

HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections
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TREC Inspection



INSPECTED FOR

Katrina Stilwell
4615 Pin Oak Ln
Bellaire, TX 77401



PROPERTY INSPECTION REPORT FORM

Katrina Stilwell

Name of Client

03/08/2022

Date of Inspection

4615 Pin Oak Ln, Bellaire, TX 77401

Address of Inspected Property

Chris Stoffer

Name of Inspector

20695

TREC License #

R. Shawn Emerick

Name of Sponsor (if applicable)

#4623

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR GENERAL INFORMATION

Present at Inspection: Buyers Agent (Onsite for Part of Inspection), Sellers Agent (Onsite for Part of Inspection)

Building Status: Occupied

Weather Conditions: Rain for Period During Inspection, Cloudy

Ambient Temperature At Time of Inspection: 40 to 50

Wind Conditions (Approximate Speed): 0- 5 MPH

How To Interpret This Report:

Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

Items Damaged, Non-Functional, or Operating Improperly= Red Text

Items in need of repairs either because they are broken, not functioning, or damaged.

General Comments & Specific Limitations= Black Text

These are general information, limitations, or notices.

Need Pricing for Repairs? This third party will go through our report for a fee and produce a line item showing an estimated costs for each deficiency noted on the report:



Click Here

NOTICE

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.
- No environmental inspection of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and / or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to Chinese drywall, asbestos, lead, formaldehyde, mildew, mold, fungi, etc. are specifically excluded from the inspection and from this report. **No indoor air quality test were performed. If deficiencies are found during inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc. or you have concerns about the presence of microbial growths, you should, as part of your due diligence, have environmental inspections of your choice, i.e. mold inspection, lead testing, etc. performed on this property prior to closing.**
- Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, televisions and / or satellite systems, elevators, bulkheads / docks and piers, fences / yard enclosures, intercoms, sound systems, security, and playground equipment are specifically excluded from this report.
- The client should understand that we do not inspect the fencing if present, i.e. wood fences, iron fencing, gates, etc.. We have not formal training on fencing and this is beyond the scope of this inspection.
- This is not a pest inspection. We are not licensed to inspect for insect infestations, rodent activity, or animal infestations. If this is a concern a pest control company should be contacted to further evaluate this property. The wood destroying insect report does not address nuisance insect, rodents or other animals.

ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.

The property being inspected is a multi-story structure. This restricts the visibility of the roof covering, portions of the exterior veneers, portions of the chimney, and portions of the roof structure. These components were inspected from the ground level.

An unmanned aircraft was used to inspect portions of the roof that were inaccessible / not visible. While this does provide us a better idea of the condition of the roof, this type of inspection is not as thorough as if we had walked the roof. While this is better than not seeing the roof at all or inspecting it from the ground level there are still limitations, i.e. exposed nail heads, aggregate loss, flashing details, etc. The client should understand that deficiencies could be still present that are not visible at the roof and that this is by no means a substitute to having a qualified tradesman perform an inspection of the roof's surface.

The inspection of this property was limited due to the fact that it is currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.

The property inspected has one or more gas-fired appliances installed on the interior of the property (water heater or furnaces in closets, laundry rooms, etc). During the inspection, I did not notice a carbon monoxide detector installed. The U.S. Consumer Product Safety Commission (CPSC) recommends that consumers purchase and install carbon monoxide detectors with labels showing they meet the requirements of the new Underwriters Laboratories, Inc. (UL) voluntary standard (UL 2034). The UL standard, published in April 1992, requires detectors to sound an alarm when exposure to carbon monoxide reaches potentially hazardous levels over a period of time. Detectors that meet the requirements of UL 2034 provide a greater safety margin than previously-manufactured detectors.

About 200 people die each year from carbon monoxide poisoning associated with home fuel-burning heating equipment. Carbon monoxide is a colorless, odorless gas that is produced when any fuel is incompletely burned. Symptoms of carbon monoxide poisoning are similar to flu-like illnesses and include dizziness, fatigue, headaches, nausea, and irregular breathing. Carbon monoxide can leak from faulty furnaces or fuel-fired heaters or can be trapped inside by a blocked chimney or flue. Burning charcoal inside the house or running an automobile engine in an attached garage also will produce carbon monoxide in the home.

The first line of defense against carbon monoxide is to make sure that all fuel-burning appliances operate properly. Consumers should have their home heating systems (including chimneys and flues) inspected each year for proper operations and leakage. Inspectors should check all heating appliances and their electrical and mechanical components, thermostat controls, and automatic safety devices.

Properly working carbon monoxide detectors can provide an early warning to consumers before the deadly gas builds up to a dangerous level. Exposure to a low concentration over several hours can be as dangerous as exposure to high carbon monoxide levels for a few minutes - the new detectors will detect both conditions. Most of the devices cost under \$100. Each home should have at least one carbon monoxide detector in the area outside individual bedrooms. CPSC believes that carbon monoxide detectors are as important to home safety as smoke detectors are.

The following inspectors were onsite and assisted in the performing this inspection:

- Shawn Emerick, #4623, R-5135879

The following optional system(s) were not inspected.

1. Hot Tub
2. Water filtration system

These systems are beyond the scope of this inspection and were not inspected. The client is urged to have the system(s) along with associated components evaluated prior to closing to insure proper installation and performance.



GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed herein;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, **fences**, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed;
 - (v) sub-surface drainage systems; or
 - (vi) 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, or solar panels;
 - (vii) concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Grade Concrete

Foundation Performance Opinion(s):

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

Note: *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

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I NI NP D

Items Damaged, Non-Functional, or Operating Improperly

A decaying tree stump was noted at the Left Side of Property of the foundation. As this stump continues to decay, the soils may collapse / sink leaving voids in the soil which help support the foundation grade beams in this area. A qualified tradesman should be consulted to determine what corrective action, if any, are recommended to prevent future problems.



General Comments

Shrinkage cracks were observed at various visible locations on the foundation / concrete floors. Cracking is a normal property of concrete as it dries and shrinks during the curing process. Additional shrinkage cracks may be present under the floor coverings in the structure.



