and

workmanlike except as specifically required

by these standards;

(B) cosmetic or aesthetic conditions; or

(C) wear and tear from ordinary use;

(3) determine:

(A) the presence or absence of pests, termites,

or other wood-destroying insects or organisms;

(B) the presence, absence, or risk of:

(i) asbestos;

(ii) lead-based paint;

(iii) mold, mildew;

Report Identification: 1725 Ave N 1/2

(iv) corrosive or contaminated drywall

"Chinese Drywall"; or

(v) any other environmental hazard, environmental pathogen, carcinogen, toxin,

mycotoxin, pollutant, fungal presence

or activity, or poison;

(C) types of wood or preservative treatment

and fastener compatibility; or

(D) the cause or source of a condition;

(E) the cause or effect of deficiencies;

(F) any of the following issues concerning a

system or component:

(i) insurability or warrantability;

(ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;

(iii) recalls, counterfeit products, or product lawsuits;

(iv) life expectancy or age;

(v) energy efficiency, vapor barriers, or

thermostatic performance;

(vi) compliance with any code, listing, testing or protocol authority;

(vii) utility sources; or

(viii) manufacturer or regulatory requirements, except as specifically required

by these standards;

Inspection Type:

Standard Structural Mechanical & Wood
Destroying Insect

Inspection Conducted for:

Buyer of Property

Client Is Present:

No

**Client's Agent Present at time of
Inspection:**

No

Owner Present for Inspection:

No

Listing Agent present for Inspection:

No

Age Of Home:

Over 70 Years

Rain in last 3 days:

Unknown

Temperature at time of Inspection:

75 deg +/-

Weather conditions at Start of inspection:

Sunny

Weather conditions at End of inspection:

Sunny

**Property generally faces - For the
purposes of this report:**

North

Report Identification: 1725 Ave N 1/2

Property Description:

Two Story

Approximate Square Footage:

Less 1,000 s.f.

Other persons present during Inspection:

No Other persons present during Inspection

Property Occupancy:

VACANT BUILDING - If a property has been vacant for any length of time it is often not possible to properly evaluate certain elements - Plumbing leaks for example - may not become apparent until several hours (or days) after inspection. The client should anticipate the possibility; of such occurrences when use of the house and systems returns to normal levels. In these situations a thorough pre-closing inspection is recommended.

Number of Bedrooms:

2

Number of Bathrooms:

1

Garage:

Built-In 1 Car

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

I NI NP D

1. I. STRUCTURAL SYSTEMS A. FOUNDATIONS (If all crawl space areas are not inspected, provide an explanation.)

Foundations. The inspector shall: report the type of foundation (for example, slab-on-grade or pier and beam); inspect the foundation, related structural components and/or slab surfaces; inspect the crawl space area to determine the general condition of foundation components and report the method used to observe the crawl space if the inspector did not enter the crawl space because the space was inaccessible, hazardous conditions were present, or access or visibility was limited; render a written opinion as to the performance of the foundation; report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square door frames or floor slopes; report as in need of repair any post tensioned cable ends that are not protected; report as in need of repair a crawl space that does not appear to be adequately ventilated; report as in need of repair conditions or symptoms that may indicate the possibility of water penetration that are present and visible, such as improper grading around foundation walls or plumbing leaks; and report as in need of repair conditions that are present and visible and may be adversely affecting foundation performance, such as erosion or water ponding.

This note applies to all duplicate sections of FOUNDATIONS.

1.0 FOUNDATION CONDITIONS/PERFORMANCE

Style: Slab, Crawl space

Type of Foundation: Concrete/Slab-on-grade

Reinforcement Type: Unknown - No visible evidence of reinforcement type visible due to normal construction or soil/mulch, siding, deck, patios or other obstruction

Evidence of Structural additions: Yes - Rear Addition(S)

LIMITATIONS: Entire side of house not accessible due to zero lot line adjacent property - gate locked.

Comments:

(1) (*An opinion on performance is mandatory*)

IMPORTANT NOTE: PLEASE READ "FOUNDATION ADDENDUM" NOTE BELOW.

C - On the basis of today' observations, it is the inspector's opinion that the foundation is exhibiting signs of slight movement at this time. Foundation movement is common throughout this area, therefore, as time passes more movements may occur. These movements could be indicated by small cracks to sheet rock walls and ceiling or sticking doors. If however, you notice large cracks or unusual movements you should consult with a structural engineer of foundation expert as soon as possible. To reduce the risk of future movements a consistent watering maintenance and foliage control program should be maintained. It is important to maintain good drainage around the home while keeping the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.

This Inspection and Report is not an engineering evaluation and was not performed in an effort to determine if the foundation is performing to the designed intent of the builder, architect or engineer.

This Inspection and Report cannot predict how the foundation will perform in the future.

(2) C - Evidence of concrete slab addition at rear of house (master bathroom). Slab additions may exhibit foundation movement differently than original house. Flooring and wall coverings may make create a conductive condition for wood destroying insects.

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

I NI NP D



1.0 Item 1(Picture)

1.1 CRAWL SPACE/CONSTRUCTION

Peer& Beam Type: Wood beams and joists

Crawl Space Accessible: Yes

Crawl Space inspection meathod: Entered

Comments:

D - Evidence of of major past wood destroying insect infestation to structural wood members throughout crawl space is visible. The damage appears to have been repaired or replaced, evidence of replaced wood throughout crawl space. Structural foundation appears to be functioning as designed. recommend

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

I NI NP D

that a full Wood Destroying Insect Inspection be conducted by a qualified Licensed Professional prior to closing of escrow.

1.2 CRAWL SPACE VENTILATION

Ventilated Crawl space: Yes

Comments:



1.2 Item 1(Picture)

1.3 WATER PENETRATION

Comments:

Comments: This report **DOES NOT** represent an engineering evaluation of the foundation. The inspector conducting this foundation inspection is **NOT** an engineer. The lack of maintaining foundation conditions can lead to major structural problems. The presence of floor covering (carpet, tile, vinyl, etc.) limits ability to fully access slab condition. Crawl spaces located at or below grade are particularly prone to moisture and insect concerns; due to typical access restrictions, evaluations are generally limited. Any uncertainty regarding foundation movement should be independently resolved prior to purchase. If defects exist or are suspected, evaluation by a Qualified Engineer or specialist is recommended. It is the understanding of this inspector that widely accepted formal standards for the determination of post construction foundation performance are unavailable. The large number of variables, that can affect such determination, may impede the development of such standards; Structural opinions represent a summary of visible and accessible conditions seen at the time of inspection. The opinions given on the performance of this foundation are subjective and based on the knowledge and experience of the inspector and such may vary from the opinion of other inspectors. The inspector's comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from an engineering firm. The future performance of this foundation is not warranted.

This note applies to all duplicate sections of FOUNDATIONS.

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

I NI NP D

2. B. GRADING and DRAINAGE

General Limitation. The Inspector is not required to inspect sub-surface drainage systems, "French drains", underground tiles, underground gutter downspout drains, patio sub-surface drains.

Gutters and downspouts were Not Inspected for efficiency of adequacy.

Limitations: We do not inspect the underground drainage systems that may be present for gutter drainage, yard or garden drainage or any other type of drain system that may be present.

Limitations: This inspection does not attempt to determine if any type of under ground drains systems are functioning or not functioning.

2.0 SITE GRADING/DRAINAGE

CONDITIONS: Grading provisions - To help direct any roof or surface run-off away from the foundation all depressions or negatively graded areas should be corrected or improved., Vegetation - Maintenance of site vegetation and landscaping is required to prevent damage to the structure and prevent moisture intrusion into structure. Any overgrowth should be carefully removed to check for damage and wood destroyinf insects.

Comments:

2.1 GUTTERS/DOWNSPOUTS

Comments:

Comments: Soil and grading conditions are subject to change and must be maintained on a regular basis. If Expansive Clay Soils are suspected or known to be present, movement to foundations is highly possible and monitoring is advised. It is critical that water and moisture not be allowed to stand along the slab and the trees not planted or allowed to grow within 1 1/2 times the mature height of the tree. These conditions may lead to excessive foundation movement that could lead to major foundation repair. No geological/soil evaluation was performed as part of this inspection. Evaluation of site grading is limited to conditions directly adjacent to and affecting the house, unless otherwise indicated.

One of the most conducive conditions for Wood Destroying Insects (WDI) is elevated soil and mulch levels above the concrete slab in flower beds and surrounding areas. To reduce, but not prevent the infestation of WDI's it is recommended that the level of all shrub, flower and mulch beds be lowered so that the concrete slab is visible. This will lower the risk of WDI infestations and the accessibility of other pests, such as spiders, ants, roaches and rodents.

(2) The inspector is not required to:

(A) inspect flatwork or detention/retention

ponds (except as related to slope and drainage);

(B) determine area hydrology or the presence

of underground water; or

(C) determine the efficiency or performance

of underground or surface drainage systems.

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

I NI NP D

3. C. ROOF COVERING MATERIALS (If the roof is inaccessible, report the method used to inspect.)

Note: No determination of insurability, remaining life expectancy, suitability or application of the materials of the roof covering is made or inferred. Roofing problems or leaks can develop at any time. This Inspection and Report does not guarantee the roof or its related components.

Warning: When ever any comment is made to the report regarding debris such as pine needles, leaves, branches or other debris covering a portions or portions of the roof, all such items should be removed and further examinations should be done by a qualified roofing company to insure there are no areas of damage under such debris, It is highly recommended that this be down prior to closing of sale of the property.

Limitations: The type of shingle fastener, fastener installation, fastener placement and spacing are beyond the scope of this inspection. Those items are not observable without destructive and invasive inspection and vary by municipal jurisdiction, manufacturer and product. Additionally the holding power of the roof substrate is outside the scope of this inspection as it is not readily observable and cannot be determined without destructive and invasive inspection.

Recommendations:It is always recommended when ever there are any deficiencies noted with roof covering that a qualified roofing contractor further evaluate and correct as maybe required.

Limitations: This inspection does not attempt to determine the capacity of the gutters and or downspouts or if they are performing as intended. This inspection does not attempt to determine if the underground drain systems which may or may not be present are performing as intended

3.0 ROOFING SURFACE

Type of Roof Surface Covering: Unknown - Roof is Not Visible

Roofing Surface - Approximate age as determined by Inspector's Opinion: Unknown age - Age is not determinable.

Roofing Surface - Average Design life (See Note): Unknown - Roof is Not Visible +-

Roof Surface - Inspection Meethod: Inaccessible - N.I.

Roofing Surface - Evidence of past patching: Not Determinable

Roof Surface - fasteners type - Random sampling: Nails visible from the attic.

Roof surfaces Not Inspected: South side of the house - Not Inspected, East side of the hose - Not Inspected, West side of the house - Not Inspected, West side of the Garage - Not accessible - Not Inspected

LIMITATIONS: Height/Pitch - Roof Inspection was limited or not possible due to the roof height above the ground and/or roof pitch or slope is not safely accessible by this Inspector., Two story not safely accessible from ground without the use a ladder capable of reaching surfaces over one story above the ground., Upper north side roofing is not visible due to Limiting factors listed here., Upper south side roofing is not visible due to Limiting factors listed here., Upper east side roofing is not visible from the ground due to Limiting factors listed here., Upper west side roofing is not visible due to Limiting factors listed here.

Comments:

3.1 VISIBLE FLASHINGS/PENETRATIONS/ROOF JACKS

Plumbing Roof-Jack vent type: None Visible at time of Inspection

Comments:

Comments: Roof Type/Material comments are intended to provide general descriptions only; actual materials were not verified. The evaluation of a roof is primarily a visual assessment based on general roofing appearances. It is usually not possible to verify actual roofing materials, fasteners, installation methods and actual roof age. Latent concerns may result from conditions such as hail damage or the lack of or incorrect installation of underpayment which is not readily detectable. A roofer's assessment would be advisable if the inspection was Limited or restricted to viewing from the ground and/or was Limited or affected by weather conditions particularly if the roofing is old or age is unknown. Review I. D. Roof Structure & Attic, I. E. Walls & F Ceiling and Floors.

NOTE: Estimated ages as to the age of the unit represent the inspector's opinion based upon manufactures labeling information, design and condition and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the "Sellers Disclosure" or other means available.

Specific limitations for roof, roof structure and attic. The inspector is not required to do the following:

- (1) determine the remaining life expectancy of the roof covering; or
- (2) inspect the roof from the roof level if the inspector's reasonable judgement determines, the inspector cannot safely reach or stay on the roof or significantly damage to the roof covering material may result from walking on the roof.
- (3) determine the number of layers of roof covering material.
- (4) identify latent hail damage.
- (5) provide as exhaustive list of locations of water penetrations or previous repairs.

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

I NI NP D

4. D. ROOF STRUCTURE and ATTICS (If attic is inaccessible, report the method used to inspect.)

Note:

The attic was Inspected by entering the accessible portions of the attic areas. Inspection was made from safe platforms by observing the general condition of visible areas. Areas without a safe platform were Not Inspected or evaluated for safety reasons. This is a visual Inspection of accessible areas, hidden or obstructed areas due to limitation such as poor access, obstructions, stored items, duct work, HVAC equipment or areas not safely accessible may hide Defects that were not seen by this Inspector.

4.0 ROOF FRAMING/SHEATHING and DECKING

Attic Type/Inspection Method/Viewed from: Pull down stairs - Attic Entered

Framing type: Wood framing, Light Framing/Cottage construction

Deck type: Shiplap decking

Hurricane/Windshear Protection/Strapping: Not visible at the time of the Inspection.

LIMITATIONS: Attic construction type not fully accessible or visible due to normal construction, Defects may be present that are not visible and are beyond the scope of Inspection.

Comments:

D - Purlins walls undersized throughout attic - this may lead to roof framing sagging. Although this may have been normal construction practice at the time of construction it may be advisable to add additional structural support to reduce the amount of potential roof structure sagging or member failure.



4.0 Item 1(Picture)

4.1 ROOF MOISTURE PENETRATION

Comments:

4.2 ATTIC VENTILATION/INSULATION

Insulation type: None

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

I NI NP D

Approximate Average Depth of Insulation (Estimated visually only - Verify depth with the owner):

0 inche(s) - Insufficient

Ventilation type: Soffit Vents & Ridge Vents

Approximate Average Thickness of Vertical Insulation: Average Thickness of Vertical Insulation cannot normally be determined without the removal of wall covering. Not determinable as part of this Inspection.

Comments:

(1) C - Average Thickness of Vertical Insulation cannot normally be determined without the removal of wall covering. Not determinable as part of this Inspection.

C - For information on how to make your home more energy efficient please check out the Energy Star website at www.energystar.gov or use this Energy Star information pamphlet at http://www.energystar.gov/ia/partners/publications/pubdocs/Seal_and_Insulate.pdf?99cd-0c05

(2) D - Missing attic insulation above throughout house. This condition will lead to excessively high utility bills compared to newer construction standards for attic insulation. Most manufactures of insulation and government standards recommend R-30 (8-12 inches) of insulation. Recommend adding additional insulation as soon as possible.

(3) D - Evidence of excessive past or current animal activity throughout attic, this condition should be remedied as soon as possible to prevent rodent damage to electrical wires, insulation through attic - ELECTRICAL FIRE& HEALTH HAZARD.

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

I NI NP D



4.2 Item 1(Picture)



4.2 Item 2(Picture)

(4) D - Soffit vent have been sealed - There appears to be insufficient roof ventilation. This condition will lead to premature aging of roofing surfaces and excessively high utility bills.

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

I NI NP D



4.2 Item 3(Picture)

Comments: Stains/Leaks may be due to numerous factors, determination of leak status, cause or hidden damage is usually impossible during Limited Time and Scope Inspection. Review I. C. Roof Covering Section. Solar type vent are not inspected as part of a standard house inspection.

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

I NI NP D

5. E. WALLS INTERIOR and EXTERIOR, F. CEILINGS and FLOORS

Interior walls, doors, ceilings and floors. The inspector shall: report as in need of repair deficiencies of the surfaces of walls, ceilings and floors as related to structural performance or water penetration that are present and visible; report as in need of repair accessible doors that do not operate properly, excluding locks and latches; report as in need of repair deficiencies in steps, stairways, balconies and railings, report as in need of repair spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit passage of an object greater than four inches in diameter; and report as in need of repair the absence of safety glass in hazardous locations.