I=Inspected

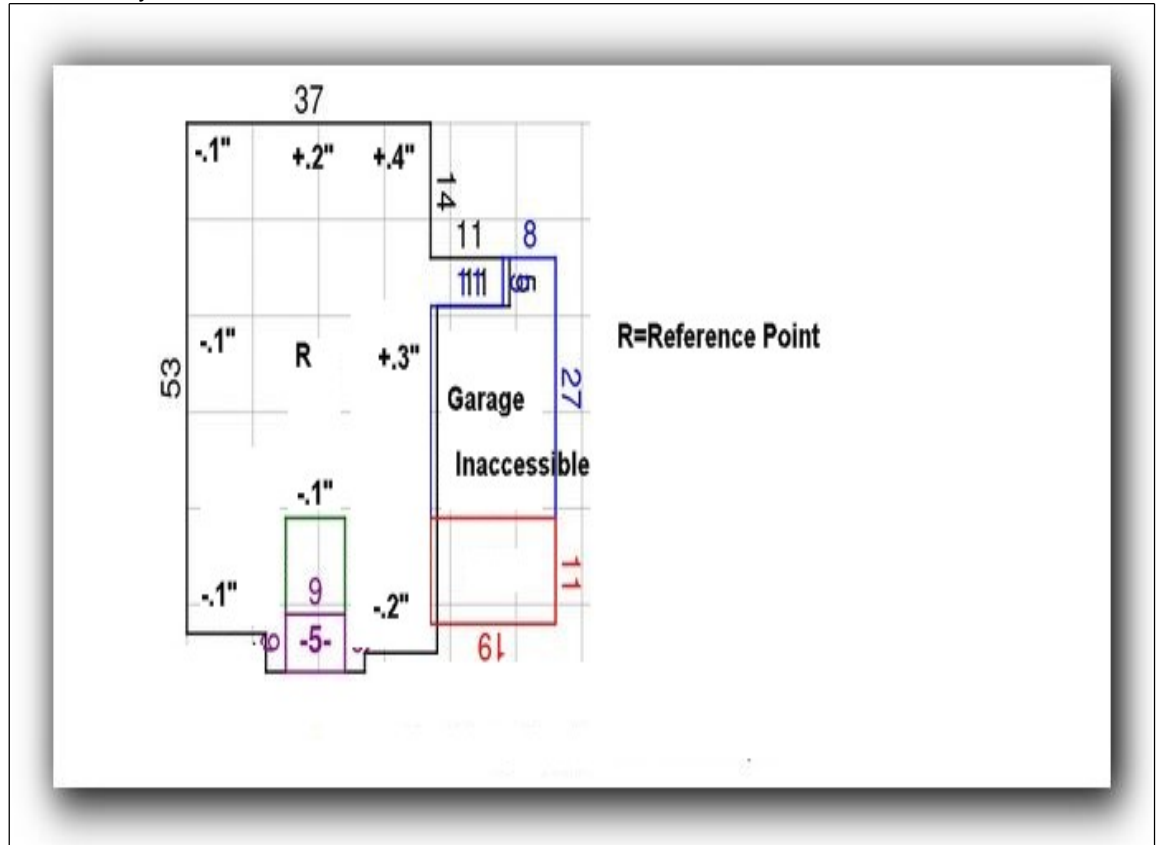
NI=Not Inspected

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I NI NP D

The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



Limitations

The inspection of the garage foundation was limited at this time due to the amount of storage on the interior. Further investigation of the garage foundation may be needed when storage is removed from the garage.



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B. Grading and Drainage

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Drainage swales not present

General Comments

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

Specific Limitations

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

C. Roof Covering Materials

Comments:

Type of Roof: Sloped / Pitched

Roof Covering Material(s):Composition Shingles

Viewed From:Drone - Unmanned Air Craft, Interior of the Building, Accessible Attic Areas



Performance Opinion

The roof covering is in need of repairs. Problems found during the inspection of the roof covering are listed in the section(s) below. It is recommended that a qualified tradesman be consulted to evaluate the roof covering and perform all necessary repairs to insure the roof is watertight.

I=Inspected

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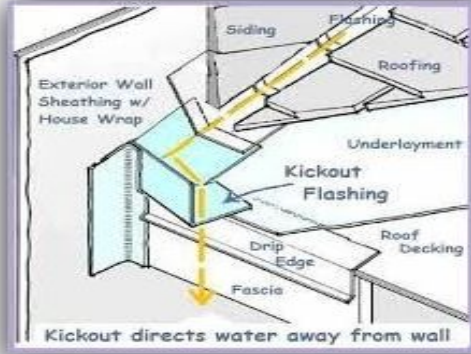
NP=Not Present

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Building Codes, TREC Standards, Installation Standards or Safety Issues

Kickout or diverter flashing is not installed at the required locations. This creates a possibility of water penetrations if not corrected.



Items Damaged, Non-Functional, or Operating Improperly

The hip and ridge shingles appear to have reached the end of their serviceable life's as evident by excessive loss of aggregate and damage at many locations. This commonly occurs when these shingles are a different quality than the main body. Recommend contacting a qualified tradesman to evaluate the roof and make the necessary repairs.



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I	NI	NP	D
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Damaged and / or missing shingles were found during the inspection of the roof covering. Recommend repairs by a qualified tradesman.

Loss of aggregate was noted during the inspection of the roof covering as evidence of aging.

The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.

Sections of the roof flashing are raised which could lead to water penetrations. Recommend repairs.



Voids were found at the left soffit. These voids should be sealed.



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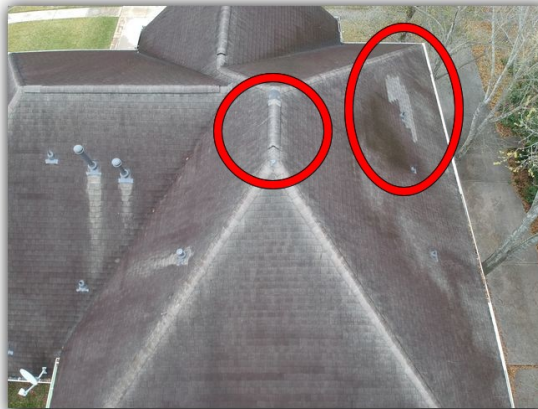
NP=Not Present

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I	NI	NP	D
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General Comments

Evidence of roof patching was noted during the inspection as evident by different color and age shingles.



Specific Limitations

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

I=Inspected

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I	NI	NP	D
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Roof coverings are only inspected from the ground level and accessible attic areas if the roof cannot be safely reached using a one-story ladder.

A radiant barrier (cool ply, foil roof decking, radiant paint, etc) has been installed at the roof decking. This restricts the visibility of the wafer-board decking making it difficult to view evidence of water penetrations / roof leaks. Small roof leaks and / or evidence of previous leaks could be concealed behind this material.

D. Roof Structures and Attics

Comments:

Viewed From: Entered Attic



Approximate Average Depth of Horizontal Insulation: 8 - 12"

Accessibility of Attic: Partial

Performance Opinion

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection.

Description of Roof Structure & Framing: Rafter Assembly

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I	NI	NP	D
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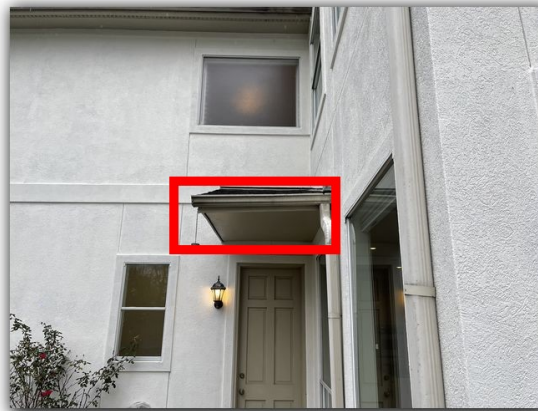
Roof Structure

Items Damaged, Non-Functional, or Operating Improperly

Evidence of rodent activity was noted in the attic as evident by nesting materials, holes, etc.



The right back patio cover is sagging. Recommend monitoring and repairing as needed.



Attic Access, Ladders, and Service Walks

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Attic ladder not installed properly - Safety Hazard for occupants, Recommend securing. The attic ladder has not been installed properly. The stairway should be corrected before future use. This is a safety issue as the ladder could break or come out of the ceiling if not corrected. The ladder should be secured on all four sides with shims and secured using 16D nails or 3" lag screws as directed by the manufacturer.
- Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard The walkway has not been installed properly leading to the mechanical system(s) in the attic. Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.

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I	NI	NP	D
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Items Damaged, Non-Functional, or Operating Improperly

One of the attic ladder steps appears to have been damaged and repaired in the past. It is recommended that this step be replaced or professionally repaired.



Attic Insulation

Items Damaged, Non-Functional, or Operating Improperly

Missing insulation was found at sections of the ceiling / attic in the left side master bedroom while using a infrared camera.



Attic Ventilation & Screening: Soffit, Ridge Vents

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General Comments

Evidence of previous structural repairs were found in the attic as evident by new lumber at several locations.



Specific Limitations

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

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

Comments:

Exterior Cladding's: Stucco Veneers - Hard Coat, Wood

Interior Cladding's: Drywall, Tile

Building Codes, TREC Standards, Installation Standards or Safety Issues

Stucco Veneers (Hard Coat, EIFS, Faux Stone)

The transition between the dissimilar material has not been installed properly (mortar installed versus backer rod and sealant). These area will be vulnerable for future cracking and separation.

Flashing Details

Kickout / diverter flashing is not installed at the wall & roof Intersections. This creates a opening that could allow moisture to enter the wall cavity and create damage.



General

- Improper clearance of the exterior veneers from flatwork (2").
- Improper clearance of the exterior veneers from the grade (8").
- Firestopping is not present at the visible wall chases in the attic.

Items Damaged, Non-Functional, or Operating Improperly

Exterior Walls

Possible staining / damage was noted at the plywood substrate at the front left portion of the home. An invasive stucco inspection is recommended.



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I	NI	NP	D
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Tree limbs were noted in contact with the exterior walls. The tree limbs should be trimmed away from the walls to prevent future damage.



Debris has been stored against the Right Side of Property. This can conceal problems behind this items and restrict the inspection for wood destroying insects. Recommend removal of the items to provide access to the exterior veneers and foundation.



Cracks were found at the stucco walls. Recommend repairs.



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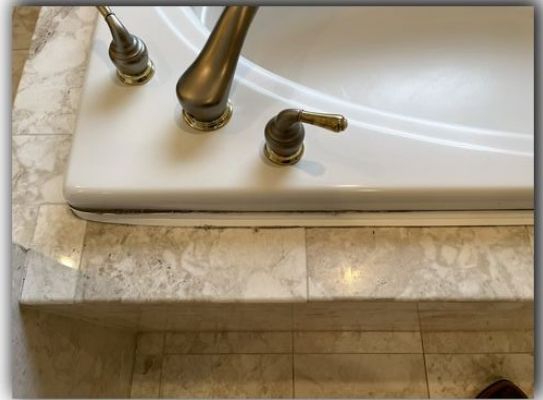
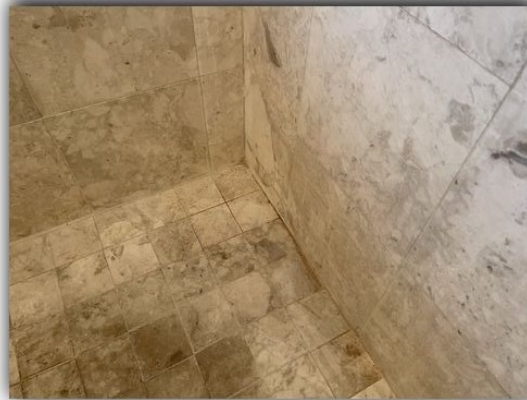
I	NI	NP	D
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Interior Walls

Loose hardware was found in the kitchen cabinets



The grout / caulking in the master bathroom shower and tub enclosure is discolored.



Loose hardware was found in the bathrooms.



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I	NI	NP	D
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Hairline cracks were found on the interior of the property as evident of settlement.



Damaged and missing grout/caulking was noted in the left guest bathroom shower/bathtub enclosure.



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General Comments

Evidence was found that this property (portions or all) has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical and company used, warranty if applicable, etc.. Houston Inspections specifically excludes hidden / latent damage if present (we cannot see thru walls).



Specific Limitations

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. **This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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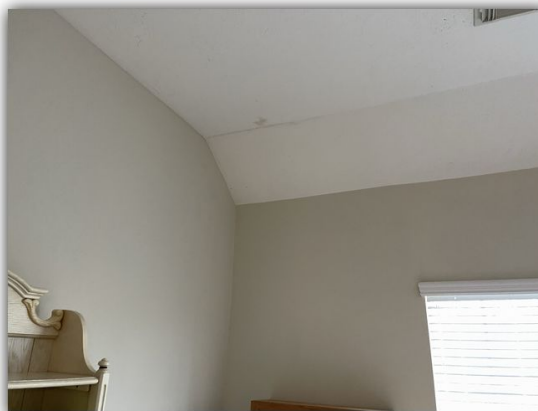
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F. Ceilings and Floors

Comments:

Items Damaged, Non-Functional, or Operating Improperly
Ceilings

Damaged / discolored drywall was found in the garage, Kitchen Pantry and front left guest bedroom during the inspection. No abnormalities were found at this area with the infrared camera and no elevated moisture readings were observed when inspected with a pinless (non invasive) moisture meter. Recommend further evaluation to determine the needed repairs.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cracking was noted on the interior ceiling of the property as evidence of settlement.



Floors

Warped / buckled wood floors were found in the den and front entryway. A qualified tradesman should be consulted to determine the source of moisture and needed repairs.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The wood floors are showing signs of wear and tear (ding's, scratches, etc.).



Stained and / or damaged carpet was found on the interior of the building.



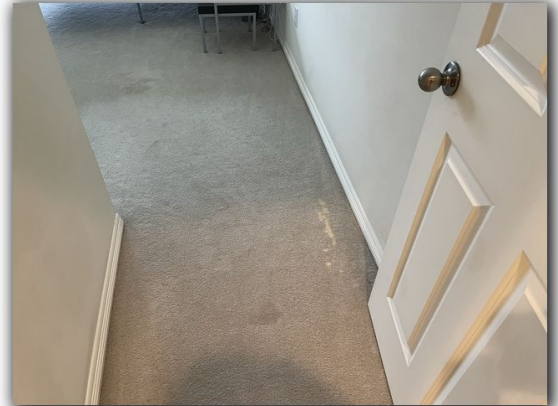
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Loose flooring was noted on the second floor as evident by noise when walking. Recommend securing / re-nailing all loose flooring.



Chipped floor tiles were found in the Kitchen Pantry.



I=Inspected

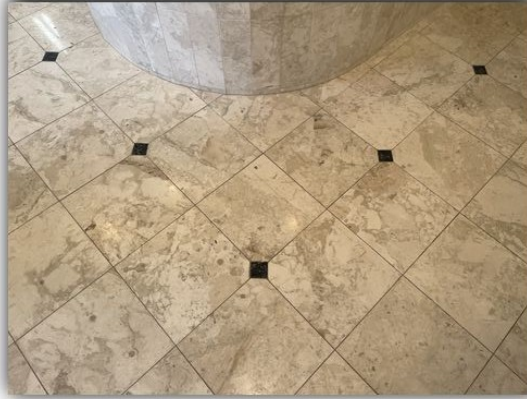
NI=Not Inspected

NP=Not Present

D=Deficient

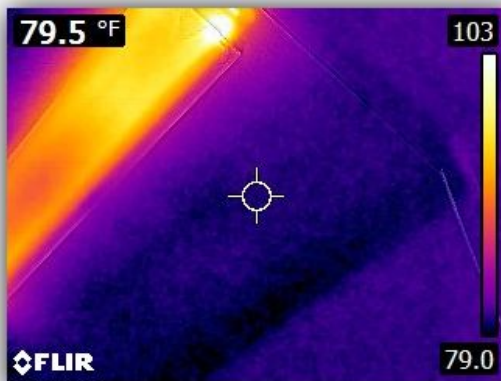
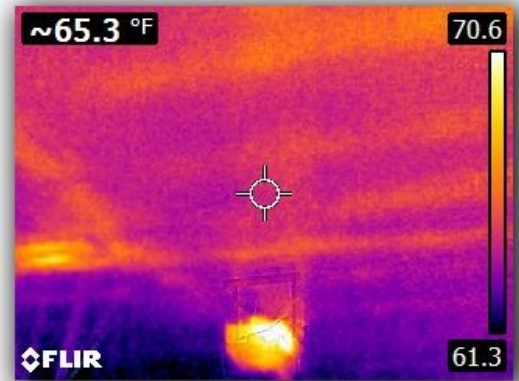
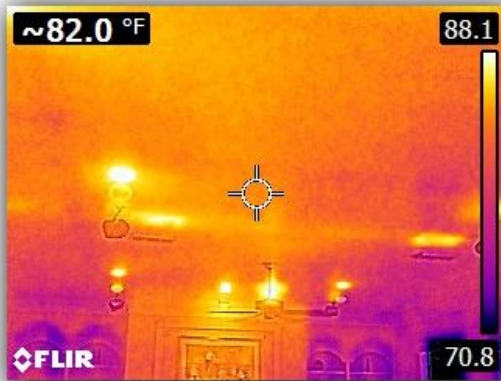
I	NI	NP	D
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Cracked floor tiles were found in the master bathroom.