No evaluation of testing of lead paint, mold, Chinese drywall was made.

5.0 INTERIOR WALLS

Comments:

(1) C - No determination of drywall manufacture and or manufactures location was made as part of this inspection.

(2) D - Past patching to sheet rock stress crack(s) throughout house, this condition may be evidence of past or active foundation movement. SEE FOUNDATION SECTION.

5.1 EXTERIOR WALL FRAMING (Where visible)

Comments:

(1) C - Interior wall structure was not accessible during this Structural & Mechanical Inspection. Any latent conditions inside the walls can not be detected or evaluated without the removal of wall covering.

(2) D - Evidence of termite damage throughout the garage and exterior siding, extent of damage is not determinable without removal of wall covering. It is recommended that this condition be fully evaluated by qualified professional to determine if/ extent of structural damage, active wood destroying insects, or mold exist.

5.2 SIDING #1

Comments:

(1) D - Wood siding in direct contact w/soil on all sides typical clearance requirement is from 4" to 5 6" clearance to soil and 2" clearance to concrete surfaces. This installation may lead to moisture intrusion into walls structure that could lead to mold, wood destroying insect infestation and damage, major wood rot to framing members. This condition should be remedied as soon as possible, once condition has been repaired a full evaluation for damage, wood destroying insects and moisture should be conducted.

(2) D - Major wood rot to siding all sides side(s) - this condition may have lead to interior structural wood member deterioration which is not determinable within the Limited Time and Scope Inspection. Further evaluation should be made to determine if any damage has been incurred.

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

I NI NP D



5.2 Item 1(Picture)



5.2 Item 2(Picture)

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

I NI NP D



5.2 Item 3(Picture)



5.2 Item 4(Picture)

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

I NI NP D



5.2 Item 5(Picture)



5.2 Item 6(Picture)

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

I NI NP D



5.2 Item 7(Picture)

(3) D - Damaged siding along the right side. This condition may lead to or have lead to moisture intrusion, mold, wood destroying insect infestation and water damage. It is recommended that an independent moisture intrusion analysis be conducted by qualified specialist due to visible and known moisture problems with this type of siding systems. No water intrusion testing or inspection was conducted by this inspector.

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

I NI NP D



5.2 Item 8(Picture)



5.2 Item 9(Picture)

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

I NI NP D



5.2 Item 10(Picture)



5.2 Item 11(Picture)

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

I NI NP D



5.2 Item 12(Picture)

(4) D - Damaged siding along the rear side. This condition may lead to or have lead to moisture intrusion, mold, wood destroying insect infestation and water damage. It is recommended that an independent moisture intrusion analysis be conducted by qualified specialist due to visible and known moisture problems with this type of siding systems. No water intrusion testing or inspection was conducted by this inspector.

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

I NI NP D



5.2 Item 13(Picture)

5.5 CEILING and FLOORS - VISIBLE FRAMING

Floor covering type - Not Inspected: Tile, "Hardwood" type

Comments:

(1) C - Cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops was Not Inspected.

(2) D - Major damage to second floor floor joist, insufficient load bearing joist on beams, visible patching or other evidence of structural defects, extent of damage is not determinable. The extent of this condition or damage cannot be fully evaluated in a Limited Time and Scope Inspection and should be fully evaluated by a qualified professional to determine the extent of damage to structural members and evaluate for all needed repairs.

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

I NI NP D



5.5 Item 1(Picture)



5.5 Item 2(Picture)

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

I NI NP D



5.5 Item 3(Picture)



5.5 Item 4(Picture)

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

I NI NP D



5.5 Item 5(Picture)



5.5 Item 6(Picture)

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

I NI NP D



5.5 Item 7(Picture)

Comments: Floor, wall and ceiling coverings limited the ability to assess conditions. Descriptions of construction features represent the predominant types and materials observed. Concealed or latent defects are not included. Cabinetry finishes/hardware was not evaluated.

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

I NI NP D

6. G. DOORS (Interior and Exterior), H. WINDOWS, I. STAIRWAYS (Interior and Exterior)

Limitations: Only a representative number of windows are inspected for operation and or locking devices.

Limitations: A thermal pane type window may lose its vacuum seal, moisture may appear, then disappear, depending on inside and outside temperature, barometric pressure, and the humidity level. Therefore windows listed as observed at time of inspection only and no warranty is implied, or given.

6.0 INTERIOR DOORS

Comments:

(1) C - Exterior door lock(s) were Not Inspected if keys were not present at the time of the inspection.

Note: Stairways evaluation was not an exhaustive measure of the stairs and components.

(2) D - Non-Latching door in bathroom # 2 this condition may be indicative of past or present foundation movement.

6.1 EXTERIOR DOOR(S)/LOCKS/LATCHES

Exterior Door Lock: Thumb latch (Non-Keyed)

Comments:

(1) C - Exterior door lock(s) were Not Inspected if keys were not present at the time of the inspection.

Note: Stairways evaluation was not an exhaustive measure of the stairs and components.

(2) D - Excessive wood rot to Exterior front door and Jamb(s) . Recommend full evaluation by qualified specialist to determine exact cause and repair needed - prior to the end of the Buyers Option Period.



6.1 Item 1(Picture)

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

I NI NP D

6.3 GARAGE DOOR(S)

Comments:

D - Wood rot to exterior garage doors).

6.4 INTERIOR and EXTERIOR GLAZING (WINDOW(S)/SCREEN(S))

Window glazing type: Single pane w/ metal frame - these type of windows can have condensation issues and associated interior damage to window sills and adjacent sheetrock., Single pane, Wood frame

LIMITATIONS: Freshly painted walls throughout interior walls and ceilings may hide damage or conditions that need addressing that is not visible at this time.

Comments:

(1) C - Holes drilled into the window casing may allow moisture leakage or void Manufacturer's Warranty.

C - Insulated windows were not executively inspected for broken insulated windows broken seals

(2) D - Non opening windows in bedroom # 2. Egress(Exit) hazard in case of emergency. Recommend that these windows be replaced or repaired to allow emergency exit prior to occupancy of house.



6.4 Item 1(Picture)

(3) D - Broken window glass in family room .

(4) D - No window screens installed on windows at all side on the house.

6.6 STEPS/STAIRS/BALCONY/RAILINGS

Comments:

C - Exterior door lock(s) were Not Inspected if keys were not present at the time of the inspection.

Note: Stairways evaluation was not an exhaustive measure of the stairs and components.

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

I NI NP D

6.7 FASCIA/SOFFITS& EAVES

Comments:

D - Wood rot to fascia, soffit and trim at rear side(s) of house.



6.7 Item 1(Picture)

Comments: Descriptions of construction features represent the predominant types and materials observed. Concealed or latent defects are not included. Cabinetry finishes/hardware was not evaluated. Evaluation is based on a limited/representative operational check of windows and window glazing. Neither the condition nor presence of window finishes, awnings, shutters, storm windows, interior locks& latches, or other security devices are included as part of this evaluation. Burglar bar evaluation is limited to an evaluation of functional egress. Removal of all non-opening or operational burglar bars is recommended to provide and maintain emergency egress provisions.

Evaluation is based on a limited/representative operational check of windows and window glazing. Neither the condition nor presence of window finishes, awnings, shutters, storm windows, interior locks& latches, or other security devices are included as part of this evaluation. Burglar bar evaluation is limited to an evaluation of functional egress.

Removal of all non-opening or operational burglar bars is recommended to provide and maintain emergency egress provisions.

Specific limitations for Interior walls, doors, ceilings and floors. The inspector is not required to do the following:

- (1) determine the condition of floor, wall or ceiling coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to floor, wall or ceiling coverings;
- (3) determine the condition of paints, stains and other surface coatings; or
- (4) determine condition of cabinets.

Specific limitations for exterior walls and doors, windows and door glazing. The inspector is not required to do the following:

- (1) report the condition or presence of storm windows or doors, awnings, shutters or security devices or systems;
- (2) determine the condition of paints stains or other surface coatings; or
- (3) determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls.

Specific limitations for exterior walls and doors, windows and door glazing. The inspector is not required to do the following:

- (1) report the condition or presence of storm windows or doors, awnings, shutters or security devices or systems;
- (2) determine the condition of paints stains or other surface coatings; or
- (3) operate a lock if the key is not available.

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

I NI NP D

8. K. PORCHES, BALCONIES, DECKS and CARPORTS

Porches and decks. The inspector shall: report as in need of repair structural deficiencies in porches, decks, steps, balconies and carports as to visible footings, joists, deckings, railings and attachment points, where applicable; and report as in need of repair (except for decks which are not higher than 30 inches as measured from the adjacent grade) spacings between intermediate balusters, spindles or rails that permit passage of an object greater than four inches in diameter.

8.0 PORCHES, DECKS and CARPORTS (Attached)

Porch type: Back Porch, Front Porch

Comments:

(1) C - Adequacy of water proofing cannot be fully determined with this visual inspection and it is recommended that all exposed wood surfaces be water proofed on a yearly basis. If the exposed wood surfaces appears to be weather worn, cracked, rotten, discolored, or other wise defective to the layperson it is recommended that the wood structure be fully evaluated by a qualified contractor.

Free standing (Not attached to the house or garage or that cannot be used as a means of ingress or egress from the dwelling unit) porches, awning, decks, coverings, carports, balconies, storage sheds or other structure type are excluded and were Not Inspected. Areas below the deck that access is less than 24 inches wide and 18 inches high were NOT Entered and no accessible, therefore were Not Inspected.

(2) C - Adequacy of structural soundness cannot be fully determined with this visual inspection and it is recommended that all wood structures be fully evaluated by a qualified contractor adherence to accepted industry elevated deck standards such as "Design for Code Acceptance - Prescriptive Residential Wood Deck Construction Guide " .

(3) GENERAL LIMITATIONS

TREC

22 TAC §535.227(d)

The inspector is not required to: (G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios.

N.I. - Driveways and sidewalks Not Inspected.

(4) D - Spindle spacing more than 4" - IRC 2000 R316.2"ornamental closures that do not allow passage of a sphere 4 inches in diameter."

(5) D - More than 6" between bottom rail and stairD - IRC 2000 316.2"The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such size that a sphere 6 inches cannot pass through".

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

I NI NP D



8.0 Item 1(Picture)

(6)

D - Non grippable hand railing. the handgrip portion handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum, while this is a newer code requirement - lack of this installation is considered a hazard.

(7) D - Rear overhead porch roof structure appears to be structurally defective, recommend that the structure be fully evaluated by a qualified engineer or other qualified contractor to determine required repairs.

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

I NI NP D



8.0 Item 2(Picture)



8.0 Item 3(Picture)

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

I NI NP D



8.0 Item 4(Picture)

Comments: Evaluation is limited to performance of readily visible components. All exterior elements, particularly wood components of wood decks, porches, and stairs, are prone to damage due to insects/decay. Concealed/latent conditions are not determinable. Evaluation of walkways, driveways is generally limited to components at or leading to house and affecting the house, unless otherwise indicated. Waterfront structures, docks, bulkheads and piers are outside the scope of inspection. Identification of flatwork materials i.e. concrete, flagstone etc... is for general purposes and should be verified with the owner of the property.

GENERAL LIMITATIONS

22 TAC §535.227(d)

The inspector is not required to: (G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

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

I NI NP D

9. II. ELECTRICAL SYSTEM A. SERVICE ENTRANCE AND PANELS

Service entrance and panels. The inspector shall: inspect service entrance cables and report as in need of repair deficiencies in the integrity of insulation, drip loop, separation of conductors at weatherheads and clearances; report as in need of repair a drop, weatherhead or mast that is not securely fastened; report as in need of repair the lack of a grounding electrode conductor in the service where visible, or the lack of secure connection to the grounding electrode or grounding system; report as in need of repair accessible main or subpanels that are not secured to the structure or appropriate for their location (weather-tight if exposed to weather, appropriate clearances and accessibility), do not have inside covers (dead fronts) in place, do not have conductors protected from the edges of metal panel boxes, do not have trip ties installed on labeled 240 volt circuits, do not have proper fasteners or do not have knockouts filled; inspect and report as in need of repair deficiencies in the type and condition of the wiring in the panels, in the compatibility of overcurrent protectors for the size of conductor being used and in sizing of listed equipment of overcurrent protection and conductors, when power requirements for listed equipment are readily available and breakers are labeled; report as in need of repair a panel that is installed in a hazardous location, such as a clothes closet; report as in need of repair the absence of appropriate connections, such as copper/aluminum approved devices, pig-tailed connections or crimp connections; and the absence of anti-oxidants on aluminum conductor terminations; and report as in need of repair the lack of main disconnect(s).

Limitations:

No low voltage wiring systems were Inspected. Not photo sensing light devices were Inspected.

Limitations: Only a representative number of electrical receptacles and switches are inspected for operation as in many cases they are not all accessible.

Limitations: All outside yard lighting gas or electric, lighting in trees, pools, spas etc are not included in this inspection report.

Limitations: Intercom systems, wiring for TV's, telephones etc are not inspected or included in this inspection. Limitations: Electrical receptacles installed for appliances such as the laundry equipment, ranges, etc. are not inspected, to determine if functioning or in good order in most cases the receptacles are behind equipment and are not accessible. Limitations: 11.8.3.5. The smoke alarm test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, the smoke/fire alarms are not inspected as to their installation, performance and operational characteristics. Two of the available "industry standards" are defined per American Standard of Testing & Materials (ASTM) including Underwriter's Laboratory (UL). The "standard" for UL on Testing Criteria for an ionization-type Smoke Detector is UL 217/268. This inspector is not qualified or trained to perform testing in compliance with (UL) and or (ASTM) Standards. This inspection does not attempt to determine if there are batteries for backup

I=Inspected NI=Not Inspected NP=Not Present D=Deficient I NI NP D systems or if the batteries are functioning or not. It is highly recommended that buyer replace batteries at the time of taking possession of the home.

Limitations: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

9.0 SERVICE ENTRANCE CABLES/MASTHEAD/DRIP LOOP/CLEARANCES

Service Entrance Cables: Overhead Service

Comments:

- (1) C - Branch wiring appears to be "Bundled" where it passes through the panel box into the wall cavity. Bundling of wiring may reduce the ampacity rating of the conductors. See IRC E3805.3.2, NEC 314.17(B) & (C), IRC E3605.3 & NEC 310.15(B)(2)(a)
- (2) D - Electrical service conductors clearance (outside) is less than required by current codes of 10 feet above the front porch landing - electrical SHOCK HAZARD.

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

I NI NP D



9.0 Item 1(Picture)

9.1 SERVICE/DISTRIBUTION PANEL/SERVICE GROUNDING ELECTRODE

Electrical Conductors: COPPER

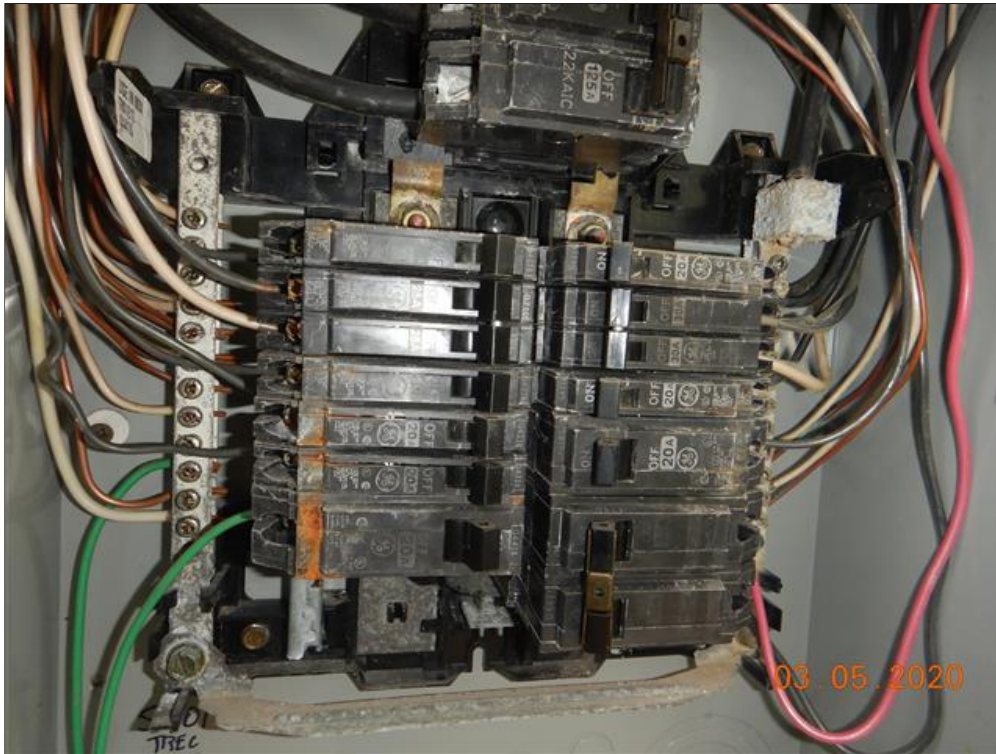
Electrical Panel Manufacturer: GENERAL ELECTRIC

Comments:

(1) C - Photo of the main distribution panel with cover removed by Inspector for visual inspection.