General Comments

During the inspection of the ceilings on the interior of the structure with a infrared camera abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific Limitations

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. This **report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

G. Doors (Interior and Exterior)

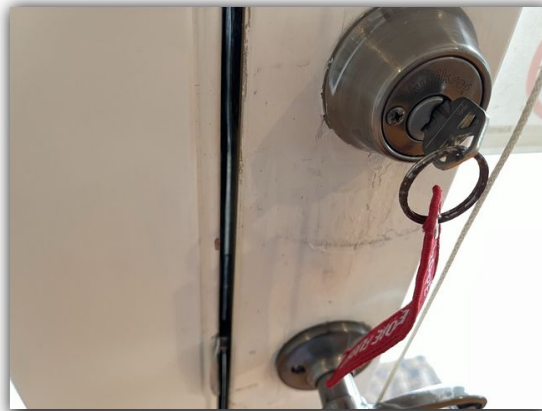
Comments:

Items Damaged, Non-Functional, or Operating Improperly

The dead bolt is difficult to operate at the rear exterior door. All dead bolts should be adjusted to operate properly and easily.



Voids were found at the weather stripping at the rear exterior door. Recommend improvements to improve the energy efficiency.



I=Inspected

NI=Not Inspected

NP=Not Present

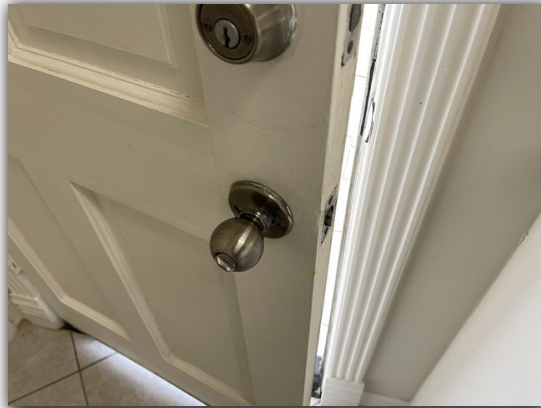
D=Deficient

I	NI	NP	D
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Damage was found at the garage door panels.



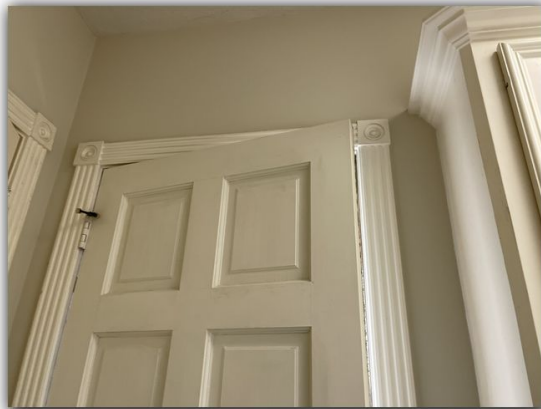
The right rear exterior door handle is not functioning, striker sticking in door.



Door(s) were found in the following locations that are in need of adjustments (do not latch, stick when closed, etc).:

1. Right exterior
2. Rear master closet

All doors at the property should be adjusted to operate properly.



I=Inspected

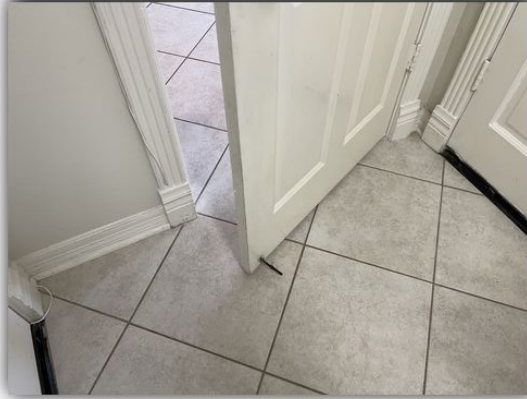
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged door stops were found.



Damage was found at the rear exterior door.



General Comments

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

Specific Limitations

If the property is occupied, only accessible doors were operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments:

Style: Single Pane; Storm Windows

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Safety glass is not present in the following locations: 30" from Tubs
Safety / tempered glass is required to be installed in these locations as they are considered hazardous by current codes.



- Fall protection not provided for windows installed above 72" from grade.
Fall protection is required at windows that are less than 24" from the finished floor and greater than 72" from the final grade. The fall protection is required to limit the opening of a window that meets these requirements so that an object 4" or larger cannot fit through the opening. This is a safety hazard that should be addressed.

Items Damaged, Non-Functional, or Operating Improperly

The window frame is damaged at the right front master bedroom storm window.



I=Inspected

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D=Deficient

I NI NP D

Damaged and / or missing weather stripping was noted at portions of the exterior windows. All weather stripping should be in good condition and installed at all windows.



Many of the windows are difficult to operate. The windows should be repaired as needed. At a minimum, a window in each sleeping room should be made operational for use in the event of an emergency.

Specific limitations

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

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I. Stairways (Interior and Exterior)

Comments:

Specific Limitations

The inspector is not required to and will not exhaustively measure every stairway component.

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J. Fireplaces and Chimneys

Comments:

Type of Fireplace / Chimney: Pre Fabricated



Attic Fire Stopping: Not Visible / Accessible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Chimney Cap: Present

Gas Features Present: Faux Logs, Gas Valve

Specific Limitations

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

K. Porches, Balconies, Decks, and Carports

Comments:

Specific Limitations

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

L. Other

Comments:

Items Damaged, Non-Functional, or Operating Improperly

Uneven materials were observed at the flatwork. Flatwork should have a uniform surface (to prevent tripping) and slope away from the dwelling (i.e. patios, driveways, sidewalks, etc.).



Cracking was found at sections of the driveway.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Service: Underground

Main Service Size:200

Wire Type: Copper

Service Conductors Size: 2/0

Location of Main Electrical Panel:Exterior



Location of Sub - Electrical Panel:Exterior and Closet



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of Visible Grounding / Bonding: Ground Rod Connection/Water Pipe Connection

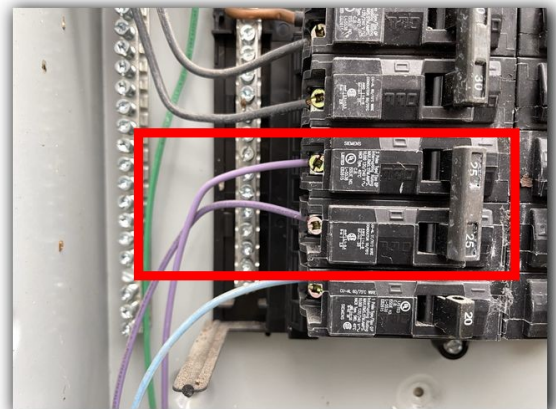
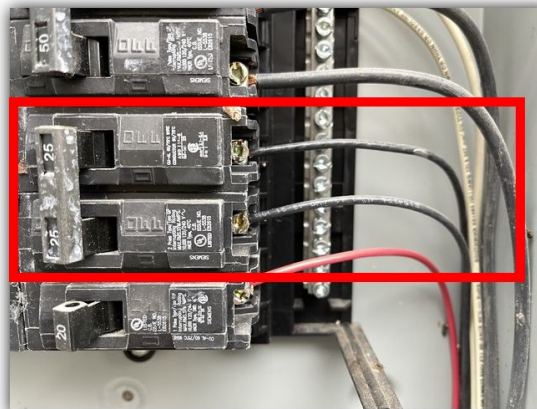


Building Codes, TREC Standards, Installation Standards or Safety Issues

- Grounding clamp improper style for rod Installations
- Bonding not present / visible at gas lines
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Panel located in un-approved location (Clothes Closet, Damp Location, Etc.)
- Surge Protection not Installed Main Panel - Currently Required by Code

Items Damaged, Non-Functional, or Operating Improperly

Oversized breakers were found within the exterior sub electrical panel. 25 amp breaker on 12 gauge wire. Each breaker is rated for a specific size conductor. Ideally, these breakers should be re-sized by a licensed electrician.



I=Inspected

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NP=Not Present

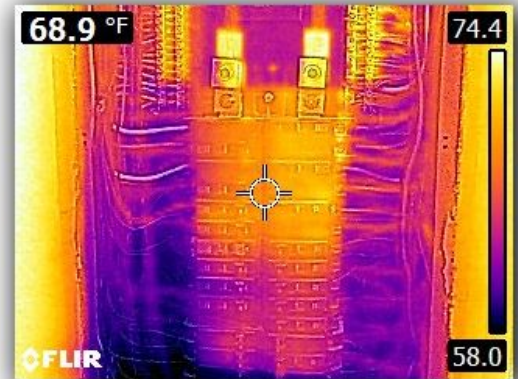
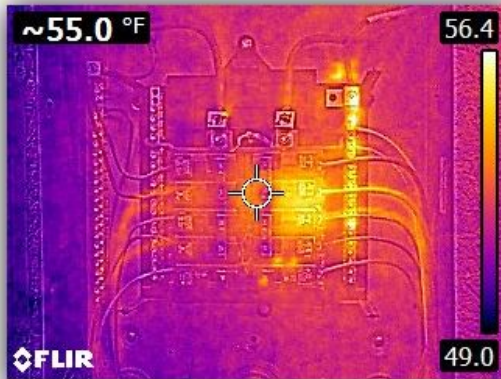
D=Deficient

I NI NP D

General Comments

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

During the inspection of the electrical panel with a infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



Specific Limitations

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

GFCI Safety Protection Present in Following Locations:

Bathrooms/Kitchen /Pool Light(s)/Hydro Therapy Tub Motor

Reset Locations for GFCI's:

Exterior: Not Tested - Occupied

Garage: Not Tested - Occupied

Kitchen: Kitchen

Bathrooms: Master Bathroom, Guest Bathroom

Laundry Room: Not Present - GFCI Needed

Hydro-Therapy Motor: Master Bathroom

Pool: Not Functioning

Smoke Detector Locations: Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)

Carbon Monoxide Detectors Present at Property: None Found / Present

Building Codes, TREC Standards, Installation Standards or Safety Issues

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Smoke detectors not installed according to current codes

The smoke detectors in the property do not comply with current building codes (i.e. hard wired, battery back ups, interlinked, locations, etc.). Current building codes require smoke detectors to be located inside and outside each sleeping room.

Carbon monoxide detectors were not found / are not present in the property being inspected.

Current codes require carbon monoxide detectors to be installed in properties that have fueled fired appliances (gas water heaters, furnaces, etc.) and attached garages.

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

Box extender's not present at receptacles

I=Inspected

NI=Not Inspected

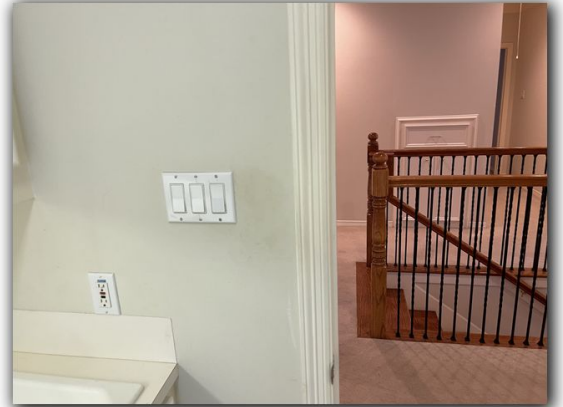
NP=Not Present

D=Deficient

I	NI	NP	D
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Items Damaged, Non-Functional, or Operating Improperly

Damaged cover plates were found in the laundry room and front entryway. Recommend replacement of the plates.



The lights are inoperative in the following locations:

1. Exterior

If the bulbs are not blown, the circuit should be investigated.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Loose receptacles were found at various locations. The receptacles should be better secured.



Older smoke detectors were found at the property being inspected. It is recommended that the smoke detectors be replaced.

General Comments

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

Specific Limitations

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Unit #1 & #2

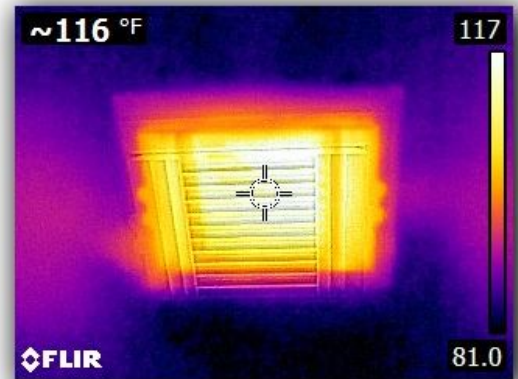
Type of System: Forced Air

Energy Source: Gas , Flex, Black Iron

Location: Attic

Performance Opinion(s)

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.



General Comments

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Unit #2 (second floor) heater at this property appears to be older. The client should understand that our inspections are limited to the visible and accessible components. Mechanical systems can fail at any point and the likelihood of this occurring with older equipment is higher than normal. Safety and health issues could be present and not detectable by our limited capabilities.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

No gas leaks were detected by our gas detector during the inspection of the accessible gas lines and components at this fixture.



Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

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B. Cooling Equipment

Comments:

Type of System(s): Split System Electric

Unit #1: Downstairs

Approximate System Size: 5 Ton Interior

Approximate Manufactured Date: 2020 Interior / 2016 Exterior

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): Unable to check

Location: Exterior and Attic

Unit #2: Upstairs

Approximate System Size: 4 Ton Interior

Approximate Manufactured Date: 2006 Interior / 1999 Exterior

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): Unable to check

Location: Exterior and Attic

Performance Opinion(s)

The cooling systems could not be inspected for proper operation due to the ambient temperature being below 60 degrees at the time of the inspection. It is recommended that a complete inspection be performed by a licensed HVAC technician when the ambient temperature is above 60 degrees and prior to closing.

Primary Drain Line(s) Point of Termination(s): Guest Bathroom Sink Drain(s); Master Bathroom Sink Drain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Secondary Drain Line(s) Point of Termination(s):Soffit(s)



Items Damaged, Non-Functional, or Operating Improperly

The overflow pan is rusted under the evaporator coil of unit # 2, apparently from water overflowing from the condenser drain line in the past.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Standing water and a large amount of rust was found in the drain pan below the evaporator coil for unit #1 in the attic. This appears to be caused by condensation dripping from the housing.



Evidence of condensation / moisture forming on the exterior of the a/c housing and components for unit #2 was found in the attic. Recommend further investigation by a licensed HVAC contractor to determine if corrective actions are needed.



The fins at the outdoor portion of the air conditioning system(s) are damaged. This condition can reduce the efficiency of the system.



I=Inspected

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NP=Not Present

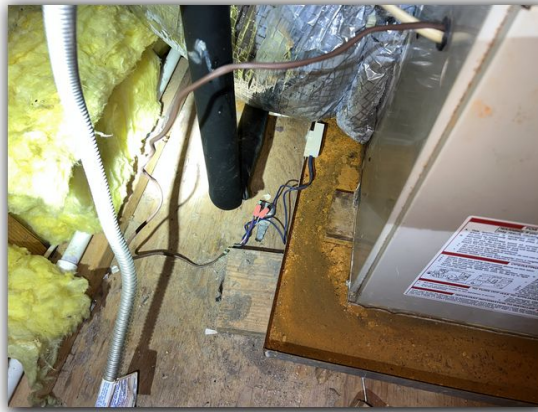
D=Deficient

I NI NP D

General Comments

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.