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

I NI NP D

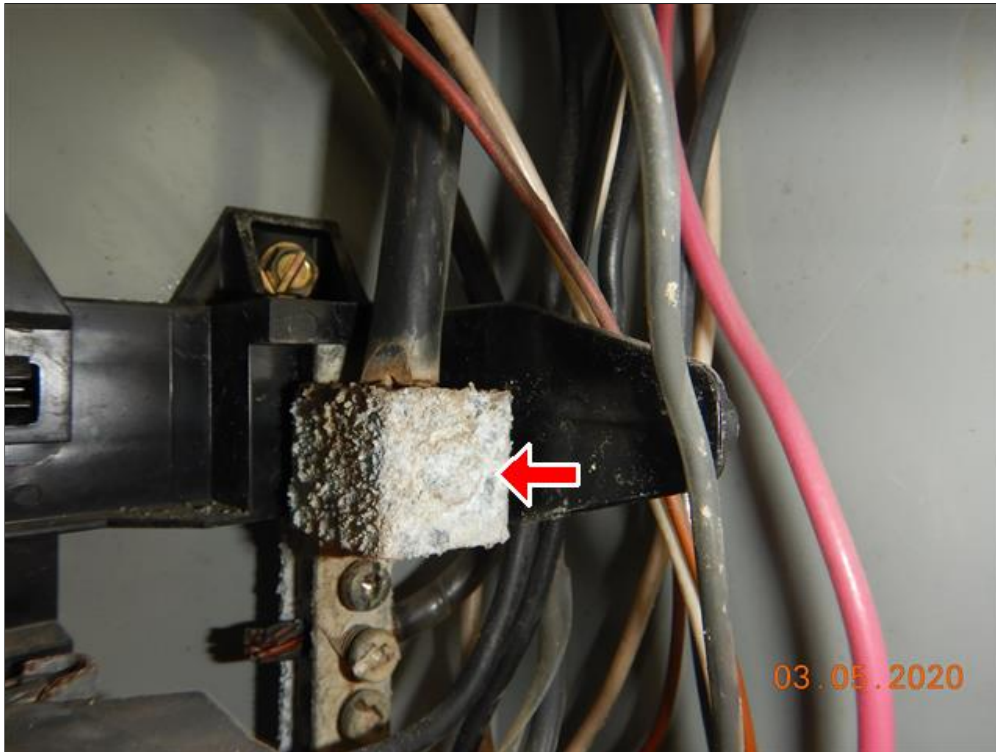


9.1 Item 1(Picture)

- (2) D - 240 Volt electrical wires inside the breaker box - White hot legs are required to be designated (wrapped with black electrical tape or marked black) black as Hot - Electrical shock hazard.
- (3) D - Missing dead-front screw(s) - Electrical Shock Hazard.
- (4) D - Excessive corrosion on main grounding lug.

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

I NI NP D



9.1 Item 2(Picture)

9.2 MAIN DISCONNECT/ OVERCURRENT PROTECTION

Panel Capacity: 125 AMP

Panel Type:: Circuit Breakers

Main Disconnect Location:: Exterior side

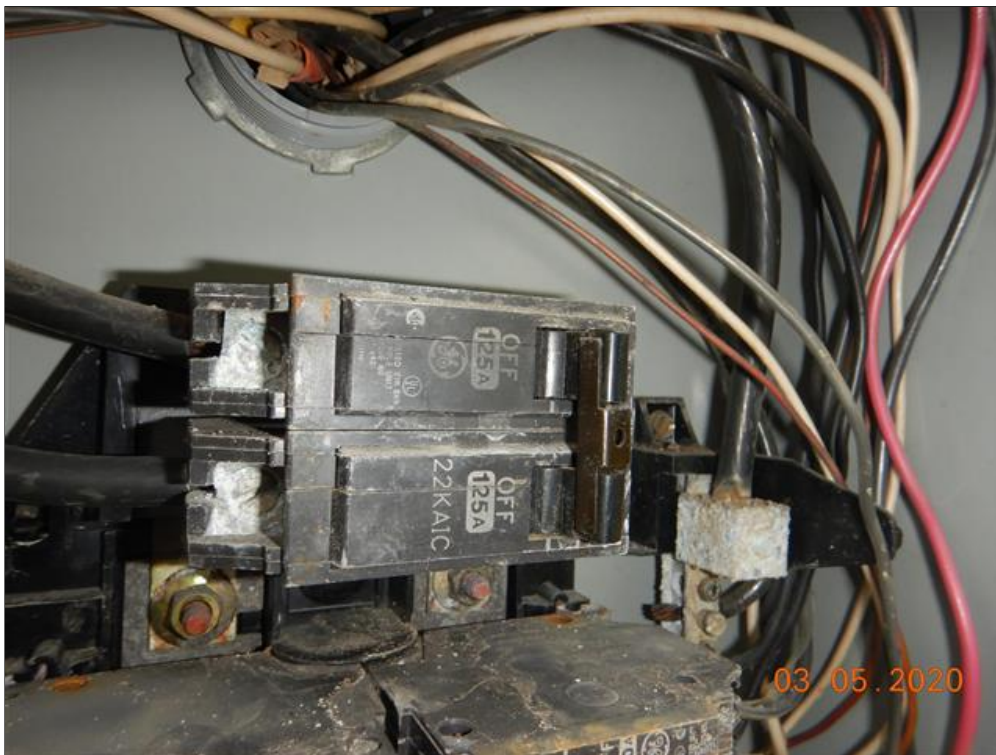
Distribution Panel Location:: Exterior side

Comments:

(1) C - Photo of the main disconnect with cover removed by Inspector for visual inspection.

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

I NI NP D

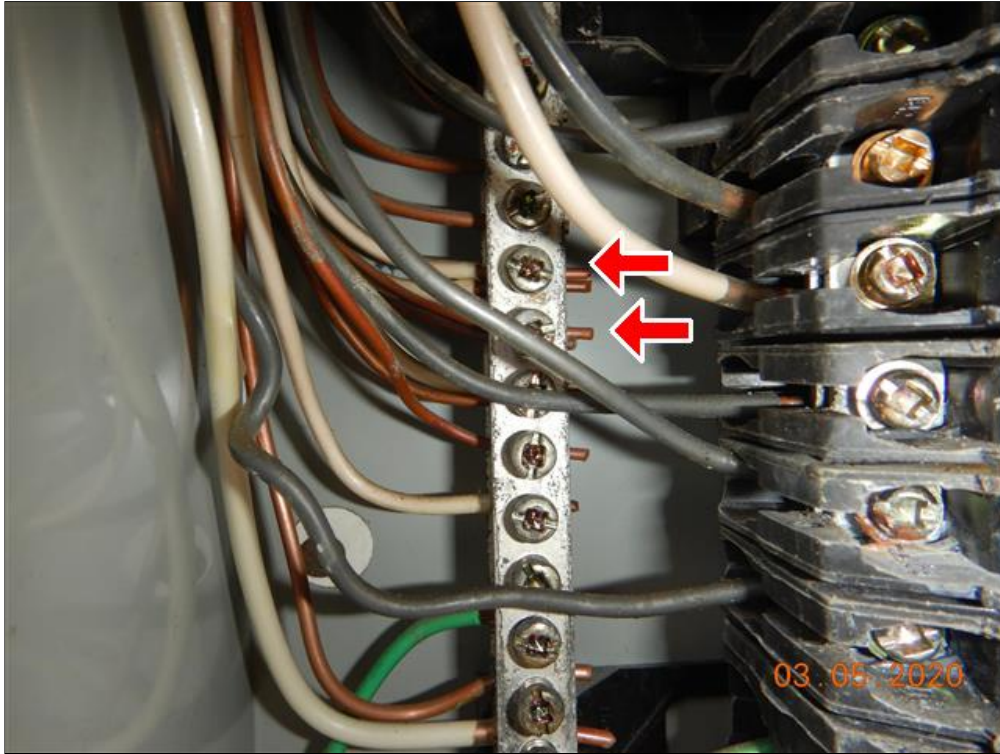


9.2 Item 1(Picture)

- (2) D - No visible anti-oxidants on aluminum conductor terminations as required by current codes and T.R.E.C. Standards of Practice required disclosure.
- (3) D - Breakers are not fully labeled, i.e. specifically labeling of individual rooms, or not labeled at all. It is recommended that all breakers be correctly labeled so that overcurrent protection can be evaluated to all circuits including major appliances such as A/C Condensing units. Circuit Labeling IRC E3606.2 - NEC 408.4 Panelboard circuit Identification: All circuits and circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in the circuit directory located on the face of the panelboard enclosure or inside the panel door. The terms lighting and plugs etc is not acceptable
- (4) D - Double wire tap (two wires to a the neutral buss bar. This may lead to an overloaded circuit and could lead to an electrical shock hazard and/or a fire. It appears that this is not allowed by most current codes but may be allowed by some manufactures installation specifications, it is recommended that this condition be verified by a qualified contractor to determine if needed repairs are required by the manufacture's installation specifications or current electrical code.

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

I NI NP D



9.2 Item 2(Picture)

9.4 PANEL GFCI(GROUND FAULT CIRCUIT INTERRUPTER)

Comments:

9.5 PANEL AFCI (ARC FAULT CIRCUIT INTERRUPTER)

Comments:

C - The AFCI is an arc fault circuit interrupter. AFCIs are a newly developed electrical device designed to protect against fires caused by arcing faults in the home electrical system. Conventional circuit breakers only respond to overloads and short circuits. So they do not protect against arcing conditions that produce erratic current flow. The 1999 edition of the National Electrical Code adopted by many local jurisdictions requires AFCIs for receptacle and lighting circuits in bedrooms effective January 1 2002. Any home built after January 1 2002 is was required to be built with this protective device installed. While this is a newer requirement it should be considered for added protection in other circuits and older homes. Please refer to the Consumer Products Safety Commission's web site for additional information www.cpsc.gov. Devices were only checked using built-in testing switch. Please review this CPSC web site document for more information <http://www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF>.

Arc-Fault Circuit-Interrupter Protection

The following information was reproduced from the past four (4) editions of NFPA Volume 70 The National Electrical Code

NFPA Volume 70, 1999 Edition, National Electrical Code

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

I NI NP D

210.12 Arc-Fault Circuit-Interrupter Protection.

(a) Definition: An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(b) Dwelling Unit Bedrooms. All branch circuits supplying 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s). This requirement shall become effective January 1, 2002.

NFPA Volume 70, 2002 Edition, National Electrical Code

210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(B) Dwelling Unit Bedrooms. All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch-circuit.

NFPA Volume 70, 2005 Edition, National Electrical Code

210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(B) Dwelling Unit Bedrooms. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch-circuit. Branch/feeder AFCIs shall be permitted to be used to meet the requirements of 210.12(B) until January 1, 2008.

NFPA Volume 70, 2008 Edition, National Electrical Code

210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: Arc-Fault Circuit Interrupter (AFCI). A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(B) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms,

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

I NI NP D

sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.2008 NEC® AFCI Code Language

The NEC Code Panel has taken the next step in the requirement of AFCI by expanding protection into a number of additional rooms, using language that parallels the language found in 210.52 (A) (requirement for receptacle installation). A few other areas such as closets and hallways were also added.

While this is a new code requirement the Texas real Estate Commission requires all Licensed Real Estate Inspectors to cite the lack of AFCI's installed to current code as a "Deficiency".

[Here is an Arc Fault Circuit Interrupter \(AFCI\) Virtual Demonstration courtesy of YouTube.](https://www.youtube.com/watch?v=C-SBly_2bPQ&feature=player_embedded)
https://www.youtube.com/watch?v=C-SBly_2bPQ&feature=player_embedded

Comments: Review electric comments in other sections and Additional Technical Information sections. Representations of capacity/types/sizes are based on a limited visual check at the panel and random interior locations. A limited/random check of components was used for evaluations and material descriptions. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. A licensed electrician should be used to evaluate and correct all electrical defects or potential concerns.

Specific limitations for service entrance and panels. The inspector is not required to do the following: determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use; determine the insurability of the property; conduct voltage drop calculations; or determine the accuracy of breaker labeling.

2) The inspector is not required to:

(A) determine present or future sufficiency of

service capacity amperage, voltage, or the capacity

of the electrical system;

(B) test arc-fault circuit interrupter devices

when the property is occupied or damage to

personal property may result, in the inspector's

reasonable judgment;

(C) conduct voltage drop calculations;

(D) determine the accuracy of overcurrent

device labeling;

(E) remove covers where hazardous as

judged by the inspector;

(F) verify the effectiveness of overcurrent

devices; or

(G) operate overcurrent devices.

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

I NI NP D

10. B. BRANCH CIRCUITS - CONNECTED DEVICES AND FIXTURES

10.0 BRANCH WIRING CONDITIONS/CONNECTIONS

Branch Cuicuit(s) Wire Type 15 and 20 AMP: Non-Metallic Copper -"Romex" type, Knob-n-tube
Comments:

(1) D - Due to overall conditions it is recommended that the entire electrical system be fully evaluated by qualified electrician.

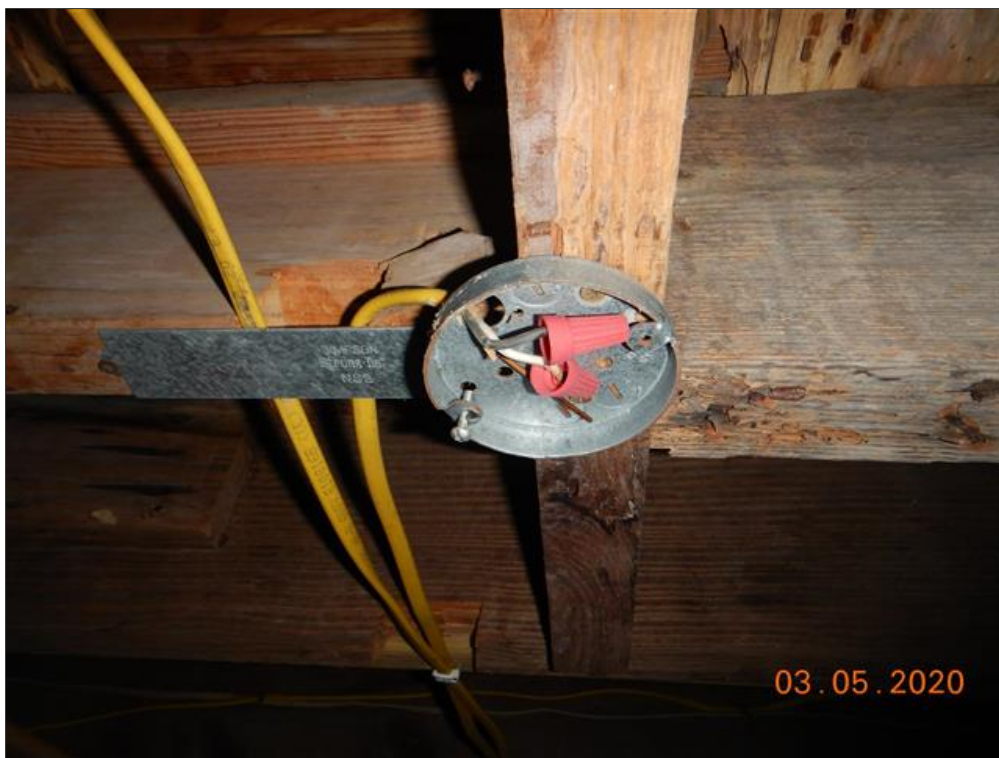
(2) D - Open junction box in attic below Garage - Electrical Fire Hazard. Recommend that the electrical system be fully evaluated to determine that addition defects do not exist that are not visible at this time.

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

I NI NP D



10.0 Item 1(Picture)



10.0 Item 2(Picture)

(3) D - Open wire splices in attic above kitchen, Electrical Fire Hazard.

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

I NI NP D



10.0 Item 3(Picture)

(4) D - Live knob-n-tube wiring in garage and house attic, evidence of some updating to "Romex" type wiring is visible in garage and house attic. Percentage of updated newer wiring and older style knob-n-tube is not determine as part of this limited inspection. This is an antiquated type electrical wiring system and is an electrical shock and fire hazard compared to current standards that should be repaired or replaced by a qualified electrician prior to closing of escrow.

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

I NI NP D



10.0 Item 4(Picture)

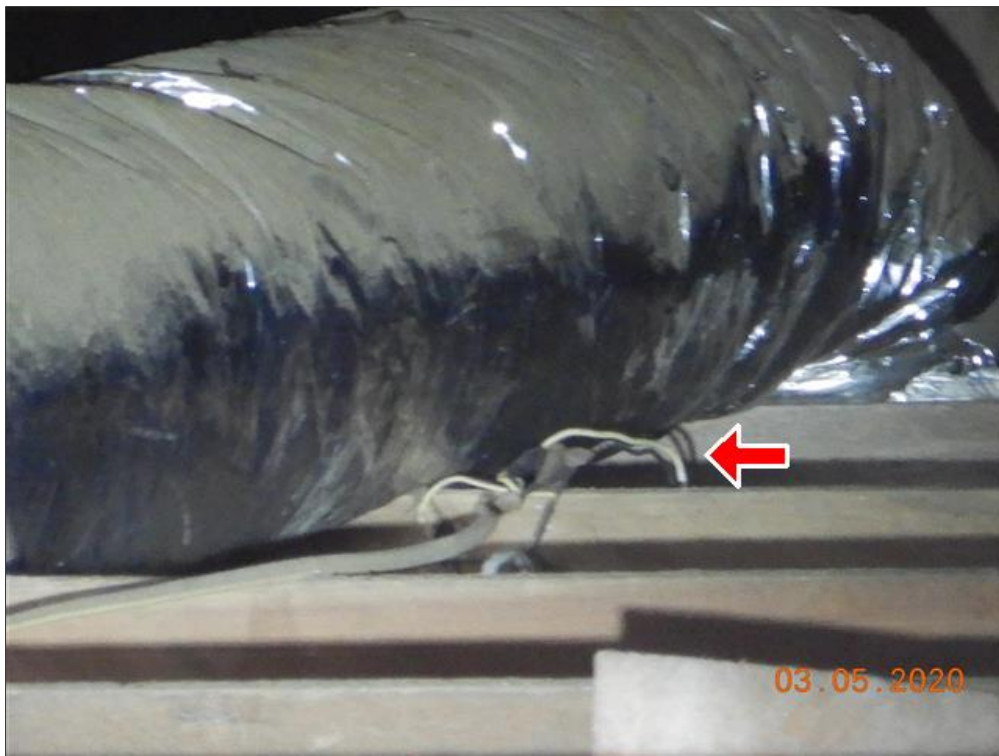
(5) D - Open wire splices in attic above bathroom, Electrical Fire Hazard.

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

I NI NP D



10.0 Item 5(Picture)



10.0 Item 6(Picture)

(6) D - Open ended live wire splices/open ended wires/loose or non secured junction box(s) , this is an

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

I NI NP D

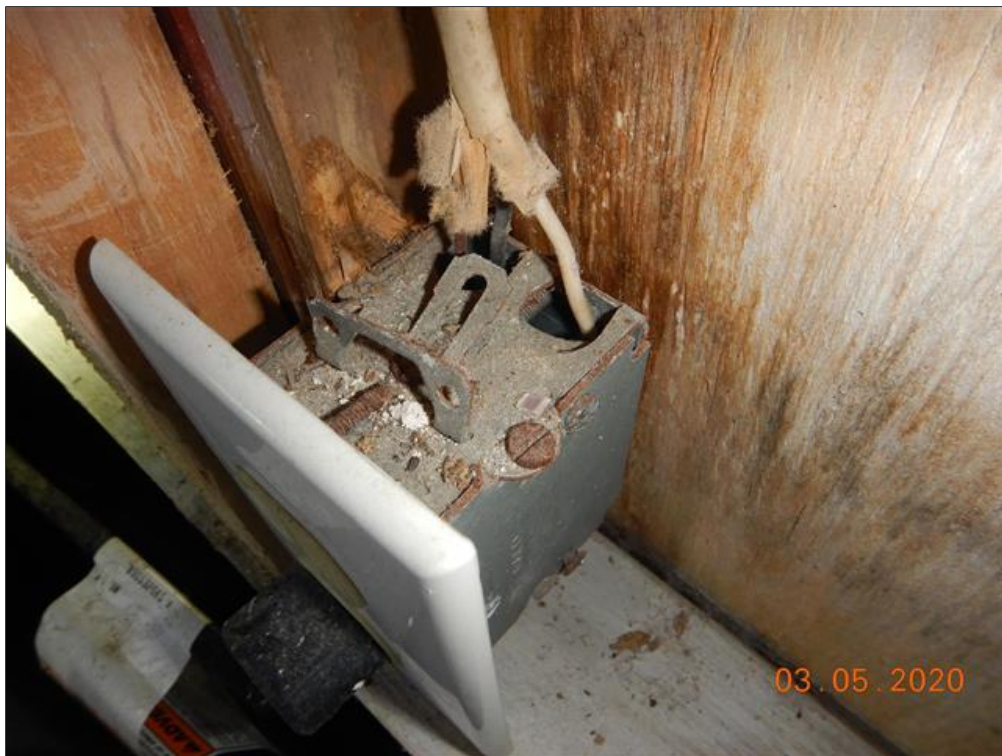
electrical shock and fire hazard that should be repaired by a qualified electrician prior to closing of escrow.

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

I NI NP D



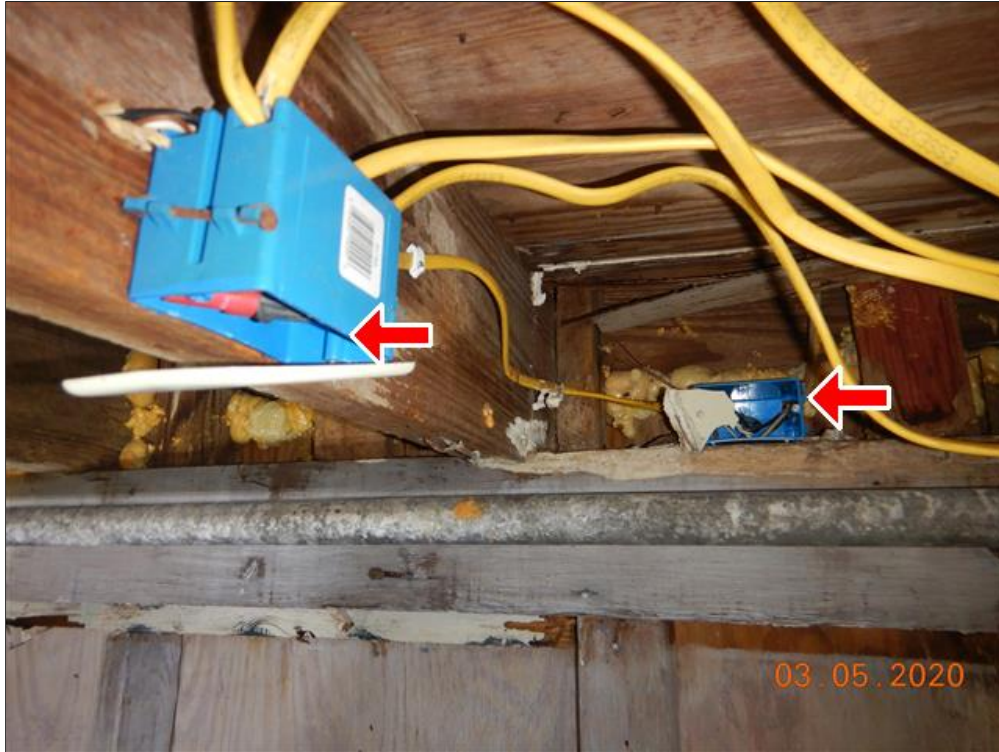
10.0 Item 7(Picture)



10.0 Item 8(Picture)

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

I NI NP D



10.0 Item 9(Picture)

10.1 APPLIANCE WIRING CONDITION/CONNECTIONS

Appliance Circuit(s) Wire Type: Non-Metallic Copper -"Romex" type

Comments:

10.2 RECEPTACLE OPERATION

Comments:

(1) N.I. - Garage ceiling receptacle(s) were Not Inspected for GFCI protection by this Inspector at the time of the Inspection. While it is a newer code requirement that all garage receptacle by GFCI and AFCI Protected, it is common in existing home that they are not GFCI & AFCI Protected.

N.I. - Functionality of USB charging ports in electrical receptacles was Not INspected.

N.I. - Floor mounted receptacles that are covered by rugs, carpets, furnishings, or storage that were not readily accessible were Not Inspected.

(2) D - Receptacle in to the right of master bedroom exterior door is wired incorrectly as shown by independent electrical receptacle testing device, device indicates that at least one defective wiring condition exists (reversed hot and neutral wires), this may not be the only defective wiring condition to this receptacle due to the nature of electrical testing devices. This defect is an electrical shock and fire hazard.

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

I NI NP D



10.2 Item 1(Picture)

10.3 GROUND FAULT CIRCUIT INTERRUPTER(GFCI)

Comments:

(1) C - GFCI - These electrical devices are recommended for all houses as they are designed to improve personal safety. GFCI require regular testing to ensure proper operation. GFCI protection has been required in most areas on certain circuits since the mid 1970s. It is recommended in all high hazard areas such as kitchens-bathrooms-garages-wet bars/spas-hydrotherapy tubs and the exterior.

(2) D - Garage GFCI trip normally under certain circumstances such as heavy rains, sprinkler systems spraying on the house or other conditions. This Inspector is not responsible for loss of foodstuffs in garage refrigerators and freezers powered by GFCI devices.

(3) D - GFCI receptacle does not reset when tested by external tester - Air conditioning unit.

10.4 LIGHT & CEILING FAN FIXTURES/SWITCHES

Comments:

N.I. - Photo/electric sensor operation on lights was Not Inspected due to daylight conditions, lack of safe access and /or timer operation.

10.5 DOORBELLS and CHIMES

Comments:

Doorbell and chimes. The inspector shall: inspect the condition of the unit and report as in need of repair a unit that does not operate; and report as in need of repair any deficiencies in visible and accessible parts.

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

I NI NP D

Note: Remote type "Ring", Google" or other remote viewing bluetooth or WiFi type door bells that do not make a sound inside the home were Not Inspected. It is recommended that these type of door bells be fully evaluated by the Buyer or other qualified contractor.

10.6 SMOKE DETECTORS

Comments:

(1) The smoke alarm test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, the smoke/fire alarms were not inspected as to their installation, performance and operational characteristics.

Single and multi station smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling excluding uninhabitable attics. (IRC R317.1).

Two of the available industry standards are defined per American Standard of Testing & Materials (ASTM) including Underwriters Laboratory (UL). The standard for UL on Testing Criteria for an type Smoke Detector is UL 217/268.

It is recommended that if units appear to be more than 10 years old that they be replaced with new units. Units should be tested monthly and batteries replaced at least once yearly. While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

(2) D - There are no smoke detectors located inside and outside of bedroom #2 and Master bedroom. Most current codes require that smoke detectors are required to be interconnected and connected to the alarm system, inside all bedrooms and outside all bedrooms and adjoining halls, at least one per story, in all new construction. It is recommended that if units appear to be more than 10 years old that they be replaced with new units. Units should be tested monthly and batteries replaced at least once yearly.

Typically, most smoke detectors found in new and older homes are Ionization type. A study by Texas A & M University found that photoelectric smoke detectors reacted quicker than Ion to a smoldering fire. See <http://www.youtube.com/watch?v=EMJEzfMgdV4> Dr. Russell of Texas A & M University recommends that smoke detectors be replaced with Photoelectric type units.

While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

(3) D - Smoke detector in Master bedroom and bedroom #2 is missing. Most current codes require that smoke detectors are required to be interconnected and connected to the alarm system, inside all bedrooms and outside all bedrooms and adjoining halls, at least one per story, in all new construction. It is recommended that if units appear to be more than 10 years old that they be replaced with new units.

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

I NI NP D

Only accessible units were tested using built-in test buttons. Units should be tested monthly and batteries replaced at least once yearly.

Typically, most smoke detectors found in new and older homes are Ionization type. A study by Texas A & M University found that photoelectric smoke detectors reacted quicker than Ion to a smoldering fire. See <http://www.youtube.com/watch?v=EMJEzfMgdV4> Dr. Russell of Texas A & M University recommends that smoke detectors be replaced with Photoelectric type units.

While this is a newer requirement and old installations may be "Grandfathered" T.R.E.C. requires inspectors to note the absence of smoke detector devices or units not installed per current codes as "in need of repair" and are considered a health and safety hazard.

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

I NI NP D



10.6 Item 1(Picture)



10.6 Item 2(Picture)

10.7 CARBON MONOXIDE DETECTORS

Comments:

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

I NI NP D

(1) C - If Carbon monoxide detectors were present the test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, this does not mean that the unit(s) will operate in a smoke or fire situation or in the presence of carbon monoxide.

(2) D - Carbon Monoxide Detectors are not installed as required per current codes. Carbon Monoxide Detectors are recommended inside sleeping areas of house and a minimum of one per floor. While no evaluation was made regarding the present or potential carbon monoxide levels in the home nor was a comprehensive backdrafting test performed on the mechanical systems. Carbon monoxide and gas detectors are also recommended for houses with fuel burning appliances, fireplaces or attached garages at least one per level in sleeping areas of the house. Any installed systems should be checked/services at least monthly. See <http://www.epa.gov/iaq/pubs/coftsht.html#Carbon%20Monoxide%20Can%20Be%20Deadly>.

Comments: Ground Fault Circuit Interrupter (GFCI) evaluation is based on check utilizing separate testing device. Assessment of receptacles, switches, fans and devices installed throughout house is limited to readily accessible components only. The majority of the electrical system is not visible during a Limited Time and Scope Inspection, a qualified Master Electrician can perform extensive testing that may bring to light defects that a Limited Time and Scope Inspection cannot. Any defects to electrical components should be corrected and updated to current standards by a qualified professional prior to closing of escrow.

GENERAL LIMITATIONS

22 TAC §535.227(d)

The inspector is not required to:

(1) inspect:

(A) items other than those listed within these

standards of practice;

(B) elevators;

(C) detached buildings, decks, docks, fences, or

waterfront structures or related equipment;

(D) anything buried, hidden, latent, or concealed;

(E) sub-surface drainage systems;

(F) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal

lights, lightning arrestor system, remote

controls, security or data distribution systems, solar panels or smart home automation components; or

(G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

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

I NI NP D

11. III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS A. HEATING EQUIPMENT, B. COOLING EQUIPMENT

Heating systems. The inspector shall: report the type of heating system and its energy sources; report as in need of repair a system that does not operate properly using normal control devices; report as in need of repair deficiencies in the controls and accessible operating components of the system; in gas units, inspect the burner, and report as in need of repair deficiencies in the burner compartment, type, condition, draft and termination of the vent pipe, or proximity to combustibles; the lack of combustion and draft air or inappropriate location, or the lack of forced air in the burner compartment (full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection); report as in need of repair gas units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup; report as in need of repair gas units that use improper materials for the gas branch line and the connection to the appliance; report as in need of repair in gas units deficiencies in materials used for the gas branch line and the connection to the appliance, the absence of a gas shut-off valve, or a valve that is not properly located, is inaccessible, or leaks; and report as in need of repair elements in electric furnaces that do not operate; report as in need of repair a return chase or plenum that are not free of improper and hazardous conditions, such as gas pipes, sewer vents, refrigerant piping or electrical wiring; and report if the inspector deemed the furnace to be inaccessible.