During the inspection of the cooling equipment labeling was found that indicates the system has been charged with R22. As of January 1, 2020 R22 is no longer manufacturer, installed (new systems), or imported in the US. This will create financial obstacles when servicing this unit and will eventually create a situation where the system cannot be re-charged or repaired. The client is urged to take this into consideration and discuss this situation in more detail with a licensed HVAC contractor.

The air conditioning system(s) and / or associated components appear to be older. The client should be aware that an older a/c may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Specific Limitations

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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C. Duct Systems, Chases, and Vents

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Ducts not supported properly in attic

Ducts In contact in attic

Specific Limitations

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. **If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..**

Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Front of Property

Locations of Main Water Supply Shut Off Valve: Left Exterior



Static Water Pressure Reading: 56 psi

Type of Supply Piping Material: Copper

Gas Valve Present In Laundry Room For Use with Dryer: Yes No Not Visible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Building Codes, TREC Standards, Installation Standards or Safety Issues

Hot & cold valves not labeled at washing machine connections

Items Damaged, Non-Functional, or Operating Improperly

Powder Bathroom

The toilet is flushing slowly in the bathroom at the time of the inspection. Improvements in the tank mechanisms is recommended.

The toilet is loose at the floor. The toilet should be re-secured properly to the floor and the voids between the floor and the toilet should be sealed.

The sink downspout is loose at the surface the fixture is mounted on.



Exterior

The supply piping on the exterior of the building / structure should be insulated to protect from freezing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen

The sink downspout is loose at the surface the fixture is mounted on.



Master Bathroom

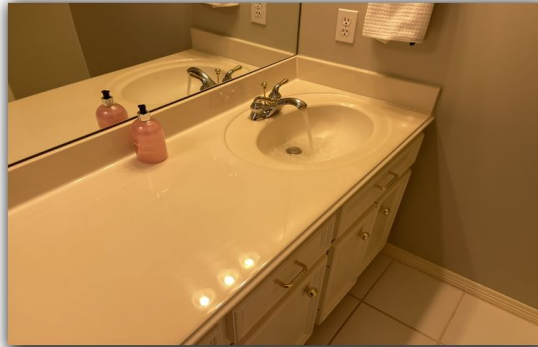
The shower aerator is in need of cleaning.



The toilet is loose at the floor. The toilet should be re-secured properly to the floor and the voids between the floor and the toilet should be sealed.

Right Guest Bathroom

The right sink downspout is loose at the surface the fixture is mounted on.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific Limitations

The inspector will not 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 fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

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B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material: Plastic

Main Sewer Cleanout Location: Front of Property



Items Damaged, Non-Functional, or Operating Improperly
Left Guest Bathroom

The tub stopper and drain components that hold the stopper is damaged.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific Limitations

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

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C. Water Heating Equipment

Comments:

Energy Source: Gas with Flex / Black Iron

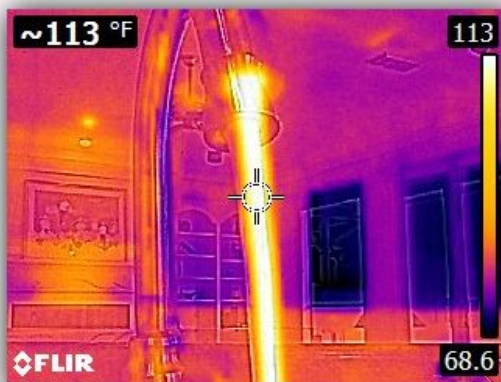
Capacity: 50 Gallons

Location of Water Heater(s): Attic

Manufactured Date: 1999

Performance Opinion:

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding.



Building Codes, TREC Standards, Installation Standards or Safety Issues

- Size of water heater questionable for property

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Items Damaged, Non-Functional, or Operating Improperly

The supply piping shows evidence of corrosion where it meets the water heater. This usually occurs due to the use of dissimilar materials (copper/galvanized). The connections and corrosion should be corrected as leaks can develop. During repairs, dielectric connections should be used in an attempt to prevent future corrosion.



General Comments

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

The water heater(s) appears to be older. While the unit was functioning today, it would be wise to budget for a new unit in the future as one cannot predict with certainty when replacement will become necessary.

Specific Limitations

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

I=Inspected

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D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Electric motor inaccessible / no access

Items Damaged, Non-Functional, or Operating Improperly

Residue was observed emanating from the jets during operation.



General Comments

Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. It is recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use.

Specific Limitations

The inspector will not determine the adequacy of self-draining features of circulation systems.

-

E. Gas Distribution Systems and Gas Appliances

Comments:

Location of Gas Meter: Left Side of Property



Type of Gas Distribution Piping Material: Galvanized

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Building Codes, TREC Standards, Installation Standards or Safety Issues

Sediment leg not installed at gas lines for appliances that do not have a visible sediment trap.

Gas Supply Systems Notifications / Specific Limitations

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Type of Back Flow Prevention: Airgap / Line Looped

Rust / Corrosion Present at Following Components: None Found

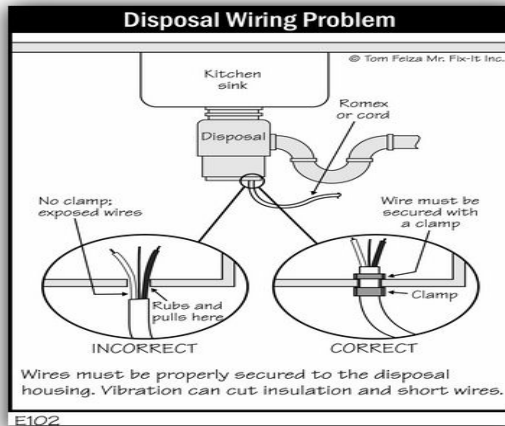
Disconnect Location: Wall Switch

B. Food Waste Disposers

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The clamp at the disposal housing and electrical conductor is loose. Recommend securing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Range Hood Type: Downdraft Vents to Exterior

This component appears to be performing adequately at the time of the inspection.

-

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range: Flex; Gas; Galvanized

Type of Oven: Electric

Oven Temperature Measured When Set at 350 Degrees F = 355/340



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E. Microwave Ovens

Comments:

Items Damaged, Non-Functional, or Operating Improperly

Damage was found on the interior of the microwave/liner.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Fans terminate in attic or soffits

Items Damaged, Non-Functional, or Operating Improperly

The bathroom fan covers are dirty and should be cleaned.



-

G. Garage Door Operators

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Lock not permanently disabled

Items Damaged, Non-Functional, or Operating Improperly

The light cover is damaged/missing at the operator.



I=Inspected

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D=Deficient

I	NI	NP	D
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The light is not functioning at the garage door operator.



Specific Limitations

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

-

H. Dryer Exhaust Systems

Comments:

Dryer Vents To: Exterior Wall

General

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

-

I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Timer Installed At: Garage



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Amount of Zones Present:5

Amount of Zones Inspected:5

Backflow Prevention Valve:



Building Codes, TREC Standards, Installation Standards or Safety Issues

Missing rain or freeze sensor

Items Damaged, Non-Functional, or Operating Improperly

Broken sprinkler heads were found in zone #1. A qualified tradesman should be consulted to perform all necessary repairs.



Low water pressure was found in zone #2. The cause of this could not be determined. A licensed irrigator should further evaluate and determine the needed repairs.

I=Inspected

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D=Deficient

I	NI	NP	D
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Evidence of underground leaks were found during the operation of zone #4 & #5 as evident by water surfacing from the ground. A qualified tradesman should be consulted to perform all necessary repairs.