C - Estimated ages: Age of the heating unit represents the inspector's opinion based upon manufactures labeling information, design and condition ages and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the"Sellers Disclosure" or other means available.

Cooling systems other than evaporative coolers. The inspector shall: report the type of system and energy sources; operate the system using normal control devices except when the outdoor temperature is less than 60 degrees Fahrenheit; inspect for proper performance; such as by observing the temperature difference between the supply air and the return air or noticeable vibration of the blower fan and report as in need of repair any deficiencies; report as in need of repair the lack of, or deficiencies in drainage of, condensate drain line and secondary drain line when applicable, including pipes made of inadequate material; report as in need of repair a primary drain pipe that terminates in a sewer vent, if the termination is visible; report as in need of repair a safety pan that is not appropriately sized for the evaporator coil or free of water or debris; report as in need of repair a return chase and plenum that are not free of improper and hazardous conditions, such as gas pipes, sewer vents, refrigerant piping or electrical wiring. report as in need of repair the lack of insulation on refrigerant pipes and the primary condensate drain pipe; report as in need of repair a condensing unit that does not have adequate clearances, or air circulation, or that has deficiencies in the condition of fins, location, levelness and elevation above ground surfaces; and report as in need of repair conductor sizing and over-current protective devices that are not appropriately sized for the unit.

C - Estimated ages: Age of the Air Conditions Systems represents the inspector's opinion based upon manufactures labeling information, design and condition ages and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the"Sellers Disclosure" or other means available.

11.0 HEATING UNIT - OPERATION/THERMOSTAT, BURNERS and VENTS

Heating System - Location/Serves:: Attic/entire house

Heating System - Approximate age as determined by the manufactures label plate - if found. See Age Note.: 8 - 9 +- years old

Comments:

C - The heat exchanger which is a metal chamber is the major component of a furnace. Most or all of this metal chamber is not readily visible to a home inspector - assessment of a furnace is limited to operational conditions. The probability of failure increases as the unit becomes older. Advise a qualified HVAC contractor do a thorough inspection for full evaluation of heat exchanger conditions - particularly if the unit is beyond 10 years plus old or any ware is exhibited.

C - Heating unit is operating at the time of the Inspection and appears to be capable of maintaining a temperature of 70 degrees F as measured in the center of each room at a height of 5 feet above the floor.

C - Heating System Average Design Life 10 - 20 +- Years.

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

I NI NP D



11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.1 HEATING UNIT - GAS PIPING& VALVES/COMBUSTION& DRAFT AIR
Heating System - Type:: FORCED AIR

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

I NI NP D

Heating System - Energy Source:: Natural Gas

Heating System - Gas supply type: Flex-tubing& Black steel/steel

Heating System - Gas valve location: Adjacent to unit

Comments:

(1) D - Steel gas supply piping is not secured or supported properly to the heating unit - steel gas supply pipe should be strapped every 3 feet to prevent movement that could cause a gas leak.

(2) D - Most current construction codes and standards require a"drip leg" or"sediment trap" to be installed after the gas shut-off valve to appliance.

11.2 HEATING UNIT - ELECTRICAL ELEMENTS/DISCONNECTS

Comments:

11.3 AIR CONDITIONING UNIT - OPERATION/THERMOSTAT/PERFORMANCE

Air conditioning Unit - Type: Central HVAC

Comments:

D - Cooling system appears to not be functioning properly, 11 deg."Delta t" - normal" Delta t" is 15 - 20 deg. Supply air temperature was 51 deg. +-, Return air temperature was 62 deg.+-. The cause of this possible defect is not determinable as part of a Limited Time & Scope Inspection Ii is recommended that the HVAC system be cleaned and serviced by a qualified HVAC contractor prior to closing to repair all possible defects. Note: Recording the temperature differential is just one of the ways suggested by T.R.E.C. to determine proper operation of a cooling system without using specialized equipment or cutting holes into the HVAC system, the ."Delta t" is in no way the only means of testing the system. If the client feels that further evaluation is needed please contact a HVAC contractor prior to end of Option Period. The temperature differential is determined normally by recording the difference in temperature in front of the evaporator coil and behind the evaporator coil in the attic, this is the temperature of the air coming from the house and the temperature of the air going back into the house after it has been cooled. The generally recognized industry standard is a temperature difference (DT) of 15 - 20 degrees +- 2 deg. , this can vary and has many controlling factors. If a high or low DT is noted it is recommended that a qualified professional HVAC contractor evaluate the system for possible needed repairs.

C - **Note:** Most manufacture specifications recommend that the temperature differential is determined normally by recording the difference in temperature in front of the evaporator coil and behind the evaporator coil in the attic, this is the temperature of the air coming from the house and the temperature of the air going back into the house after it has been cooled. Due to the normal installation of the evaporator coil and blower housing at the HVAC unit at the evaporator coils are not accessible without the dismantling, puncturing holes in the ductwork or sheet metal housings, no dismantling or damage was conducted as part of this Inspection. The generally recognized industry standard is a temperature difference (DT) of 15 - 20 degrees +- 2 deg. , this can vary and has many controlling factors. For the purposes of this air conditioning inspection the delta "T" temperature reading were taken from the all supply registers throughout the house per floor/system. The Delta "T" calculation was determined by subtracting the lowest found temperature per floor/system of the supply register(s) from the return air grill temperature from same floor/system. These reading were taken after at least 15 minutes of air conditioning continuous operation. Taking the Delta "T" reading is only one way of determining if a system is cooling properly, if system has not been serviced within the last year it is recommended that the system by fully evaluated by a qualified contractor prior to the end of the buyers option period. Information:The Texas Real Estate Commission requires that an inspection include an evaluation of the

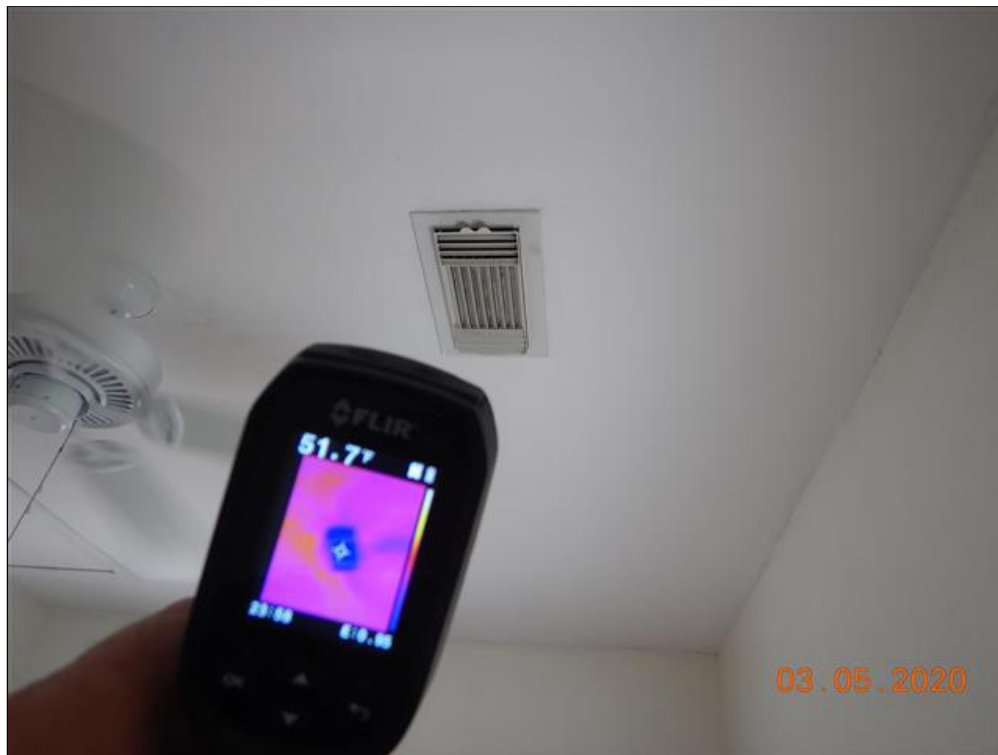
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

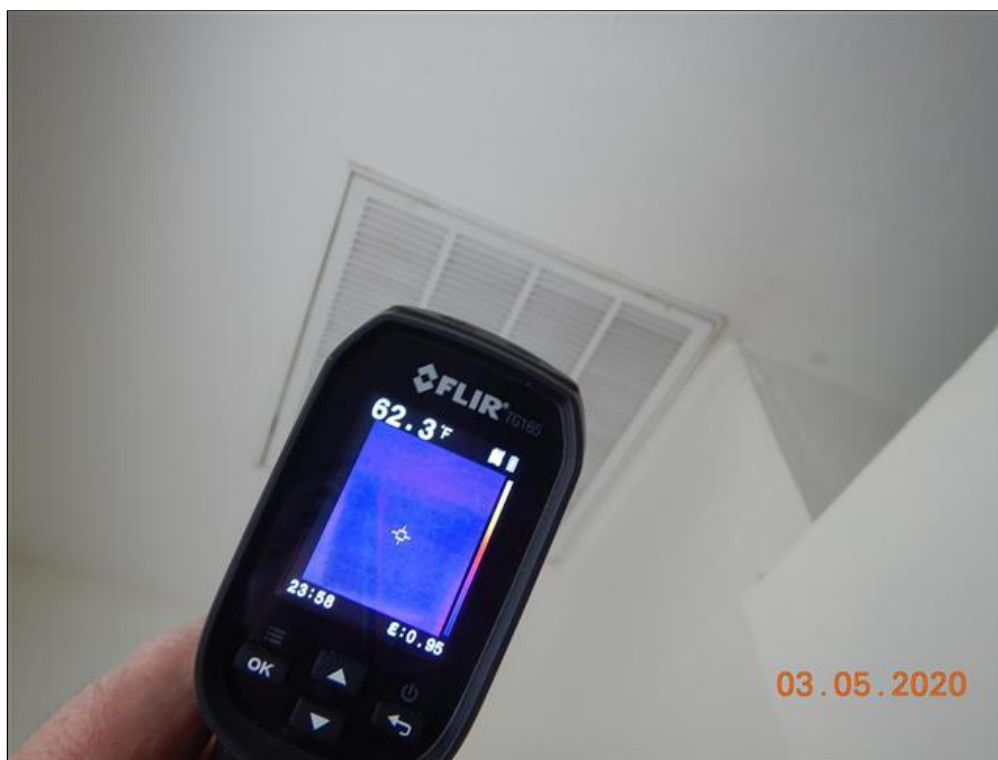
cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against the manufacture's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15 degree F to 20 degree F difference between the Return Air temperature and the supply Air with the higher end of the range required as the ambient humidity level rises. (Source construction Science Department, College of Architecture) Texas A&M University).

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

I NI NP D



11.3 Item 1(Picture)



11.3 Item 2(Picture)

- 11.4 AIR CONDITIONING UNIT - CONDENSATE SYSTEM (Evaporator Coil, Overflow pan, Drain lines)
Evaporator Coil Unit - Manufacturer: INTERTEK

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

I NI NP D

Evaporator Coil - Approximate age as determined by the manufactures label plate - if found. See Age Note - Verify with Owner to determine exact age.: 2 - 4 +- years old, 2017 +-

Location of Unit - a/c emergency overflow termination: Not above window as required by codes, Not found

Comments:

C - Evaporator Coil Unit Average Design Life 6 -12 +- Years.

C - Complimentary photo of the air conditioning emergency overflow drain pipe termination point (usually above a window or door so as to be visible). Note: It is not normal for water to ever come from any of these pipes. It is an indication of a deficiency to the air conditioning system, i.e. primary or emergency air conditioning condensate pans. Water dripping from these pipes is an indication of a malfunctioning air conditioning system that could lead to water damage into the house. If water is evident from one of these pipes it is recommended to immediately turn off the air conditioning system and call a air conditioning contractor as soon a possible.

The primary condensate drain line(s) are terminated under a vanity sink (s). This is an acceptable termination point and is only noted to alert occupants that a dripping noise may be heard at times.

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

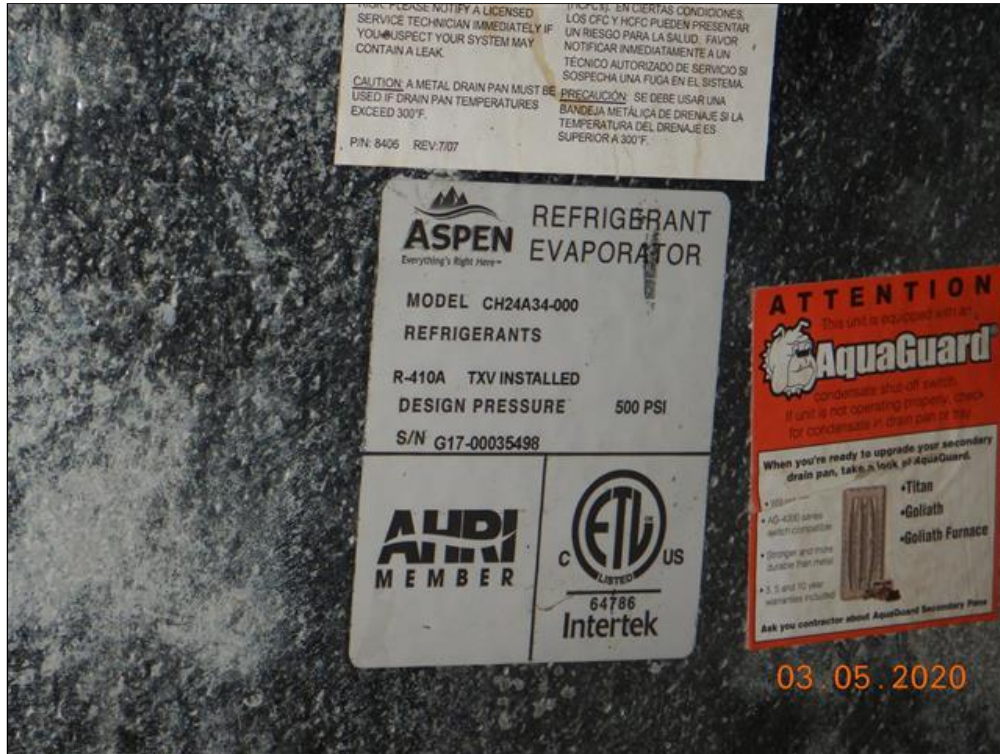
I NI NP D



11.4 Item 1(Picture)

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

I NI NP D



11.4 Item 2(Picture)

11.5 AIR CONDITIONS UNIT - CONDENSING UNIT/ELECTRICAL DISCONNECT

Condensing Unit - Approximate age as determined by the manufactures label plate - if found. See Age Note.: 2 - 4 +/- years old, 2018 +-

Condensing Unit - Manufactures Label Max. Circuit Breaker: 25 Amp.

Comments:

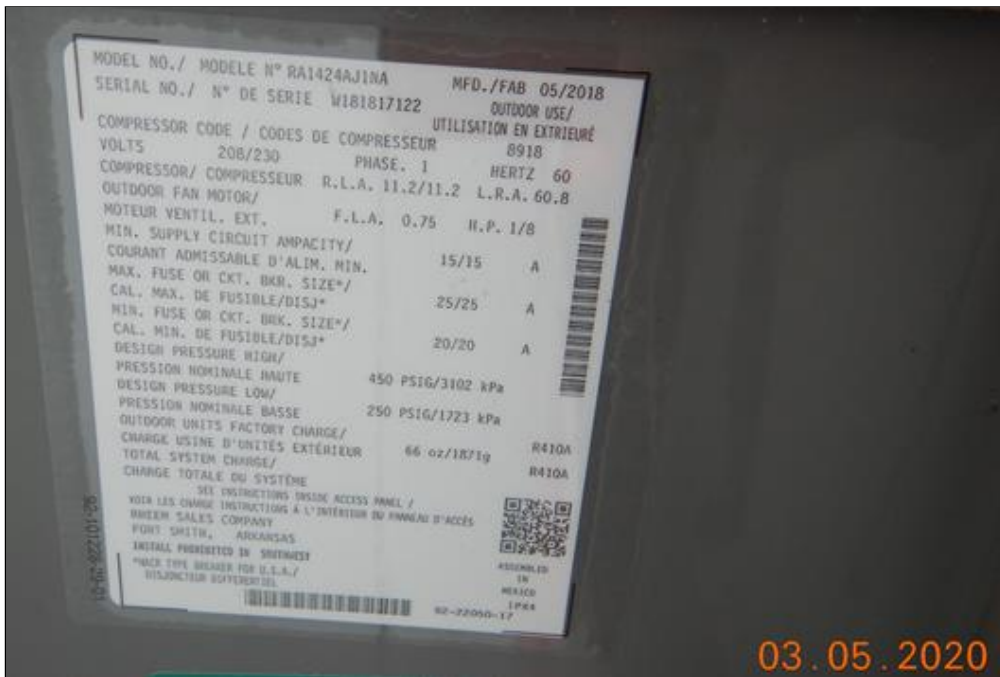
C - Condensing Unit Average Design Life 6-8 years per most manufactures, life span may vary due to many contributing factors. Factors include but are not limited to things such as yearly maintenance, vegetation around unit, animal activity and quality of manufacturing.

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

I NI NP D



11.5 Item 1(Picture)



11.5 Item 2(Picture)

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

I NI NP D



11.5 Item 3(Video)

Comments: This note(s) applies to any additional HVAC Components.

HEATING NOTE: Due to normal design constraints, the heat exchanger in a hot air/gas furnace cannot be fully assessed within the scope of a Limited Time and Scope Inspection. Complete heat exchanger evaluation requires use of special equipment and was not conducted as part of this inspection, per Texas Real Estate Commissions Standards and Practices. Independent evaluation by a specialist is advised; particularly if the unit is older and/or exhibits wear. No Carbon Monoxide testing was conducted as part of this inspection. Operation of limit controls and accessory items was not determined. Estimated ages as to the age of the unit represent the inspector's opinion and are intended as a guide only. Numerous factors including, but not limited to, element appearance and owner comment, form the basis of this opinion. The Client is responsible to verify the exact age and the Client shall obtain independent verification if knowledge of specific element age is desired or required.

Comments: AIR CONDITIONING NOTE: Cooling system operation cannot be assessed in cold/cool weather (Below 60 Per TREC Standards and Practices). NO refrigerant pressure, system balance, evaporator/condensing unit size matching, unit adequacy was conducted. Internal components, including indoor evaporator coil are generally unobservable and were not inspected. Recording the temperature differential is just one of the ways suggested by T.R.E.C. to determine proper operation of a cooling system without using specialized equipment, this is in no way the only means of doing so. The temperature differential is determined normally by recording the difference in temperature in front of the evaporator coil and behind the evaporator coil in the attic, this is the temperature of the air coming from the house and the temperature of the air going back into the house after it has been cooled. The generally recognized industry standard is a temperature difference (DT) of 15 - 20 degrees +/- 2 deg. , this can vary and has many controlling factors. If a high or low DT is noted it is recommended that a qualified professional HVAC contractor evaluate the system for possible needed repairs. Estimated ages as to the age of the unit represent the inspector's opinion and are intended as a guide only. Numerous factors including, but not limited to, element appearance and owner comment, form the basis of this opinion. The Client is responsible to verify the exact age and the Client shall obtain independent verification if knowledge of specific element age is desired or required.

Specific limitations for cooling systems. The inspector is not required to do the following: inspect for the pressure of the system coolant or determine the presence of leaks; program digital-type thermostats or controls; or verify the tonnage match of indoor coils and outdoor coils or condensing units.

Limitations: Most evaporator coils are not readily accessible for inspection due to their method of installations. To visually inspect normally requires cutting into the duct or the plenum, which we are not licensed to do. Only a licensed heating and or cooling company should do this type of inspection.

Specific limitations for heating systems. The inspector is not required to do the following: inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves; determine the efficiency or adequacy of a system; program digital-type thermostats or controls; or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

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

I NI NP D

12. C. DUCT SYSTEMS, CHASES and VENTS

Ducts, vents (including dryer vents) and flues. The inspector shall: report as in need of repair deficiencies such as damaged ducting or insulation, improper material or improper routing of ducts where visible and accessible; report as in need of repair the absence of air flow at all accessible supply registers in the habitable areas of the structure; report as in need of repair deficiencies in accessible duct fans and filters; report as in need of repair deficiencies in installation, such as gas piping, sewer vents, electrical wiring or junction boxes in the plenum, returns or chases or improper sealing, where visible; report as in need of repair deficiencies in the flue system components; report as in need of repair a flue or vent pipe that does not properly terminate; and report as in need of repair deficiencies in materials used for the venting systems.

12.0 DUCTWORK/INSULATION

Ductwork type: Plastic insulated

Comments:

D - Plastic ductwork throughout attic is not supported by 2" web strapping every 3' - 4', this condition may lead to compressed ductwork insulation that will lead to the creation of condensation inside the ductwork that can leak into house or lead to mold and mildew inside the ductwork. This condition can also effect the efficiency of the HVAC system distribution throughout the house.

12.1 FANS/BLOWERS/FILTERS

Filter Type: Disposable type filters should be replaced every 30 days to help keep HVAC systems in proper working condition

Comments:

12.2 HVAC RETURN AIR/SUPPLY FLOW and GRILLS/REGISTERS

Comments:

12.3 GAS VENTS/FLUES(Routing, termination& clearances)

Comments:

D - Heating System #1 vent pipe has plastic foil tape wrapped around pipe, combustible surface and may be considered a fire hazard.

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

I NI NP D



12.3 Item 1(Picture)

Specific limitations for ducts and vents. The inspector is not required to do the following: determine the efficiency, adequacy or capacity of the systems; determine the uniformity of the supply of conditioned air to the various parts of the structure; INSPECT DUCT FANS, HUMIDIFIERS, DEHUMIDIFIERS, AIR PURIFIERS, MOTORIZED DAMPERS, ELECTRONIC AIR FILTERS, MULTI-STAGE CONTROLLERS, SEQUENCERS, HEAT RECLAIMERS, WOOD BURNING STOVES, BOILERS, OIL-FIRED UNITS, SUPPLEMENTAL HEATING APPLIANCES, DE-ICING PROVISIONS, OR REVERSING VALVES; determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring; operate venting systems unless ambient temperatures or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment; or operate a unit outside its normal operating range as reasonably determined by the inspector.

The inspector is NOT Required to inspect heat pumps, in heat pump mode when the outdoor temperature is above 70 degrees or inspect tonnage match of indoor coils and outside coils or condensing units.

Limitations: Only a random number of air vents are inspected and only ductwork within close proximity of attic openings and safe walkways are visually inspected.

Limitations: The inspection provided does not attempt to determine any calculations, of materials or R_factors for any type of insulation etc in the dwelling. This inspection does not attempt to determine if the insulation or lack of insulation is in compliance with current or prior governmental or other related building standards and is specifically excluded from this report.

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

I NI NP D

13. IV. PLUMBING SYSTEM(S) A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

C - Complimentary photo (if found()) of the main water shut off valve location at the house. There may also be a shutoff valve at the street main water meter. No evaluation of the water meter and/or underground or non-visible water pipes were made. Plumbing systems. The inspector shall: inspect and report as in need of repair deficiencies in the type and condition of all accessible and visible water supply and waste-water and vent pipes; inspect and report as in need of repair deficiencies in the operation of all fixtures and faucets where the flow end of the faucet is not connected to an appliance; report as in need of repair the lack of back-flow devices, anti-siphon devices or systems or air gaps when applicable; report as in need of repair incompatible materials in connecting devices been differing metals in the supply system, where visible; report as in need of repair deficiencies in water supply by viewing functional flow in two fixtures operated simultaneously; report as in need of repair deficiencies in functional drainage at accessible plumbing fixtures; report as in need of repair deficiencies in installation and identification of hot and cold faucets; report as in need of repair mechanical drainstops that are missing or do not operate if installed on sinks, lavatories and tubs; report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak or have tank components which do not operate; report as in need of repair accessible supply and drain pipes that leak; report as in need of repair the lack of a visible vent pipe system to the exterior of the structure or improper routing or termination of the vent system; report as in need of repair a shower enclosure that leaks; and report as in need of repair any exterior faucet attached or immediately adjacent to the structure that does not operate properly.

C - Exterior faucets/hose bibs are required by most current codes for new construction to have Anti siphon devices installed. While this is a newer code requirement and old installations may be "Grandfathered" - T.R.E.C. required Inspectors to note the absence of an Anti-Siphon devices as "in need of repair" or Hazardous condition.

C - Complimentary photo of the exterior main gas meter and utility shut off location.

13.0 HOUSEHOLD WATER SUPPLY/PIPING and WATER FLOW/PRESSURE

Location of main house water supply shut off valve: Not found - Recommend obtaining location from owner prior to move-in.

Location of water meter: Not found - Recommend obtaining location from owner prior to move-in.

Water Source: Public water supply

Service water supply piping type appears to be (confirm with Ownewr of Property): CPVC piping

Static water pressure reading taken from exterior faucet: 60 +- psi to 70 + - psi at the time of the inspection using a non-calibrated tool - water pressure may vary depending on time of day, usage in the neighborhood and other factors

Comments:

C - Complimentary photo (if found()) of the main water shut off valve location at the house. There may also be a shutoff valve at the street main water meter. No evaluation of the water meter and/or underground water pipes were made.

It is recommended that all members of family be aware of this location for emergency's.

13.1 LAUNDRY / GAS & MISC. WATER COMPONENTS

Comments:

(1) C - Complimentary photo of the exterior main gas meter and utility shut off location.

(2) N.I. - Washer and dryer unit Not Inspected. Plumbing hook-ups Inspected for condition - Not Operated.

(3) D - Missing anti-siphon devices as required by most current codes and Texas Real Estate Commissions Standards of Practice. While this is a newer code requirement and old installations may be "Grandfathered" - T.R.E.C. required Inspectors to note the absence of an Anti-Siphon devices as "in need of repair" or Hazardous condition. Hose bib vacuum breakers are small inexpensive devices with

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

I NI NP D

hose connections which are simply attached to sill cocks and threaded faucets or wherever there is a possibility of a hose being attached which could be introduced to a contaminant.



13.1 Item 1(Picture) anti

13.2 KITCHEN FIXTURES

Comments:

C - Electronic touch type faucets were operated and Inspected in manual mode only.

Comments: Due to typical construction constraints, evaluation of plumbing components is limited to readily accessible areas. Any listing of piping types represents predominate materials observed. Effectiveness of back flow/anti siphon devices was not determined. Gas supply line evaluation (including pressure testing) is not part of a standard inspection. Cabinetry finishes/hardware was not evaluated. Existence of a shower pan or its condition can not be fully determined or evaluated due to design, if a defect is noted it is recommended that a full evaluation of shower pan and enclosure be made by a qualified expert. Tile work/Enclosure item addresses wall covering at bathtub/shower only. Neither the condition nor the flow through underground or covered water or sewer/waste lines can be evaluated. A standard home inspection does not include the determination of the source, type nor quality of water supply, nor method of waste disposal. Advise obtaining documentation/verification of type systems. If present, an independent evaluation of a private water and/or waste system by a specialist is recommended. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. Generally, the function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items cannot be evaluated. Plumbing fixtures are not operated if appliances or timers are connected to them, appliances were not moved for inspection. Fixtures and vessels were not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak testing is available from plumbers. Condition of pipes and connected devices behind walls are not accessible. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. A standard home inspection does not include the detection of sewer gases and the condition of sub-slab or in-ground piping.

Specific limitations for plumbing systems. The inspector is not required to do the following: operate any main, branch or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools; inspect fire sprinkler systems; inspect or operate drain pumps or waste ejector pumps; inspect the quality or the volume of well water; determine the potability of any water supply; inspect water-conditioning equipment, such as softeners or filter systems; inspect solar water heating systems; determine the effectiveness of anti-siphon devices on appropriate fixtures or systems; operate free-standing appliances; inspect private water supply systems, swimming pools, or pressure tanks; inspect the gas supply system for leaks; or inspect for sewer clean-outs.

Limitations: Pipes and plumbing in walls, in or under concrete slabs or concealed by personal effects are not inspected.

Limitations: The quality, condition or the purification of water is not included in this inspection.

Limitations: Pipes, plumbing equipment and reservoirs concealed in enclosures or under the ground are not checked for leaks or defects-also-the serviceability or condition of the septic or sewer system is not included in this inspection.

Warning:It is highly recommended that all water supply piping which maybe located in an attic space or other area which is not heated, should be properly insulated to help prevent any pipes from freezing. Freezing could damage or break piping materials and cause water penetrations or damage to the interior portions of the home. In this part of the country prolonged freezing conditions are rare but do occur.

Comments: No gas line testing or pressure testing was conducted on the internal, external or underground gas pipes in and throughout house. Contact the local gas utility company or qualified plumber to conduct low pressure testing per industry standards. Evaluation of gas lines is limited to readily visible gas pipes and valve (valve were not operated). Exterior faucets/hose bibs are required by most current codes for new construction to have Anti devices installed. While this is a newer code requirement and old installations may be "Grandfathered" - T.R.E.C. required Inspectors to note the absence of an Anti-Siphon devices as "in need of repair" or Hazardous condition. Operation of laundry appliances and connections (i.e.. hot and cold water supply valves) was not conducted these appliances are not normally considered real estate and are not included in a standard home inspection. If the appliances are present or not present the connection were only visually inspected for defects, they were not operated.

Specific limitations for gas lines. The inspector is not required to inspect sacrificial anode bonding or for its existence.

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

I NI NP D

14. A.1. BATHROOM(S)

14.0 BATHROOM - SINK(S)/LAVATORY / TUB/SHOWER UNIT / COMMODE TANK/BOWL

Comments:

(1) C - Sink faucet and shower head Aerators should be cleaned frequently to remove debris that is captured. This may be needed more frequently in older homes with galvanized pipes and in newer house that may have debris from construction in the pipes.

C - Cosmetic damage, corrosion, pitting, decolorization or rust to faucets and fixtures is Not Inspected.

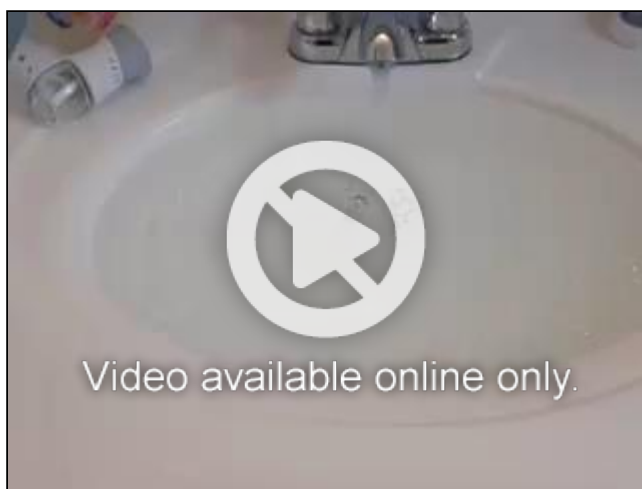
C - Showers with multiple head configurations were not tested in all modes.

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

I NI NP D



14.0 Item 1(Picture)



14.0 Item 2(Video)

(2) D - Commode tank flapper valve is leaking with subsequent water leakage into bowl (Running Tank), condition will lead to excessive water usage and wasted water.

Comments: Bathroom(s) are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Since normal usage could not be simulated during the inspection anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. Generally the function and water tightness of fixture overflows or other internal fixture components cannot be assessed. Maintenance is required on a regular basis to insure water tightness of all tile, enclosures and other surfaces.

Limitations: Shower pans will not be inspected, as they are not normally visible and are located under the showers.

Limitations: This inspection does not attempt to determine if there are any check valves. back flow prevention devices installed in the drain or sewage systems of the home.

Limitations: Commodes are only flushed once and bath tubs except for whirlpool units are not filled.