Several sprinkler heads are spraying against the exterior veneers. This can lead to future damage and other problems. Recommend adjusting the heads.

Damaged and missing insulation was found on the piping at the backflow prevention valve. The insulation should be replaced where needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rust and corrosion were found at the valve handles installed at the backflow prevention device. The valve handles should be repaired as the rust will eventually cause the handles to become inoperative.



General Comments

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Specific Limitations

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

Type of Construction: Gunite - Pebble Surface



Type of Filter: Diatomaceous Earth - DE



Main Filter Pressure: 15 to 20 psi



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Features Present & Inspected: Water Fall, Ozone Generator, Polaris / Sweep



Building Codes, TREC Standards, Installation Standards or Safety Issues

Locks not installed properly at doors leading to pool

The doors leading to the pool area do not comply with current codes. Doors leading to the pool area should be equipped with a lock that is located 60" above the floor. All doors leading from the interior of the property to the pool area should be equipped with a alarm to notify the occupants that someone has entered the pool area.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Overhead electrical service present, Do not use metal tools
Due to the electrical service for this property coming in above ground the use of metal tools around the pool is not recommended. This is a serious safety issue.



Ground fault circuit interruption protection has not been provided for pool equipment and pumps.

Items Damaged, Non-Functional, or Operating Improperly

The alarm for the door leading to the pool area has been disabled.



The self closing mechanism at the gates should be adjusted to fully close and latch.



The GFCI receptacle for the pool lights did not trip when tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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General Comments

An abandoned pump was found at the pool equipment.



The pool heater has been disconnected and is not in use.



Safety Recommendations:

Water is a foreign environment for the human species, and immersion into this environment is potentially dangerous. Swimming and other activities such as diving, sliding, or water games require entering this environment with a proper understanding of water safety.

The first step in the prevention of an accident is to prevent people from being in the pool area when they should not be. The installation and maintenance of the barriers should be considered a priority. However, barriers are only deterrents and should never be considered to be a guarantee of protection.

Safety in the water is the responsibility of everyone. According to the CDC, drowning is the second leading cause of unintentional death with children between 1 - 14 years of age. Teaching children and adults to swim is an important first step in the prevention of drowning. The following are a few recommendations for safety & rescue equipment that should be located near the pool area:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- light strong non-telescopic reaching pole not less than 12'
- a rope with an approved floatation ring attached

Many chemicals used to maintain a pool and spa are classified as toxic and dangerous. Chemical accidents are a result of the injured person having chemicals on their skin or in their eyes or inhaling or swallowing the chemical. Caution should always be used when handling chemicals.

Additional information can be found at the National Swimming Pool Foundation website www.nspf.com

Specific Limitations

All pools, spas, and related equipment are inspected visually only. The water is not removed from these items to examine the interior surfaces. **The pool, spa, and plumbing were not inspected for underground leaks.** The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas, and related equipment are made in this report. The inspector will not fill the pool, spa, or hot tub with water.

He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. The inspector will not dismantle or otherwise open any components or lines and will not operate any valves. He will not uncover or excavate any lines or other concealed components of the system. All ancillary equipment, i.e. computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners are not inspected.

The inspection of a pebble surface at the pool is limited due to the fact it is difficult to accurately report the condition of the plaster from the pool's edge

An ozone generator has been installed at the pool. This comment uses ozone to assist in disinfecting the water. Many times ozone can be observed exiting bubbles into the pool via the return nozzles. We do not have the expertise to inspect these components and cannot speak to functionality of this feature.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The above ground spa was not inspected. Per onsite agents the spa is not apart of the transaction.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Other

Comments:

The mosquito system pump was operational at the time of the inspection.



Operational flow was observed at several nozzles.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Items Damaged, Non-Functional, or Operating Improperly

Nozzles not functioning were found at the sides and back fence during testing of the system.



Rust and corrosion was noted at the pump housing.



Loose tubing was found at portions of the fencing and exterior walls.



INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of certain observable systems and items of the Property. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of repair; or
3. Further evaluation by an expert is recommended.

D. Exclusions. Unless otherwise agreed to in writing, the scope of the inspection will not include the following:

1. the presence or risk of environmental conditions such as asbestos, lead-based paint, formaldehyde, fungi, MOLD*, mildew, corrosive or contaminated drywall or any other environmental hazard or condition
2. indoor air quality tests;
3. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
4. compliance with any codes, ordinances, statutes or restrictions;
5. items or components that require the use of specialized equipment to inspect;
6. anticipated future life or changes in performance of any item inspected; and
7. other items specifically excluded from the scope of an inspection under the Standards of Practice promulgated by the Texas Real Estate Commission.

*Client may wish to have a licensed mold assessor perform a mold assessment/analysis. A list of licensed mold assessors can be found at <https://www.dshs.texas.gov/mold/profession.shtm>. If deficiencies are found during the inspection, *i.e.* water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc., you should always, as part of your due diligence, have a mold assessment performed prior to closing.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Client should obtain as much information concerning the history of the property from the sellers as possible. The seller's disclosure notice should be reviewed in detail for any disclosures that may influence or affect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

D. Client understands and agrees that the Inspection Report will not be provided to Client until the Inspection Fee has been paid.

III Disclaimer of Warranties

The Inspector makes no guarantee, warranty or promise, express or implied, as to any of the following:

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

IV. LIMITATION OF LIABILITY

IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING MOLD INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY. THE INSPECTION COMPANY WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT OR \$300.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.

V. Fees or Other Valuable Consideration Disclosure

In connection with this inspection, Houston Home Inspections, PLLC d/b/a Houston Inspections may accept or pay referral fees and/or give or receive valuable consideration to and from third parties. By signing below the client is acknowledging being informed of this arrangement between the company and the third party, and hereby consents to these arrangements. Your inspector may have an affiliation with a third-party service provider ("TPSP") in order to offer you additional value-added services. Houston Home Inspections, PLLC, dba Houston Inspections is not liable for work performed by third party contractors.

VI. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

VII. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VIII. Exclusivity

The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification.

Summary

This summary page(s) is not intended to take the place of the inspection report. Its intended purpose is to allow a condensed view of the items found damaged, not functioning, or operating improperly (items in red) without the images in the main report. The summary page does not reflect building codes, installation issues, safety items, or other standards found in blue throughout the reports main body which in many cases can be as costly to improve or correct as items shown in red. We urge you to not depend solely on this list to make decisions on repair amendments, negotiations, or other decisions. The inspection report in its entirety should be read and referenced for full description of deficiencies, limitations, locations, etc.. If further explanation or elaboration of information contained in this report is needed, the inspector(s) performing the inspection should be contacted.

FOUNDATIONS

1. A decaying tree stump was noted at the Left Side of Property of the foundation. As this stump continues to decay, the soils may collapse / sink leaving voids in the soil which help support the foundation grade beams in this area. A qualified tradesman should be consulted to determine what corrective action, if any, are recommended to prevent future problems.

ROOF COVERING MATERIALS

1. The roof covering is in need of repairs. Problems found during the inspection of the roof covering are listed in the section(s) below. It is recommended that a qualified tradesman be consulted to evaluate the roof covering and perform all necessary repairs to insure the roof is watertight.
2. The hip and ridge shingles appear to have reached the end of their serviceable life's as evident by excessive loss of aggregate and damage at many locations. This commonly occurs when these shingles are a different quality than the main body. Recommend contacting a qualified tradesman to evaluate the roof and make the necessary repairs.
3. Damaged and / or missing shingles were found during the inspection of the roof covering. Recommend repairs by a qualified tradesman.
4. Loss of aggregate was noted during the inspection of the roof covering as evidence of aging.
5. The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.
6. Sections of the roof flashing are raised which could lead to water penetrations. Recommend repairs.
7. Voids were found at the left soffit. These voids should be sealed.