Limitations: Washer and dryer connections or drain systems are not inspected to determine if there are any leaks in the supply side or on the drain side of these systems.

Limitations: This inspection does not attempt to determine if there are any leaks in areas such as under the foundation or any area which can not be seen visually. We do not do any type of pressure tests of drain system to determine deficiencies or leaks etc.

This note applies to any additional Bathrooms.

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

I NI NP D

15. B. DRAINS, WASTES, and VENTS

C - Complimentary photo (if found) of the main sewer clean-out cap.

15.0 DRAINS, WASTES, VENTS

Drainage System Type: Public Drainage system - Verify with Seller or Municipality to determine location and System Type.

Sewer clean-out location: Not found - Recommend obtaining location from owner prior to move-in.

Waste water and vent piping type visible in the attic or other location(underground material type is unknown): PVC, Cast Iron

Comments:

(1) C - Complimentary photo (if found) of the main sewer clean-out cap.



15.0 Item 1(Picture)

(2) D - Kitchen drain pipe is leaking in multiple locations. Recommend full evaluation by qualified plumber prior to closing

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

I NI NP D



15.0 Item 2(Picture)



15.0 Item 3(Picture)

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

I NI NP D



15.0 Item 4(Picture)

Comments: Underground sewer lines were not inspected and are prone to blockage and leaks, these conditions can cause foundation movement. Location of main sewer clean-out cap access should be verified by client or owner prior to occupancy of property, it is not uncommon for clean-out to be buried in flower beds by mulch or high soil levels. Water treatment systems must be independently evaluated. Laundry faucets and drain line evaluation is of readily visible components and are not tested or inspected as part of a this Limited Inspection.

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

I NI NP D

16. C. WATER HEATING EQUIPMENT

C - Water Heater - Average Design Life Span 7 - 12 +- Years.

C - Complimentary picture of the water heater temperature pressure relief valve location.

Water heaters. The inspector shall: report the energy source; inspect the unit and report as in need of repair fittings that leak or are corroded; report as in need of repair temperature and pressure relief valve piping that lacks gravity drainage, is improperly sized (no smaller than the outlet fittings), has deficiencies in material, or lacks a correct termination; report as in need of repair a temperature and pressure relief valve that does not operate when the valve is of an operable type and operation will not cause damage to persons or property as reasonably determined by the inspector (for example, it would be reasonable not to operate the valve if there is improper or undetermined termination of the drain pipe, a corroded or damaged valve, improper installation of valve or drain pipe, the drain pipe is of inappropriate material or there is no water supply cut-off valve at the unit); report as in need of repair any broken or missing parts, covers or controls; report as in need of repair deficiencies in the burner, flame and burner compartment, the operation of heating elements and the condition of wiring; report as in need of repair deficiencies in materials used for the gas branch line and the connection to the appliance, the absence of a gas shut-off valve, or a valve that is not properly located, is inaccessible, or leaks; if applicable, report as in need of repair deficiencies in the vent pipe, draft diverter, draft hood and their condition, draft, proximity to combustibles and vent termination point, observing for adequate combustion and draft air; report as in need of repair the lack of a safety pan and drain (including the termination of the drain line) when applicable; report as in need of repair an unsafe location or installation; and inspect garage units or units which are located in rooms or enclosures opening into a garage and report as in need of repair the following: a lack of protection for physical damage to the unit; and burners, burner ignition devices or heating elements, switches or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation.

NOTE: Estimated ages as to the age of the unit(s) represent the inspector's opinion based upon manufactures labeling information, design and condition and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the"Sellers Disclosure" or other means available.

16.0 TANK/FITTINGS

Water Heater - Location: garage

Water Heater - Approximate age as determined by the manufactures label plate - if found. See

Age Note.: 2 - 4 +- years old, 2016 +-

Water Heater - Capacity: 30 GAL.

Comments:

C - Estimated ages as to the age of the water heater unit represent the inspector's opinion based upon manufactures labeling information, design and condition and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the"Sellers Disclosure" or other means available.

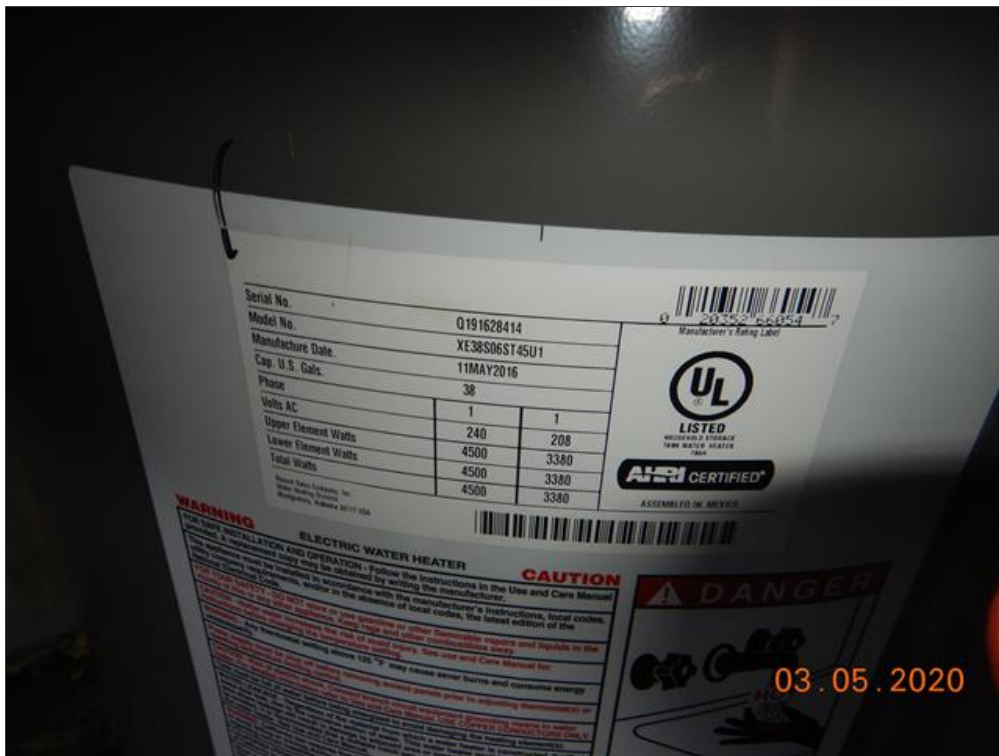
C - Water Heater - Average Design Life Span 7 - 12 +- Years.

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

I NI NP D



16.0 Item 1(Picture)



16.0 Item 2(Picture)

16.1 SAFETY PAN/DRAIN

Comments:

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

I NI NP D

16.2 GAS BURNER/HEATING ELEMENT COMPONENTS - VENT PIPE COMPONENTS

Water Heater - Energy Source: Electric

Comments:

C - Enclosed burner compartments that were not constructed to be removed were not opened, opening enclosed pilot covers may void manufactures warranty.

16.3 TEMPERATURE PRESSURE RELIEF VALVE

Water Heater - Location of TPRV termination: Exterior west side

Comments:

C - Photo of Temperature Pressure Relief Valve (TPRV) and emergency overflow pan terminations.

Note: It is not normal for water to ever come from one of these pipes. It is an indication of a deficiency to the water heater or pipes, i.e. Temperature Pressure Relief valve malfunction, tank or pipe leakage or some other defect. If water is evident from one of these pipes it is recommended to immediately turn off the water to the water hear and turn off the electric or gas to the water and call a plumber as soon a possible.

The TPRV should be tested annually, if found to be malfunctioning it should be replaced immediately by a qualified plumber.



16.3 Item 1(Picture)

16.4 GARAGE/ADJACENT ROOM UNIT(S)

Comments:

Comments: No determination of hot water volume/temperature adequacy was made. A standard inspection does not include CO monitoring or comprehensive evaluation for potential back drafting concerns related to any mechanical equipment. Evaluation of Temperature Pressure Relief Valve (T&PRV) is restricted to a visual assessment of installation. Although units having burners, ignition devices or heating elements installed less than 18" above the floor may be "Grandfathered", inspectors in the state of Texas are required to report the hazardous condition as "in need of repair". See Important Consumer Note. Most Manufactures Listing and installation specifications require the valve be tested on a yearly basic and fully inspected or replaced on a three-year basis. If this has not been done it is recommended that TPRV be replaced. Yearly preventative maintenance required by most Manufactures requires that yearly maintenance be conducted that may include but not limited to - draining of tank, testing and inspection of TPRV, removal and inspection of anode rod, inspection of gas control, burner, internal flue-way and venting system. No storage is allowed on, around or in room where water heaters are located. Water temperatures above 125 deg can cause severe burn instantly or death from scalds, read manufactures Use and Care Manual prior to any adjustment or alteration of water heater, consult qualified professional. Estimated ages as to the age of the water heater unit represent the inspector's opinion based upon manufactures labeling information, design and condition and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the "Sellers Disclosure" or other means available.

This comment applies to any additional Water Heaters.

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

I NI NP D

17. D. HYDRO-MESSAGE THERAPY EQUIPMENT

Hydrotherapy or whirlpool equipment. The inspector shall: report as in need of repair a unit that does not operate, leaks, or is inaccessible; report as in need of repair a unit that lacks a ground fault circuit interrupter or has an interrupter that does not operate; report as in need of repair switches that are not in a safe location or do not operate; report evidence of leaks under the tub if the access cover is available and accessible, reporting when the cover is absent or inaccessible (the inspector is not required to determine the adequacy of self-draining features of the circulation system); and report as in need of repair deficiencies in the ports, valves, grates and covers.

17.0 HYDRO-THERAPY EQUIPMENT

Ground Fault Circuit Interrupter (GFCI) - Location: Not Found - HAZARDOUS CONDITION, NONE PRESENT - HAZARDOUS CONDITION

Equipment access: No access found - Equipment Not Inspected, Access is obstructed by furnishing or sealed - Equipment Not Inspected

LIMITATIONS: No access

Comments:

(1) D - Unit is not functioning. It is recommend that shower/tub enclosure be fully evaluated or tested by qualified professional prior to closing of escrow.



17.0 Item 1(Picture)

(2) D - No GFCI Protect as required by current codes, Electrical Shock Hazard.

Comments: Jetted (whirlpool) tub unit evaluations are limited to fixture flow and drainage; internal mechanical and plumbing equipment cannot be fully evaluated due to installation. The warm, dark environment of the circulation system provides an ideal breeding environment for infectious bacteria, mold and other micro-organisms. It is recommended that cleaning and disinfecting be conducted on a regular basis. No determination of water retention in the circulation system was conducted. The whirlpool should not be used if any health or safety concerns are apparent. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. Any evaluation was limited to fixture surface condition, water flow and drainage; mechanical equipment was not evaluated.

Ground Fault Circuit Interrupter (GFCI) evaluation is based on check utilizing separate testing device.

Specific limitations for appliances. The inspector is not required to do the following: operate or determine the condition of other auxiliary components of inspected items; or inspect self-cleaning functions.

NOTE: Jetted (whirlpool) tub unit evaluations are limited to fixture flow and drainage; internal mechanical and plumbing equipment cannot be fully evaluated due to installation. The warm, dark environment of the circulation system provides an ideal breeding environment for infectious bacteria, mold and other micro-organisms. It is recommended that cleaning and disinfecting be conducted on a regular basis. No determination of water retention in the circulation system was conducted. The whirlpool should not be used if any health or safety concerns are apparent. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. Any evaluation was limited to fixture surface condition, water flow and drainage; mechanical equipment was not evaluated. Ground Fault Circuit Interrupter (GFCI) evaluation is based on check utilizing separate testing device.

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

I NI NP D

18. V. A. APPLIANCES

Dishwasher. The inspector shall: report as in need of repair any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and the soap dispenser; report as in need of repair any interior signs of rust; report as in need of repair a door spring that does not operate properly; report as in need of repair deficiencies in the discharge hose or piping or the lack of back flow prevention; report as in need of repair units that are not securely mounted; report as in need of repair any water leaks; inspect the unit's operation in normal mode with the soap dispenser closed; and report as in need of repair spray arms that do not turn, soap dispensers that do not open or drying elements that do not operate.

Food waste disposer. The inspector shall: report as in need of repair any deficiencies in the splash guard, grinding components, wiring and exterior; report as in need of repair a unit that is not securely mounted; and inspect the operation of the unit and report as in need of repair any unusual noise or vibration level and any signs of water leaks.

Range exhaust vent. The inspector shall: report as in need of repair any deficiencies in the filter, vent pipe, light and switches; inspect the operation of the blower and report as in need of repair any unusual sounds or vibration levels, or if the blower does not operate at all speeds; report as in need of repair a vent pipe that does not terminate outside the structure when the unit is not of recirculating type or configuration. report as in need of repair a vent pipe that is of inadequate material; and report as in need of repair the absence of a range exhaust vent.

Electric or gas ranges. The inspector shall: report as in need of repair broken or missing knobs, elements, drip pans or other parts, inadequate clearance from combustible material, or the absence of an anti-tip device; report as in need of repair signal lights and elements or burners that do not operate at low and high settings; report as in need of repair improper materials that are used for the gas branch line and the connection to the appliance; and report as in need of repair the absence of a gas shut-off valve, or valve that is not properly located, is inaccessible, or leaks.

Electric or gas ovens. The inspector shall: report as in need of repair any broken or missing knobs, handles, glass panels, door hinges, lights or light covers or other parts, or inadequate clearance from combustible material; report as in need of repair deficiencies in the door gasket, tightness of closure and operation of the latch; report as in need of repair an oven that is not securely mounted; report as in need of repair heating elements and thermostat sensing elements that are not properly supported; report as in need of repair deficiencies in the operation of the heating elements or the lighting, operation and condition of the flame; report as in need of repair deficiencies in the operation of the clock and timer, thermostat and door springs; and report as in need of repair any inaccuracy of the thermostat more than a 25 degree range plus or minus of a 350 degree setting, as measured by a thermometer.

Microwave oven. The inspector shall: report as in need of repair any broken or missing knobs, handles, glass panels, or other parts, or a unit that is not securely mounted; report as in need of repair any deficiencies in the door and seal (the inspector is not required to test for radiation); report as in need of repair an oven that does not operate by heating a container of water or with other test equipment, as reasonably determined by the inspector; and report as in need of repair a light that does not operate.

Trash compactor. The inspector shall: inspect the overall condition of the unit; report as in need of repair a unit that does not operate or operates with unusual noise or vibration levels; and report as in need of repair a unit that is not securely mounted in place.

C - Estimated ages: as to the age of the devices Inspected, represent the inspector's opinion based upon manufactures labeling information, design and condition and are intended as a guide only. Numerous factors including the following , but are not limited to - element appearance, general condition, evidence of previous repairs and owner comment, form the basis of this Inspectors opinion and are NOT FACT. Client should determine the exact age of the unit by questioning the owner, reviewing the"Sellers Disclosure" or other means available.

C - If Range/Cooktop is a gas type unit, the type and condition of the gas line may not have been Inspected due to lack of access. No appliances were moved to allow access by this Inspector. If you have questions concerning a gas connection it it recommended that a qualified tradesman be contracted to determine condition prior to the end of your Option Period.

This note applies to all duplicate sections of APPLIANCES.

18.0 A. DISHWASHERS

Dryer Vent: Not Visible - Personal Cloths Dryer was Present at the time of the Inspection - Personal vent connector was not visible - Not Inspected. Personal cloths dryer Not INspected.

Personal Refrigerator: Personal refrigerator was present durement the Inspection - Personal refrigerator was Not Inspected. Water line connections were not visible - Not Inspected.

Personal Cloths washer and Dryer: Personal Cloths Washer and Dryer Present - connections not visible - Not Inspected..

Comments:

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

I NI NP D



18.0 Item 1(Picture)

18.1 B. FOOD WASTER DISPOSERS

Comments:

Comment(s): Average Design Life of most Food Waste Disposers is from 6 - 8 +- years.

NOTE: The assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. Some rusted grinding components is normal. If there is evidence of past or ongoing leakage the unit should be fully evaluated by qualified professional for needed repairs.