ROOF STRUCTURES AND ATTICS

1. Evidence of rodent activity was noted in the attic as evident by nesting materials, holes, etc.
2. The right back patio cover is sagging. Recommend monitoring and repairing as needed.
3. One of the attic ladder steps appears to have been damaged and repaired in the past. It is recommended that this step be replaced or professionally repaired.
4. Missing insulation was found at sections of the ceiling / attic in the left side master bedroom while using a infrared camera.

WALLS (INTERIOR AND EXTERIOR)

1. Possible staining / damage was noted at the plywood substrate at the front left portion of the home. An invasive stucco inspection is recommended.
2. Tree limbs were noted in contact with the exterior walls. The tree limbs should be trimmed away from the walls to prevent future damage.

3. Debris has been stored against the Right Side of Property. This can conceal problems behind this items and restrict the inspection for wood destroying insects. Recommend removal of the items to provide access to the exterior veneers and foundation.
4. Cracks were found at the stucco walls. Recommend repairs.
5. Loose hardware was found in the kitchen cabinets
6. The grout / caulking in the master bathroom shower and tub enclosure is discolored.
7. Loose hardware was found in the bathrooms.
8. Hairline cracks were found on the interior of the property as evident of settlement.
9. Damaged and missing grout/caulking was noted in the left guest bathroom shower/bathtub enclosure.

CEILINGS AND FLOORS

1. Damaged / discolored drywall was found in the garage, Kitchen Pantry and front left guest bedroom during the inspection. No abnormalities were found at this area with the infrared camera and no elevated moisture readings were observed when inspected with a pinless (non invasive) moisture meter. Recommend further evaluation to determine the needed repairs.
2. Cracking was noted on the interior ceiling of the property as evidence of settlement.
3. Warped / buckled wood floors were found in the den and front entryway. A qualified tradesman should be consulted to determine the source of moisture and needed repairs.
4. The wood floors are showing signs of wear and tear (ding's, scratches, etc.).
5. Stained and / or damaged carpet was found on the interior of the building.
6. Loose flooring was noted on the second floor as evident by noise when walking. Recommend securing / re-nailing all loose flooring.
7. Chipped floor tiles were found in the Kitchen Pantry.
8. Cracked floor tiles were found in the master bathroom.

DOORS (INTERIOR AND EXTERIOR)

1. The dead bolt is difficult to operate at the rear exterior door. All dead bolts should be adjusted to operate properly and easily.
2. Voids were found at the weather stripping at the rear exterior door. Recommend improvements to improve the energy efficiency.
3. Damage was found at the garage door panels.
4. The right rear exterior door handle is not functioning, striker sticking in door.
5. Door(s) were found in the following locations that are in need of adjustments (do not latch, stick when closed, etc).:
 1. Right exterior
 2. Rear master closetAll doors at the property should be adjusted to operate properly.
6. Damaged door stops were found.
7. Damage was found at the rear exterior door.

WINDOWS

1. The window frame is damaged at the right front master bedroom storm window.
2. Damaged and / or missing weather stripping was noted at portions of the exterior windows. All weather stripping should be in good condition and installed at all windows.
3. Many of the windows are difficult to operate. The windows should be repaired as needed. At a minimum, a window in each sleeping room should be made operational for use in the event of an emergency.

OTHER

1. Uneven materials were observed at the flatwork. Flatwork should have a uniform surface (to prevent tripping) and slope away from the dwelling (i.e. patios, driveways, sidewalks, etc.).
2. Cracking was found at sections of the driveway.

SERVICE ENTRANCE AND PANELS

1. Oversized breakers were found within the exterior sub electrical panel. 25 amp breaker on 12 gauge wire. Each breaker is rated for a specific size conductor. Ideally, these breakers should be re-sized by a licensed electrician.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. Damaged cover plates were found in the laundry room and front entryway. Recommend replacement of the plates.

2. The lights are inoperative in the following locations:

1. Exterior

If the bulbs are not blown, the circuit should be investigated.

3. Loose receptacles were found at various locations. The receptacles should be better secured.

4. Older smoke detectors were found at the property being inspected. It is recommended that the smoke detectors be replaced.

COOLING EQUIPMENT

1. The cooling systems could not be inspected for proper operation due to the ambient temperature being below 60 degrees at the time of the inspection. It is recommended that a complete inspection be performed by a licensed HVAC technician when the ambient temperature is above 60 degrees and prior to closing.
2. The overflow pan is rusted under the evaporator coil of unit # 2, apparently from water overflowing from the condenser drain line in the past.
3. Standing water and a large amount of rust was found in the drain pan below the evaporator coil for unit #1 in the attic. This appears to be caused by condensation dripping from the housing.
4. Evidence of condensation / moisture forming on the exterior of the a/c housing and components for unit #2 was found in the attic. Recommend further investigation by a licensed HVAC contractor to determine if corrective actions are needed.
5. The fins at the outdoor portion of the air conditioning system(s) are damaged. This condition can reduce the efficiency of the system.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. **Powder Bathroom**

2. The toilet is flushing slowly in the bathroom at the time of the inspection. Improvements in the tank mechanisms is recommended.

3. The toilet is loose at the floor. The toilet should be re-secured properly to the floor and the voids between the floor and the toilet should be sealed.

4. The sink downspout is loose at the surface the fixture is mounted on.

5. **Exterior**

6. The supply piping on the exterior of the building / structure should be insulated to protect from freezing.
7. **Kitchen**
8. The sink downspout is loose at the surface the fixture is mounted on.
9. **Master Bathroom**
10. The shower aerator is in need of cleaning.
11. The toilet is loose at the floor. The toilet should be re-secured properly to the floor and the voids between the floor and the toilet should be sealed.
12. **Right Guest Bathroom**
13. The right sink downspout is loose at the surface the fixture is mounted on.

DRAINS, WASTES, AND VENTS

1. **Left Guest Bathroom**
2. The tub stopper and drain components that hold the stopper is damaged.

WATER HEATING EQUIPMENT

1. The supply piping shows evidence of corrosion where it meets the water heater. This usually occurs due to the use of dissimilar materials (copper/galvanized). The connections and corrosion should be corrected as leaks can develop. During repairs, dielectric connections should be used in an attempt to prevent future corrosion.

HYDRO-MASSAGE THERAPY EQUIPMENT

1. Residue was observed emanating from the jets during operation.

FOOD WASTE DISPOSERS

1. The clamp at the disposal housing and electrical conductor is loose. Recommend securing.

MICROWAVE OVENS

1. Damage was found on the interior of the microwave/liner.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. The bathroom fan covers are dirty and should be cleaned.

GARAGE DOOR OPERATORS

1. The light cover is damaged/missing at the operator.
2. The light is not functioning at the garage door operator.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

1. Broken sprinkler heads were found in zone #1. A qualified tradesman should be consulted to perform all necessary repairs.
2. Low water pressure was found in zone #2. The cause of this could not be determined. A licensed irrigator should further evaluate and determine the needed repairs.
3. Evidence of underground leaks were found during the operation of zone #4 & #5 as evident by water surfacing from the ground. A qualified tradesman should be consulted to perform all necessary repairs.
4. Several sprinkler heads are spraying against the exterior veneers. This can lead to future damage and other problems. Recommend adjusting the heads.
5. Damaged and missing insulation was found on the piping at the backflow prevention valve. The insulation should be replaced where needed.
6. Rust and corrosion were found at the valve handles installed at the backflow prevention device. The valve handles should be repaired as the rust will eventually cause the handles to become inoperative.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

1. The alarm for the door leading to the pool area has been disabled.
2. The self closing mechanism at the gates should be adjusted to fully close and latch.
3. The GFCI receptacle for the pool lights did not trip when tested.

OTHER

1. Nozzles not functioning were found at the sides and back fence during testing of the system.
2. Rust and corrosion was noted at the pump housing.
3. Loose tubing was found at portions of the fencing and exterior walls.