18.2 C. RANGE HOOD and EXHAUST SYSTEMS

VENT HOOD TYPE: RECIRCULATING INTO HOUSE - Current Codes require all gas and electric stove/ranges to terminate directly to the exterior. Although some municipalities do not recognize this standard, it is recommended to add in controlling indoor air quality and lessen the chances of carbon monoxide poisoning.

Vent Hood - Approximate age as determined by the Inspector's Opinion.: 5 - 7 +- years old

Comments:

Comment (s) - The average Design Life of most Range Hoods is from 10 - 15 +- years.

NOTE: All exhaust type ventilators should discharge directly to the exterior. Exhaust type ventilators exhausting into enclosed spaces such as attics create a fire hazard due grease-laden exhaust. While recirculating type units can be vented into the kitchen, exterior venting is advisable.

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

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18.3 D. RANGES, COOKTOPS, OVENS

Stove/cooktop - Approximate age as determined by the Inspector's Opinion.: Over 20 +- years old

Comments:

(1) Comment(s)- The average Design Life of most Range Hoods is from 10 - 15 +- years.

NOTE: Cooking adequacies, self-cleaning cycles, convection clocks, timers and other accessories are not evaluated. Clearances to combustible materials vary per manufactures specification, this should be verified by the Client by checking with the manufactures installation specifications that can be generally obtained from manufactures web site.

C - If Gas Appliances are present the gas shut off valves and pipes may not be accessible behind free standing or built-in stoves and ovens due to inadequate access, clearances installation, floor covering or other obstruction.



18.3 Item 1(Picture)

(2) D - No anti-tip device installed as required by most current code and Texas Real Estate Commission Standards of Practice. This device when installed properly will help prevent freestanding stove/oven from tipping forward causing a crushing accident.

(3) D - The Oven temperature is excessively high when tested to 350 deg. - Approximate temperature was 380 deg. +-. Recommend full evaluation by qualified professional for all needed repairs.

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

I NI NP D



18.3 Item 2(Picture)

18.4 E. MICROWAVE OVENS

Comments:

18.5 F. MECHANICAL EXHAUST VENTS and BATHROOM HEATERS

Bathroom Exhaust Fan Termination: No exhaust fan installed

Comments:

(1) Bathroom exhaust vents and electric heaters. The inspector shall operate the unit, and report as in need of repair unusual sounds, speed and vibration levels or, when possible, vent pipes that do not terminate outside the structure.

(2) Comments: Due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage laundry, kitchen and bath exhaust fan vents should not discharge into the attic area. Although this item if present was inspected it is not possible in most circumstances to see the entire length or termination of these type of pipes. Recommend that termination to exterior is established or redirect vent to the exterior where required.

18.6 G. GARGE DOOR/ DRIVEWAY GATE OPERATORS

Comments:

Comments: To prevent personal injury or equipment damage automatic door operators (openers) should stop and retract with reasonable resistance. If this feature is missing, upgrade for safety, otherwise service or repair any malfunction prior to use. Optic sensors are required by most manufactures specifications to be installed not more than 5"-6" above ground level to prevent personal injury, if sensors are not within 5"-6" of ground recommend repositioning immediately. If present, inspection is limited to a check of operation utilizing hard-wired controls. Control sensitivity and remote devices are not evaluated. Regularly service and test door(s) pursuant to manufacturer's guidelines. Controls should be mounted a

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

I NI NP D

safe distance above the floor (at least 5 feet above floor) and remote control should be secured from use by children. Installation of Federal Safety stickers should be in place on the door and at the control button location. Most Manufactures require monthly testing of door and safety"contact reversing test". For instructions on conducting contact reversing test please view information at CPCS.gov and The Industry Coalition for Automatic Garage Door Opener Safety"Automatic Garage Door Opener and Garage Door Safety& Maintenance Guide".

Limitations: Garage door operators that the auto return system is of the pressure type are not tested or inspected to determine if they are functioning or not. The method of stopping door travel as caused some doors to jump of of the track and may cause possible injury to inspector or other personnel in proximity of door if such a malfunction should occur. It has been reported that this stopping or testing has caused damage to some doors and other property. Normally today most garage door operators have an electronic eye type system installed to return door to up position should something be in the garage doorway.

Warning: The garage door is typically the largest moving object in the house, and many of its components are under high tension. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury or even death. Because of potential dangers involved, all repairs and adjustments indicated in this report must be performed by a trained door systems technician using proper tools and instructions.

A moving door can cause serious injury or death. Keep people clear of the opening while the door is moving. High spring tension can cause serious injury or death. Do not try to remove, repair or adjust springs or anything to which door spring parts are fastened, such as, wood blocks, steel brackets, and cables or other like items.

18.7 H. DRYER EXHUAST SYSTEMS - VENT/ROUTING

Comments:

- (1) D - Corrugated meal tubing/plastic corrugated tubing inside wall and through attic is not allowed by most current national and local codes and is considered a Fire Hazard. Dryer vent connectors that are not smooth interior walled metal are considered a Defect per the Texas Real Estate Commission.
- (2) C - Dryer vents that terminate through the roof are more prone to clogging, this type of cloths dryer requires yearly monitoring and routine cleaning. These type of roof vents are required to have back-flow prevention to prevent moisture, animals from entering the pipe, this requirement is not normally visible during a Limited Time and Scope Inspection as the roof may not be accessible or dismantling of vent may be required to determine if present.

Efficiency of dryer vent air flow was not conducted. Length of the dryer vent pipe cannot be determined within a Limited Inspection. If the length of vent pipe from the connection at the dryer to the termination outside appears to be more than 35 feet accounting for 90 degree turns, the vent pipe may be too long for proper ventilation. If this condition in suspected the vent pipe should be evaluated by a qualified contractor.

- (3) D - Where the exhaust duct is concealed within the building construction, the equivalent length of the

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

I NI NP D

exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection IRC M1502.4.5

(4) N.I - Dryer connectors behind the cloths dryer (Cloths Dryer Not Inspected) is not visible at the time of the Inspection. Items are not moved during an Inspection as per the Texas Real Estate Commission. Dryer vent connectors that are not smooth interior walled metal are considered a Defect per the Texas Real Estate Commission.

Comments: Evaluation of appliances are limited to a basic operation check of listed units only and generally exclude thermostatic or timer controls and accuracy, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and other potable appliances.

Specific limitations for appliances. The inspector is not required to do the following:

(1) operate or determine the condition of other

auxiliary components of inspected items;

(2) test for microwave oven radiation leaks;

(3) inspect self-cleaning functions;

(4) disassemble appliances;

(5) determine the adequacy of venting

systems; or

(6) determine proper routing and lengths of duct systems.

Limitations: This inspection report does not include the inspection of appliances such as refrigerators, washing machines, Cloths dryers. and or any type of water softeners or filtering systems whether for the entire home or under kitchen sinks types.

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I NI NP D

26. G. OTHER BUILT-IN APPLIANCES

26.0 ATTIC POWER FAN(S)

Comments:

- (1) N.I. - Refrigerators, ice makers, wine cellars, ice dispensers and other similar devices were Not Inspected as part of this Inspection.
- (2) C - Attic Power Fan(s) - Electric power fans need to inspected yearly for operation and evidence of failure. Operation of power fans in attic may be effected by high temperatures and high humidity that can lead to defects such as electric motor seizing which could lead to an overheating condition to the electric motor. Operation of Attic(s) Power Fan is not normally conducted to to lack of access unless otherwise indicated by Inspector.

26.8 OTHER BUILT-IN APPLIANCES

Comments:

26.11 OTHER

Comments:

Limitation:

All play ground equipment, swings, detached patio coverings, outdoor grills, detached structures of any kind etc are not inspected. I would suggest that if this equipment stays with home that a qualified contractor further evaluate prior to children etc. are allow to use.

detached

Comments: Icemakers, refrigerators, washers and cloths dryers are not normally considered real estate and are not inspected as part of this Structural& Mechanical Inspection. If these items are included as part of this transaction it is recommended that they be fully evaluated by qualified specialist prior to closing of escrow.

FILTER SYSTEMS - Operation of filter systems such as whole house filter systems, reverse osmosis systems, water softener systems are not part of a Limited Inspection and were not operated or inspected. Filter systems that are connected to a drain line are required to use an air gap, saddle connections are not acceptable. If these units are not installed correctly, cross contamination of water supply and sanitary sewer drains can occur. It is recommended that these systems be evaluated prior to closing for proper installation and operation, if any cross contamination issues are noted they should be corrected immediately to prevent a hazardous condition.

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I NI NP D

27. H. OTHER - SECURITY SYSTEMS

Trim hedges, trees and foliage away from windows and doors, to prevent apparent hiding places to intruders.

Change your answering machine message so it doesn't indicate that you're not at home. Instead, say that you "can't come the phone".

"Re-key" all of the locks in the house as soon as you move in. Install deadbolt locks on all exterior doors.

Ask for identification from service representatives and never leave them in your home unsupervised.

Permanently mark all of your valuables and take digital pictures on all items throughout your household. Keep pictures and all records of marked objects in a safe place.

Be careful where you leave your spare keys. Intruders check windows ledges and under flower pots and welcome mats. Install a combination lock box outside to keep all spare keys.

Get to know your neighbors. Team up and form a crime watch program. Your local police can help you get started.

Use timers for lights, television and sound systems to turn on and off at different times to give your home that lived-in look while you are away. Install motion sensors lights around the outside of the house to alert you of activity.

If you are going away for an extended period of time, remember to do the following.

- Stop mail and paper delivery.
- Leave your car in the driveway.
- Have someone mow your lawn, rake leaves.

If you have any questions concerning a home security system please read the attached Home Security Brochure.

27.0 DOOR AND WINDOW SECURITY VERIFICATION

Comments:

27.1 ALARM TEST TO VALIDATE SYSTEM PERFORMANCE

Comments:

27.2 TEST CALL BACK VERIFICATION FROM SECURITY CENTER (Where permitted)

Comments:

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

I NI NP D

28. I. OTHER - Wood Destroying Insect Report Pictures

28.0 Wood Destroying Insect Photos - SEE ATTACHED REPORT IF CONDUCTED

Comments:

C - See attached Official Wood Destroying Insect Report (W.D.I.) - IF CONDUCTED.

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

I NI NP D



28.0 Item 1(Picture)



28.0 Item 2(Picture)

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

I NI NP D



28.0 Item 3(Picture)



28.0 Item 4(Picture)

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

I NI NP D



28.0 Item 5(Picture)



28.0 Item 6(Picture)

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

I NI NP D



28.0 Item 7(Picture)



28.0 Item 8(Picture)

This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Board.

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service, P O Box 12847, Austin TX, 78711-2847 (512)305-8250
Goodspeed Pest Solutions, Inc. TPCL #12068

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I NI NP D

29. J. THERMAL IMAGING

Comments:

Thermal imaging does not "see" inside walls unlike an X-ray, CAT scan or MRI although you may have seen thermal images showing the framing inside walls. This is misleading as the darker lines of the frame are visible because the frame acts as a heat sink draining heat from the wall sheet and appearing as a dark spot. The frame lines on the image are actually colder sections of wall sheeting as a result of the heat being drained away from the surface of the wall sheet and not the frame itself being "seen" through the sheet. Thermal imaging simply provides a temperature reading across a surface, building up a picture from thousands of temperature measurements in its field of view. It's also useful in displaying patterns of moisture which evaporates and cools surrounding material. Conversely, as termites maintain a constant temperature between 28 and 32 degrees Celsius in their workings, if there are enough of them and the ambient temperature is cooler, termite activity presents as a hot spot. Using thermal imaging is not a simple process and requires knowledge, skill, experience, and training. The process must take into account the climate, the current weather, the structure's use and occupancy, the time of day, the type of construction, heating and air conditioning, plumbing, wiring, construction materials, surface finish, and even colour. Other supporting technology includes Moisture Meters and Bore scope. Heat To fully understand infrared thermography, its applications, qualities and limitations, it is necessary to be familiar with the laws of physics that govern heat, heat transfer and the principles of infrared radiation. Heat is the transfer of energy from one material or substance to another. Heat is energy in transit; it always flows from the material at a higher temperature to that at a lower temperature until thermal equilibrium is reached. Heat may be transferred from one object or place to another by three modes; conduction, convection and radiation. It is the radiation mode that infrared thermography can detect. There are several basic factors that affect the accuracy of measurements using this technique and must all be taken into consideration for reproducible results. They are: surface emissivity, reflected temperature and ambient temperature. Temperature Temperature is arguably the most widely measured physical parameter in science and engineering and is a reliable indicator of an objects condition.

29.0 THERMAL IMAGING

Comments:

- (1) D - See photos and comments throughout the Report.
- (2) C - Thermal Infrared Imaging can only read temperature differences, It can not see through wall. If the wall surface being viewed shows the same temperature the image will be one color. A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that exists or that may ever have existed. Please read Comments and Limitations.

Thermal Imaging Camera. Limitations.

- Building construction materials can inhibit the use of the thermal imaging camera.
- Thermal imaging cameras do not see through walls & cannot determine the extent of any structural damage. It basically only detects the surface temperature of whatever is being scanned.
- Images can be difficult to interpret accurately when based upon certain objects, specifically objects with erratic temperatures, although this problem is reduced in active thermal imaging.
- Accurate temperature measurements are hindered by differing emissivity's and reflections from other surfaces.
- Most cameras have $\pm 2\%$ accuracy or worse in measurement of temperature and are not as accurate as contact methods
- Only able to directly detect surface temperatures.
- Condition of work, depending of the case, can be drastic: 10°C of difference between internal/external, 10km/h of wind maximum, no direct sun, and no recent rain.

What defects will/will not be uncovered by an infrared/thermographic camera?

Infrared cameras can detect wet and dry areas by the surface temperature, detecting hidden moisture problems that can destroy structural integrity and nurture mold. IR cameras can instantly find the ultimate source with little or no physical disassembly of the premises and minimal disturbance of inhabitants. IR cameras can also assist in locating areas of energy loss and electrical overloads through sensing surface temperature differences.

The use of the thermal imaging camera has certain limitations. It does not detect all moisture related conditions behind concealed surfaces. Specifically, it detects differences in heat on the surface of most building materials (floor coverings, sheetrock, wood paneling, lumber, etc.). As building materials heat up and cool down, dryer materials change at a different rate than wet materials. This creates a difference in surface temperature and will be rendered on the camera an area of concern, requiring further investigation. Furniture, certain floor coverings, personal storage items, or any materials obscuring the surfaces of the building (interior or exterior) will inhibit the visibility of the camera and limit the diagnostic use of this device. The use of this device does not CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND THAT MOISTURE DOES OR DOES NOT EXIST IN EXCESSIVE AMOUNTS; NOR DOES IT SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

31. GENERAL PHOTOS

31.0 GENERAL PHOTOS

Comments:



31.0 Item 1(Picture)



31.0 Item 2(Picture)



31.0 Item 3(Picture)



When Quality & Integrity Count... ☺

Goodspeed Inspection Services, Inc.

Goodspeed Inspection Services, Inc.

3218 El Dorado Blvd.

Missouri City, TX 77459

Report Attachments and Special Offers

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments.

PLEASE OPEN THESE LINKS AND PRINT THEM ALONG WITH THE INSPECTION REPORT FOR YOUR RECORDS.

IF YOU PURCHASED A WOOD DESTROYING INSECT INSPECTION, IT IS ATTACHED BELOW.

Note: If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[AFCI vs. GFCI](#)

[ADT Security Special Offer](#)

[Pest Control Special Offer](#)

[Cert](#)

[Wood Destroying Insect Report](#)



INVOICE

When Quality & Integrity Count... ☺

Goodspeed Inspection Services, Inc.
 Goodspeed Inspection Services, Inc.
 3218 El Dorado Blvd.
 Missouri City, TX 77459
 Inspected By: Robert J.P. Goodspeed, T.R.E.C.
 Professional #4100, ASHI Member 204556

Inspection Date: 3/5/2020
Report ID: 20200305-Alison

Customer Info:	Inspection Property:
Alison McGallion	1725 Ave N 1/2 Galveston TX 77550
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Structural & Mechanical Inspection	1.00	400	400.00
Wood Destroying Insect (termite) Inspection Report - W.D.I. Texas Required Form	100.00	1	100.00
			Tax \$0.00
			Total Price \$500.00

Payment Method:
Payment Status:
Note: