



# Inspection Report

Hong Huang

**Property Address:**  
16747 Village View Trail  
Sugar Land TX 77498



**Golden Scope Inspection, LLC**

**Hoang Van Vu - TREC License # 25923**

**Contact Number: (832) 833-2863**

**Email: [Goldenscopeinspection@gmail.com](mailto:Goldenscopeinspection@gmail.com)**

## PROPERTY INSPECTION REPORT FORM

Hong Huang

12/13/2023

*Name of Client*

*Date of Inspection*

16747 Village View Trail, Sugar Land, TX 77498

*Address of Inspected Property*

Hoang Van Vu

25923

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

23 Years

**Home faces (general direction):**

North

**In Attendance:**

Inspector only

**Home is:**

Vacant

**Temperature:**

50 to 60 degrees

**Weather:**

Light Rain

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<b>Date:</b> 12/13/2023	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 20231213.16747 Village View.FINAL.HV
<b>Property:</b> 16747 Village View Trail Sugar Land TX 77498	<b>Customer:</b> Hong Huang	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

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

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

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

**Buyers Advisory Notice:** All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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### The Client MUST READ The ENTIRE Report

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**Buyers Limitation Notice:** Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. **Buyer Limitation Notice:** The A/C was not tested for proper operation due to the outside air temperature being 60 degrees fahrenheit or less more than 24 hours prior to the time of inspection. We did not inspect this unit(s) for function. **Buyers Limitation Notice:** It was raining at the time of inspection. While some conditions such as roof leaks and gutter damage may be more likely to be observed, other conditions may be masked by rain fall. Rain can cause materials to appear differently, for example composite shingles take on a different appearance. Rain, particularly heavy rain, may prevent the inspectors ability to fully view some conditions and should be taken into consideration when reviewing the report and any further performance of the property.

<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building:</b> 23 Years	<b>Home faces (general direction):</b> North
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<b>In Attendance:</b> Inspector only	<b>Home is:</b> Vacant	<b>Temperature:</b> 50 to 60 degrees
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**Weather:**

Light Rain

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## I. STRUCTURAL SYSTEMS

A. Foundations

**Type of Foundation (s):** Post tension slab on grade

**Comments:**

(1) **Buyers Advisory Notice: Limitations Regarding Foundation:** The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

**Note:** Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.

**Suggested Foundation Maintenance & Care:** Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. 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, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

(2) In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection.

(3) **Foundation Measurements**

Based on the floor measurements taken, it is my opinion the slab was **reasonably level** at time of the inspection. The foundation level measurements indicated a variance of **+ 0.5" / - 0.6"**. The benchmark was taken at the center of the home. Floor covering is **engineered wood, tile, and vinyl plank** or similar material. Concrete Slab foundations most often reveal some unevenness due to workmanship at the time of construction. Therefore, these measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes is not, by themselves, a measurement of foundation movement. Golden Scope Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company. The elevation data are used for information purposes only and should not be used for serious negotiations.

**ABOUT FOUNDATION MEASUREMENT EQUIPMENT:** Smart Leveler (Tolerant: +/- 0.1" and working temperature: 0-100 F.) The measurements from the Smart Leveler should be view as a reference data only. At the time of this writing there are no solid guidelines for acceptable and unacceptable slope specified by federal or state regulations for existing structures. An elevation survey is only one of several

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I   NI   NP   D

indications that structure or foundation problems exist. In most cases the inspector has no prior data to establish a benchmark or reference elevation.



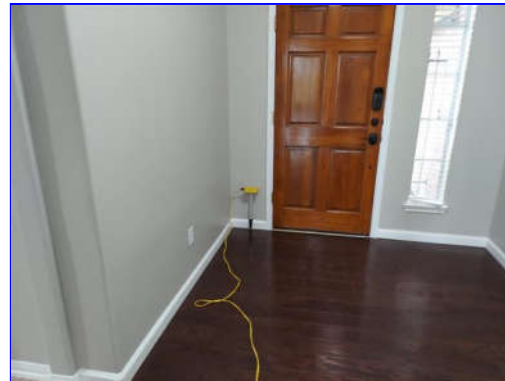
A. Item 1(Picture)



A. Item 2(Picture)



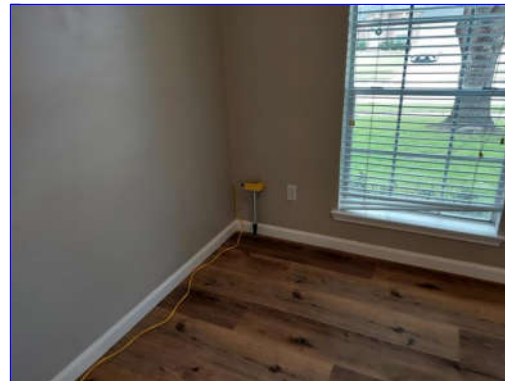
A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



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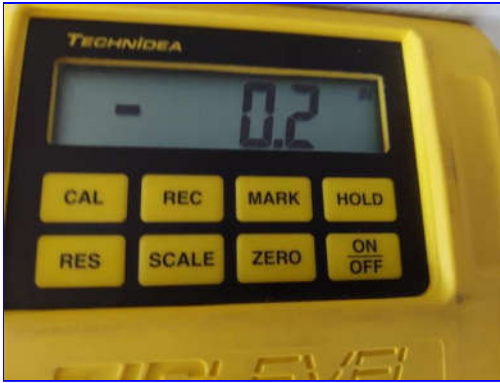
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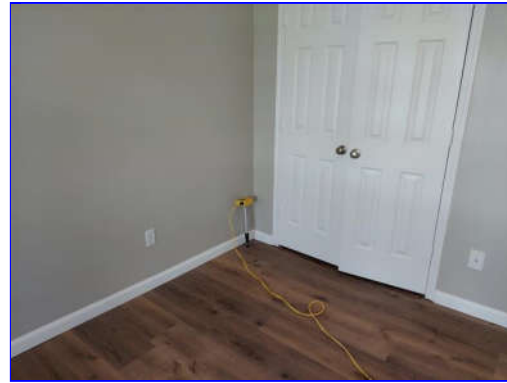
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A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)

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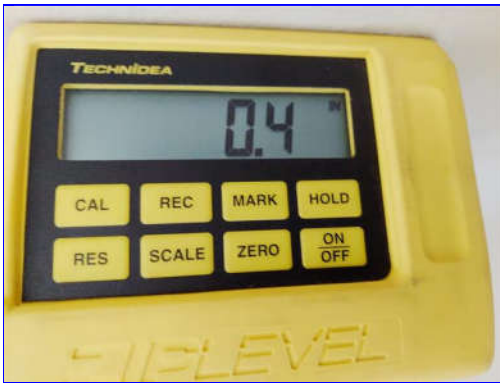
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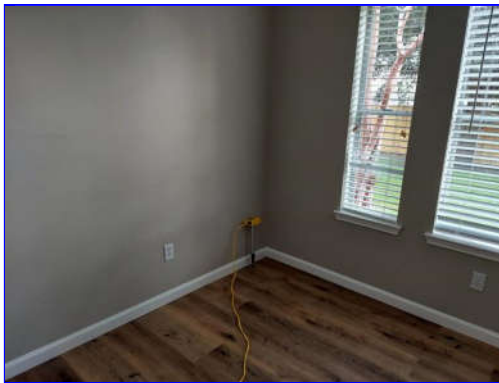
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A. Item 16(Picture)



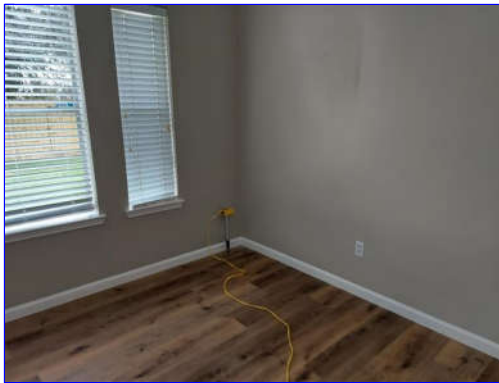
A. Item 17(Picture)



A. Item 18(Picture)



A. Item 19(Picture)



A. Item 20(Picture)



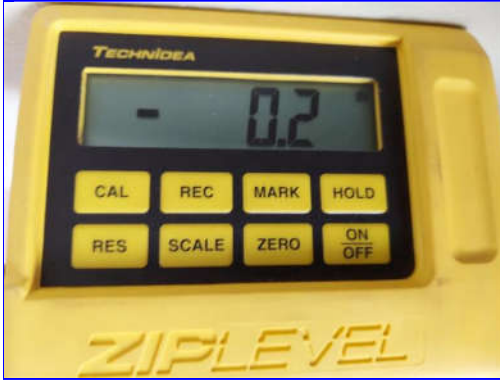
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A. Item 22(Picture)

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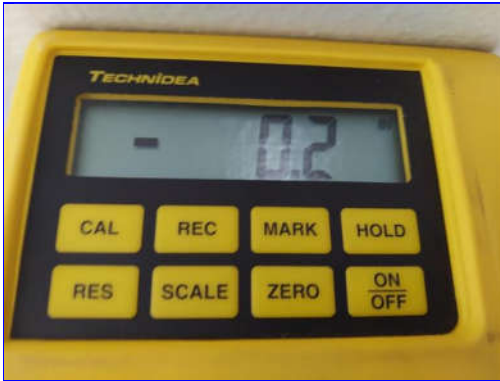
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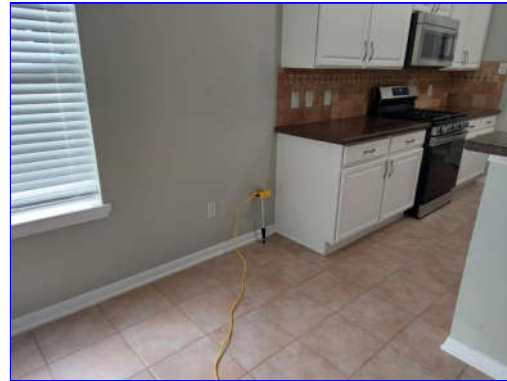
A. Item 23(Picture)



A. Item 24(Picture)



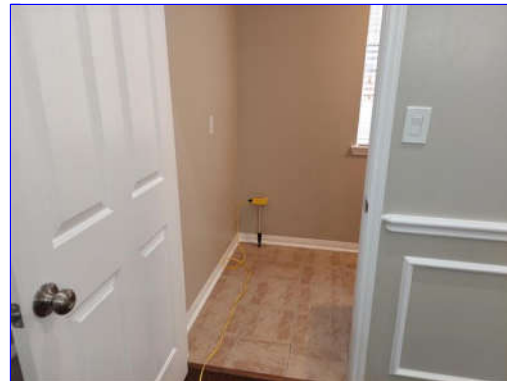
A. Item 25(Picture)



A. Item 26(Picture)



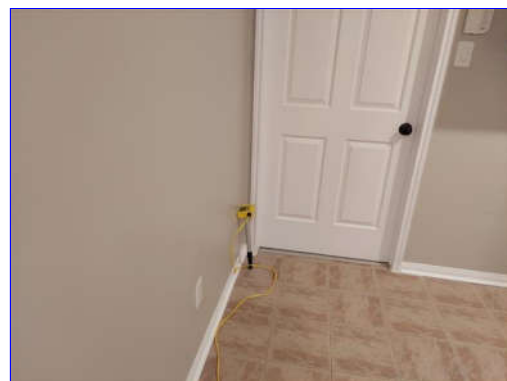
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A. Item 28(Picture)



A. Item 29(Picture)



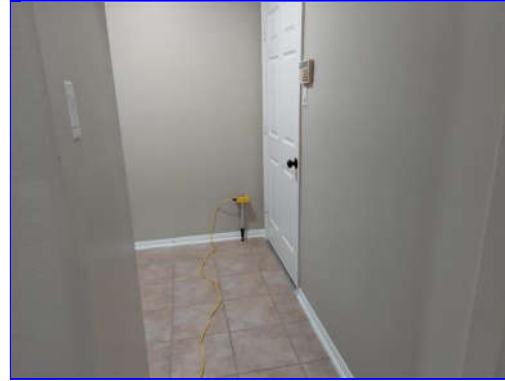
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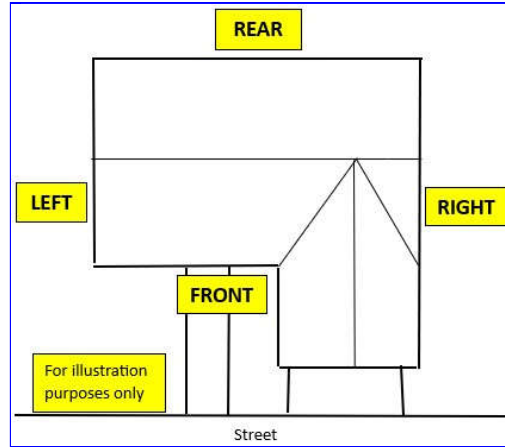
A. Item 31(Picture)



A. Item 32(Picture)



A. Item 33(Picture)



A. Item 34(Picture)

(4) Spalling was observed at the foundation walls. Repair is needed.



A. Item 35(Picture)

(5) One or more of the foundation perimeter corners were observed to be cracked or sheared off (corner pop). This is a common condition in slab on grade or post-tension foundations. This condition does not adversely affect the performance of the foundation. However, cosmetic improvements can be made.

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A. Item 36(Picture)

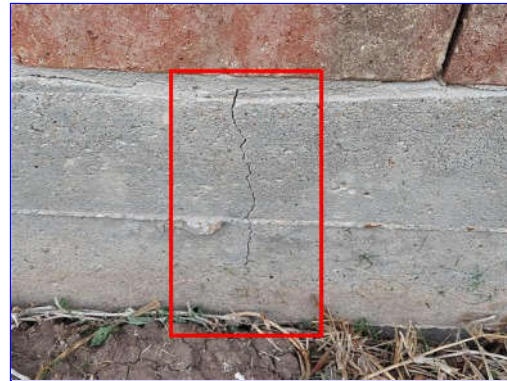


A. Item 37(Picture)

(6) Crack(s) was/were observed in the foundation wall(s). The crack(s) should be monitored. If significant changes occur a foundation specialist should be consulted.



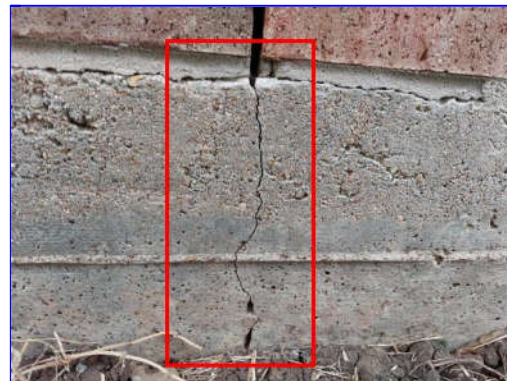
A. Item 38(Picture)



A. Item 39(Picture)



A. Item 40(Picture)



A. Item 41(Picture)

(7) **Buyers Advisory/Limitation Notice:** Parge coat/paint was observed to be present on the foundation walls. Parge coating/paint is usually applied for cosmetic reasons, however parge coating can cover defects. There is no way for the inspector to determine the reason for application of the parge coat. The current homeowner or builder should be consulted regarding this condition.

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A. Item 42(Picture)



A. Item 43(Picture)

(8) Evidence of previous foundation repair was observed. This inspection was performed without any data regarding the extent or final results of these repairs. Foundations repairs may not leave the foundation completely level and often the indications of excess movement before the repairs are still visible. In my opinion this foundation is not currently demonstrating evidence of defects that will adversely affect the overall performance of the foundation or evidence that suggests recent excessive movement. I do recommend that prospective buyers obtain as much documentation as possible regarding previous repairs and warranty information. The future performance of foundation is difficult to predict and other foundation inspectors, structural engineers or foundation experts may form a different opinion when evaluating this foundation. It may be advisable to consult with a structural engineer or foundation specialist before purchasing the home, regarding both its current condition, and the best measures to prevent further movement in the future.



A. Item 44(Picture)



A. Item 45(Picture)



A. Item 46(Picture)

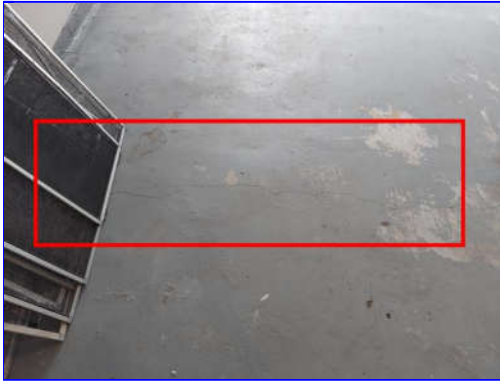


A. Item 47(Picture)

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I   NI   NP   D

(9) The garage surface was observed to have cracks and damaged surface. Due to the garage surface is painted with epoxy, this condition prevents the inspector to fully inspect the condition of the slab in the garage. Further evaluation is recommended



A. Item 48(Picture)

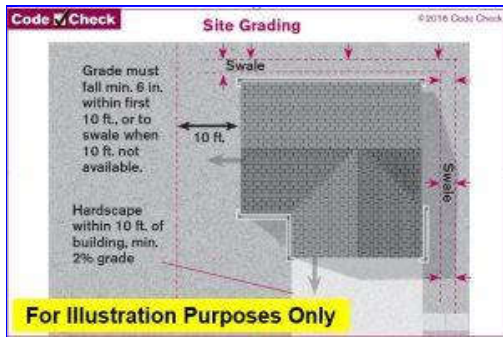


A. Item 49(Picture)

**B. Grading and Drainage**

**Comments:**

(1) General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.



B. Item 1(Picture)



B. Item 2(Picture)

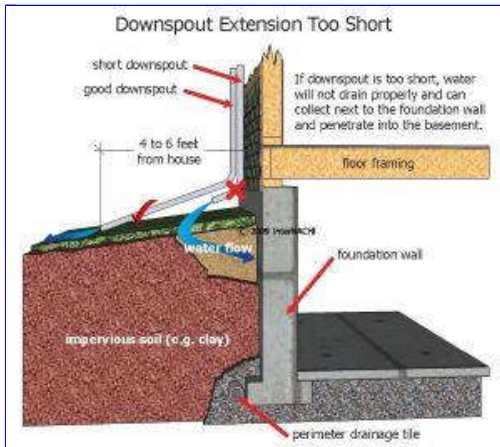


B. Item 3(Picture)

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I   NI   NP   D

(2) The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

(3) The gutters and down spouts was observed to be in need of cleaning. Gutters and downspouts should be further examined for possible defects after cleaning for proper drainage.



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I   NI   NP   D



B. Item 9(Picture)



B. Item 10(Picture)

(4) Drain for gutter at front of home was observed to be below the grade of the walk way. This will not allow the drain to properly disburse water. The drain should be installed under the walk way. If installed where the water runs across the walk way, there is a risk of algae growing and becoming a slipping hazard. Repair is needed.



B. Item 11(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** Architectural

**Viewed Roof From:** Not all areas were accessible, Ground, Ladder, Walked roof

**Comments:**

(1) **Buyers Advisory Notice:** Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing contractors. As with any repair person or repair company, references should always be verified to protect the homeowners interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>

(2) **Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems:** Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

(3) **The roof covering was observed to be near the end of its service life. In the inspectors opinion replacement is needed. When a roof is older, it is always advisable to consult with your insurance company regarding coverage prior to purchase of the home.**

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I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

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I   NI   NP   D



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)

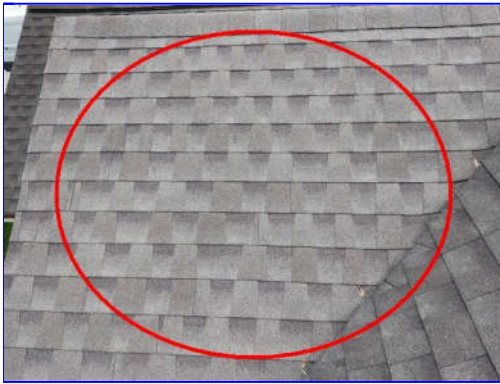


C. Item 12(Picture)

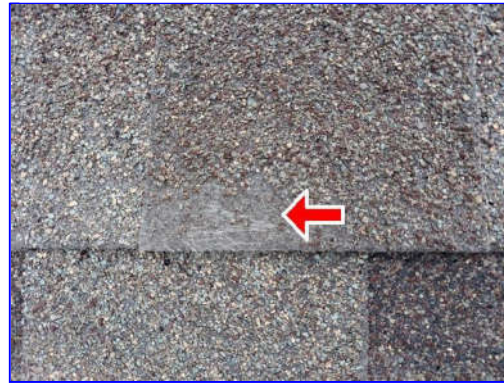
(4) Shingle(s) was/were observed have the following defect(s): abrasion damage, excessive loss of granules, exposed fiberglass and raised. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.

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I   NI   NP   D



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)



C. Item 17(Picture)



C. Item 18(Picture)



C. Item 19(Picture)



C. Item 20(Picture)

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I   NI   NP   D



C. Item 21(Picture)



C. Item 22(Picture)



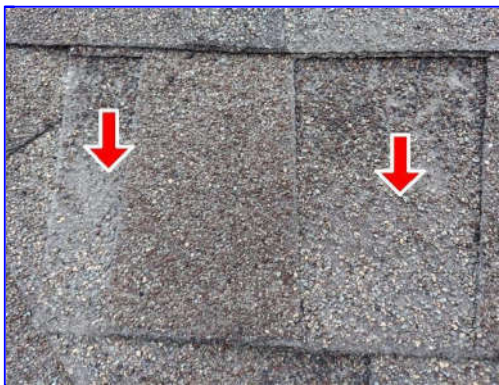
C. Item 23(Picture)



C. Item 24(Picture)



C. Item 25(Picture)



C. Item 26(Picture)

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I   NI   NP   D



C. Item 27(Picture)



C. Item 28(Picture)



C. Item 29(Picture)



C. Item 30(Picture)

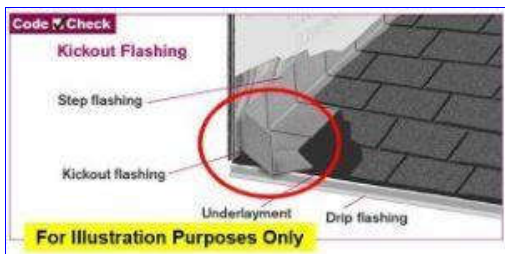
(5) Kick out flashings were observed to be missing. Kick out flashings should be installed to help direct the water away from the home. Bent counter flashing is not a substitute for proper kickout flashings. A qualified, verified roofing contractor should be consulted regarding repairs.



C. Item 31(Picture)



C. Item 32(Picture)



C. Item 33(Picture)

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

**I   NI   NP   D**

(6) Drip edge flashing along the roof edge was observed to be missing, damaged or installed improperly. Drip edge flashing is needed to support roofing at the roof edge and to protect the roof decking from moisture. A qualified, verified roofing contractor should be consulted regarding this condition or any repairs that may be needed.



C. Item 34(Picture)

(7) The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.



C. Item 35(Picture)



C. Item 36(Picture)

(8) Many roof vents were observed to be lifted/raised lower edge, unsecured and exposed nail heads. Repairs are needed to prevent water intrusions.

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

I   NI   NP   D



C. Item 37(Picture)



C. Item 38(Picture)



C. Item 39(Picture)



C. Item 40(Picture)



C. Item 41(Picture)



C. Item 42(Picture)

(9) Loose or raised counter flashing was observed. Loose flashing should be secured and sealed as needed.



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

I   NI   NP   D



C. Item 43(Picture)



C. Item 44(Picture)



C. Item 45(Picture)

(10) Leaves and debris should be cleared from the roof surface. Areas under accumulations of leaves and debris should be further examined for defects.



C. Item 46(Picture)

**D. Roof Structures and Attics**

**Attic info:** Pull Down stairs, Light in attic

**Method used to observe attic:** Not all areas accessible, From attic walkways

**Roof decking:** OSB, Techshield decking

**Roof Ventilation:** Ridge vents, Soffit Vents

**Roof Structure:** Stick-built

**Attic Insulation:** Blown

**Approximate Average Depth of Insulation:** 5 inches, 6 inches, 7 inches

**Approximate Average Thickness of Vertical Insulation:** Wall voids were NOT visible at the time of

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I   NI   NP   D

the inspection

**Comments:**

(1) **Accessibility and Limitation Notice:** Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic.

(2) Examples of Attic Views



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

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

I   NI   NP   D



D. Item 5(Picture)



D. Item 6(Picture)



D. Item 7(Picture)



D. Item 8(Picture)

(3) The pull down stairs were observed to have the following defect(s): missing insulation, missing weather stripping and weak and not stable. This can be a potential SAFETY HAZARD.. Repair or replacement should be made.

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

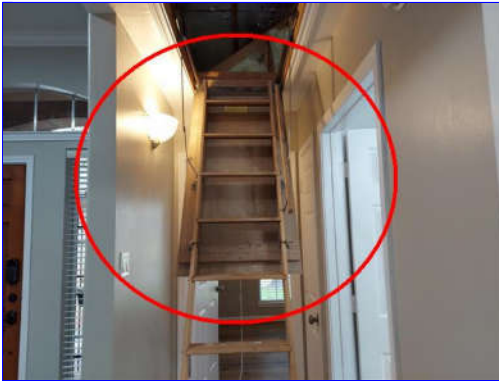
I   NI   NP   D



D. Item 9(Picture)



D. Item 10(Picture)



D. Item 11(Picture)



D. Item 12(Picture)

(4) The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.



D. Item 13(Picture)



D. Item 14(Picture)

(5) Vent baffle(s) was/were observed to be dislodged or missing. Vent Baffle should be replaced/repared to prevent insulation from obstructing the soffit venting.

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

I   NI   NP   D



D. Item 15(Picture)



D. Item 16(Picture)

(6) Defects were observed. We recommend evaluation, repairs, and further investigations for additional defects by a qualified contractor.

Poorly secured rafter(s) was/were observed. The ridge board or hip rafter should properly support the full face of the rafters. This condition may lead to sag in the roof structure. We recommend evaluation, repairs and further investigations for additional defects by a qualified, licensed contractor.



D. Item 17(Picture)



D. Item 18(Picture)

(7) One jack post was observed to be loose. Repair or replacement is needed.



D. Item 19(Picture)

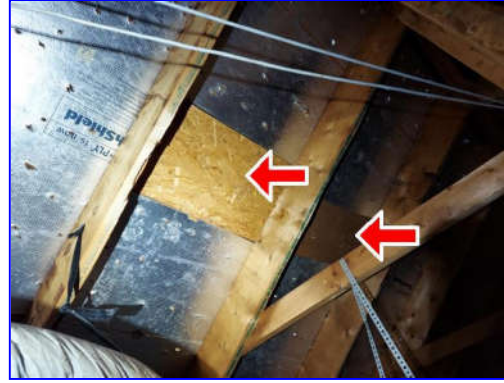
(8) Roof sheathing was/were observed to have previous repairs. The reason or cause for these repairs is unknown. The current home owner should be consulted if further information is required.

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

I   NI   NP   D



D. Item 20(Picture)



D. Item 21(Picture)

(9) **Buyers Advisory Notice:** A spray on or sheet/foil type silver "radiant barrier" was observed at the time of inspection. This product limits the inspectors ability to inspect the framing members and sheathing, as it covers the surfaces. Certain conditions may not be identified due to limited visual access to the structure.

E. Walls (Interior and Exterior)

**Exterior Wall Covering:** Brick veneer, Fiber cement siding, with wood trim

**Comments:**

(1) **Buyers Advisory Notice:** Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.



E. Item 1(Picture)



E. Item 2(Picture)

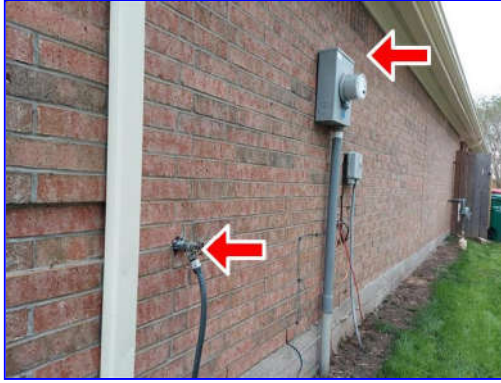
(2) **Caulking was observed to need improvement at various locations. Make improvements as needed.**

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

I   NI   NP   D



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

(3) The siding and trim, in various locations, were observed to have the following defects: damaged, detached, in poor condition and needs improvement. This condition could lead to moisture intrusion into the home. While it could not be verified, there may be concealed damage to the underlying structure. A qualified exterior contractor should be consulted regarding repairs.

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

I   NI   NP   D



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

(4) Brick cracks were observed that are likely due to foundation movement.

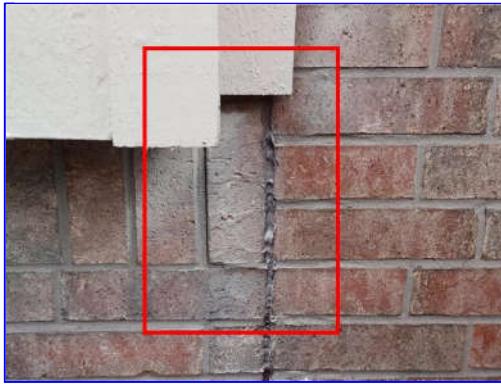


I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)



E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)

(5) Steel window/door lintels were observed to be rusted or discolored and are in need of cleaning and

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

**I   NI   NP   D**

paint. Steel window/door lintels are the support for exterior brick/stone veneer siding above doors and should be maintained to prevent deterioration.

An exposed metal lintel end(s) was observed. Exposed lintel ends should be primed with paint and covered with mortar to prevent to corrosion.



E. Item 20(Picture)



E. Item 21(Picture)

(6) Brick repairs were observed. The reason for these repairs is unknown. Some repairs maybe potentially related to foundation movement or repairs from foundation movement. There is no way for the inspector to determine the exact cause for these repairs.



E. Item 22(Picture)

(7) Some repairs were observed at various location. It is not known the exact cause of the repair. If concern, please consult seller for more information.

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

I   NI   NP   D



E. Item 23(Picture)



E. Item 24(Picture)



E. Item 25(Picture)



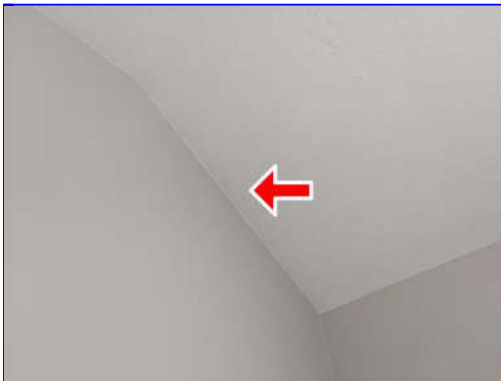
E. Item 26(Picture)

F. Ceilings and Floors

Comments:

(1) **Buyers Advisory Notice:** Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

(2) Nail pops were observed in the ceiling. This is cosmetic and is for your information.

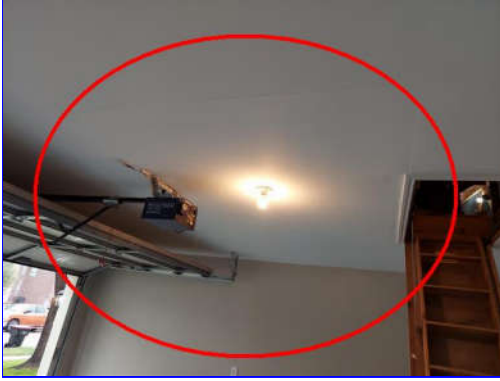


F. Item 1(Picture)

(3) Minor ceiling cracks were observed. These cracks appear superficial in nature.

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

I   NI   NP   D



F. Item 2(Picture)



F. Item 3(Picture)

(4) The floor tile(s) was/were observed to have the following defect(s): cracked at hall bathroom.



F. Item 4(Picture)

(5) Evidence of repairs/previous damage were observed. The area could not be reached to test with moisture meter. The cause of this condition was not determined. If sheetrock and insulation were affected by moisture, it should be removed, replaced and preventive measures for microbial hazards should be undertaken by a qualified, verified, licensed professional. The structural components related to this condition are not accessible to inspect for quality of installation, or possible component failure. This leave some degree of uncertainty regarding the condition. The buyer should obtain any and all information available regarding this condition prior to closing.

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

I   NI   NP   D



F. Item 5(Picture)



F. Item 6(Picture)



F. Item 7(Picture)



F. Item 8(Picture)



F. Item 9(Picture)



F. Item 10(Picture)

**G. Doors (Interior and Exterior)**

**Comments:**

(1) The garage(s) entry door was/were observed to have the following defect(s): damaged weather stripping, excessive air gaps/light outside visible, door does not latch and self closer is missing. this is a potential fire and safety hazard. Repair or replacement is needed.

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

I   NI   NP   D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)

(2) The exterior door(s) at the rear of home was/were observed to have the following defect(s): damaged weather stripping. Repair or replacement is needed.



G. Item 5(Picture)

H. Windows

**Window type:** Single Pane, Aluminum frame

**Comments:**

(1) View of Egress Windows

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

I   NI   NP   D



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

(2) One or more window screens were observed to be missing or damaged at various locations. Repair or replacement is needed.



H. Item 4(Picture)



H. Item 5(Picture)

(3) Window(s) was/were observed to have the following defect(s): required excessive force to open at various locations. The window(s) should be repaired as needed.

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

I   NI   NP   D



H. Item 6(Picture)



H. Item 7(Picture)

(4) Loose "sprung" window balancers were observed at various locations. This affects proper operation of the window.



H. Item 8(Picture)



H. Item 9(Picture)



H. Item 10(Picture)



H. Item 11(Picture)

I. Stairways (Interior and Exterior)

Comments:

Stairs Views

J. Fireplaces and Chimneys

Types of Fireplaces: Gas vented fireplace

Comments:

(1) Fireplace and Chimney Views



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

I   NI   NP   D



J. Item 1(Picture)



J. Item 2(Picture)



J. Item 3(Picture)

(2) **Buyers Advisory Notice:**

Inspector does not light gas fireplaces and does not start fires with organic materials. Many potential safety hazards exist lighting units that are not in regular use. Given the limited winter in our area of Texas, many fireplaces are not used regularly. A qualified, verified chimney professional and/or plumber should be consulted regarding further inspection, should the buyer need a full inspection of the gas aspects of the fireplace.

If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to [www.csia.org](http://www.csia.org).

The National Fire Protection Association ([nfpa.org](http://nfpa.org)) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America ([csia.org](http://csia.org)).

(3) Fire box was observed to be painted. It is unknown if the paint is heat resistant. This can create a potential fire and safety hazard if the proper materials are not used and fire is introduced. Inspector recommends consulting with the seller/homeowner to confirm the type of paint used prior to use of the fire place.

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

I   NI   NP   D



J. Item 4(Picture)

(4) The fireplace does not have damper stop installed. Damper stops are needed for fireplace burning hydrocarbon fuels to assure carbon monoxide fumes are vented out of the home.



J. Item 5(Picture) Damper stop



J. Item 6(Picture)

(5) The metal firebox was observed to be rusted at the time of inspection. The degree of this rust is unknown and there is potential for safety and fire hazards should the rust penetrate the firebox during a fire. A qualified, verified chimney sweep/professional should be consulted for a more in depth inspection prior to use.



J. Item 7(Picture)

(6) One or more flue vents are in contact with or does not have adequate clearance from combustibles. A minimum of 1" clearance is required per manufacturer instructions. Adjustment is needed to prevent possible safety hazards such as fire.

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

I   NI   NP   D



J. Item 8(Picture)

**K. Porches, Balconies, Decks and Carports**

Comments:

(1) View of Porch and Patio

There were cracks in the rear porch floor. This is typical of concrete and is not considered significant. It should be monitored for large separations or differential movement.



K. Item 1(Picture)



K. Item 2(Picture)

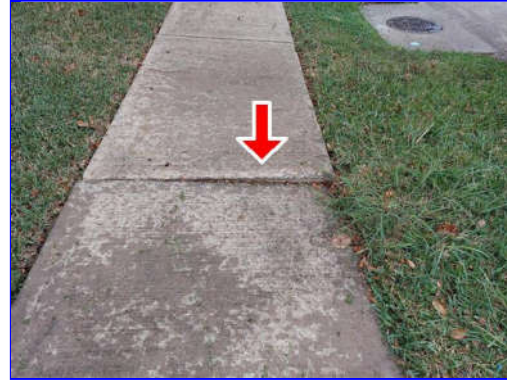
(2) The concrete driveway and concrete walkway in various locations was/were observed to have the following defect(s): excessive gaps, cracks, uneven and can be a tripping hazard. Further deterioration can occur if not repaired. A fall or injury can occur if not corrected.

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

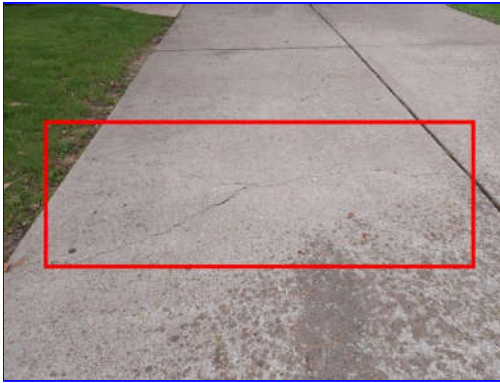
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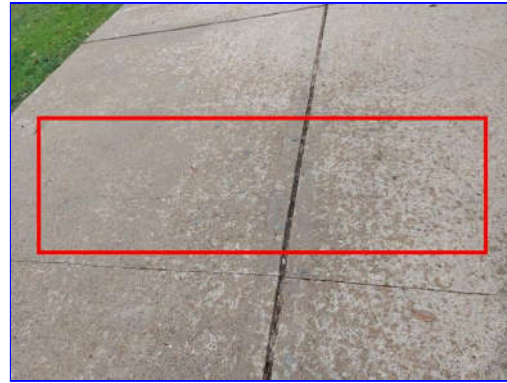
K. Item 3(Picture)



K. Item 4(Picture)



K. Item 5(Picture)



K. Item 6(Picture)

(3) Gate was observed have the following defects: door does not latch. Repairs should be made.



K. Item 7(Picture)

L. Other

Home Is: Vacant

Structure Type: Single Family

Comments:

(1) Examples of exterior views at the time of the inspection

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

I   NI   NP   D



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)



L. Item 4(Picture)



L. Item 5(Picture)



L. Item 6(Picture)

(2) Ants were observed at the foundation. A licensed pest control professional should be contacted regarding this condition.

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

I   NI   NP   D



L. Item 7(Picture)



L. Item 8(Picture)



L. Item 9(Picture)

(3) There is evidence of possible vermin activity in the attic. A qualified, verified, licensed pest control specialist should be consulted regarding this condition and remediation.



L. Item 10(Picture)



L. Item 11(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed (if required) contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Buyers Advisory Notice:** All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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I   NI   NP   D

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

I   NI   NP   D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Main Panel Located:** Interior of garage
- Main Disconnet Located:** In the main panel
- Electrical Service Connectors:** Underground
- Electric Panel Manufacturer:** Square D
- Main Breaker Amps:** 200 AMP
- Feeder wire type:** Aluminum
- Branch wire type:** Copper

Comments:

(1) **Buyers Advisory Notice:** Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

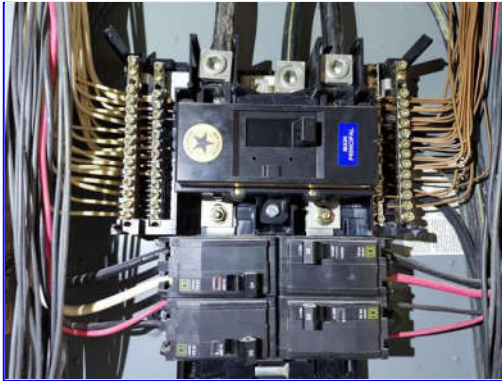
(2) Panel Views



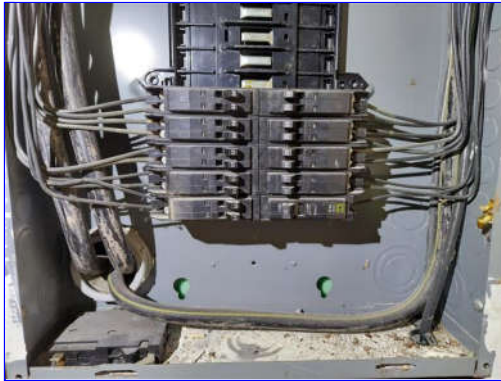
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

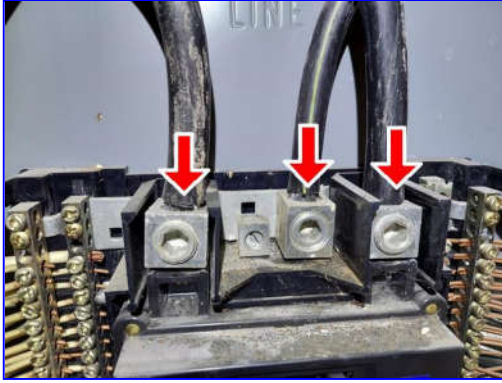


A. Item 4(Picture)

(3) The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

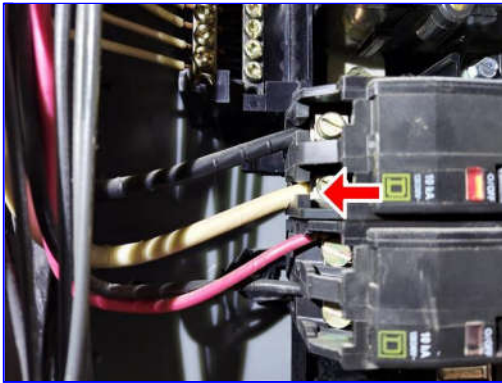
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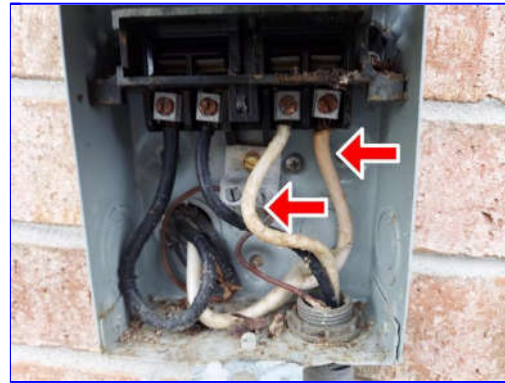


A. Item 5(Picture)

(4) Cables at breakers are white, an improper color code for these cables.

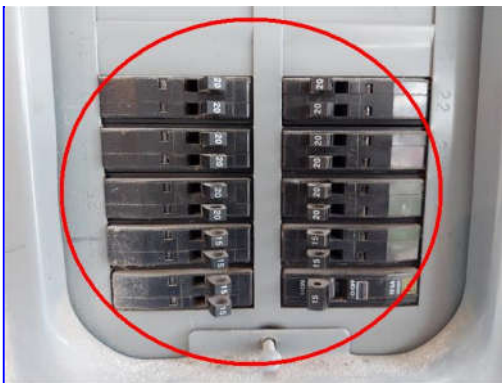


A. Item 6(Picture)



A. Item 7(Picture)

(5) Main breaker and several others were observed to be from different manufacturers. Breakers, particularly main breakers, are not to be substituted for other manufacturers. A qualified, verified, licensed electrician should be consulted regarding further evaluation.



A. Item 8(Picture)

(6) **Buyer Advisory Notice:** Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient.

B.



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I   NI   NP   D

### Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:** Romex

**Comments:**

(1) **Buyers Advisory Notice:** The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

(2) **Buyers Notice:** Inspector is unable to verify if can fixture(s) in the attic are "IC", in contact, rated. Some fixtures are rated for contact with insulation and other combustibles and some are not. Fixtures that are NOT IC rated should have a minimum clearance from combustibles that follow manufacturer instructions.

(3) **Buyers Advisory Notice:**

Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

Carbon monoxide detectors should be present in the home and installed to manufacturer instructions when gas utilities are present in the home.

(4) One or more receptacles was/were observed to have the following defect(s): loose in wall. A qualified, verified, licensed electrician should be consulted regarding further evaluation.



B. Item 1(Picture)



B. Item 2(Picture)

(5) One or more receptacle(s) in various locations was/were observed to have the following defect(s): are inoperative. Repairs should be performed by a qualified, verified, licensed electrician.

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

I   NI   NP   D



B. Item 3(Picture)

(6) Receptacle(s) in required locations, kitchen countertops, kitchen island, bathrooms, laundry, garage and/or within six feet of a sink is/are not ground fault circuit interrupt (GFCI) protected. This condition is a safety hazard that should be repaired.



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

(7) Light fixture(s) in the exterior and interior was/were inoperative. If the fixture(s) does not work after replacing the bulb(s), a licensed electrician should be consulted.

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

I   NI   NP   D



B. Item 8(Picture)



B. Item 9(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed electrician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I   NI   NP   D

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

A. Heating Equipment

**Number of forced air gas furnaces:** One

**Number of electric central heat systems:** None

**Heat System Brand:** Trane

**Comments:**

(1) View of Furnace(s) and Data Plate(s) (if available)

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

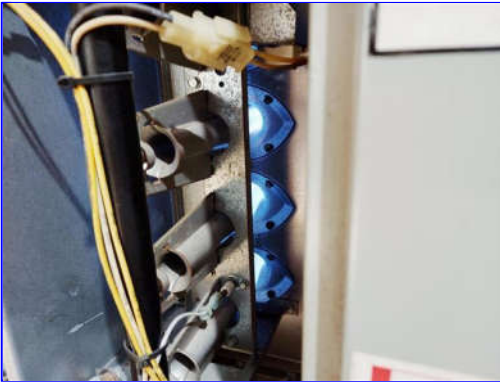
I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(2) **Buyers Advisory Notice:** Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(3) The furnace(s) servicing the entire home was/were operable at the time of the inspection.

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

I   NI   NP   D



A. Item 5(Picture) Return



A. Item 6(Picture)

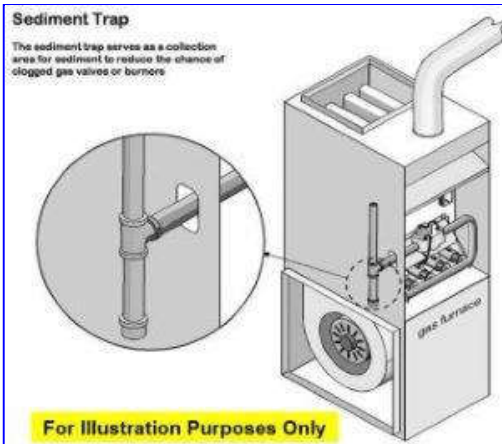


A. Item 7(Picture)

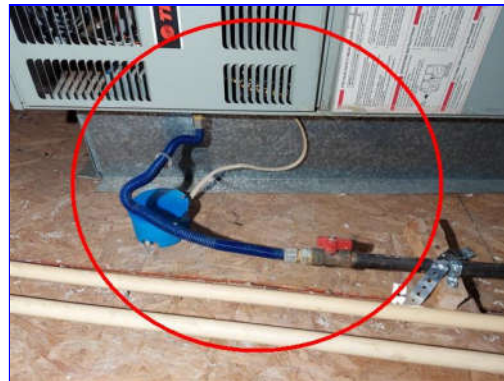


A. Item 8(Picture)

(4) The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.



A. Item 9(Picture) Sediment trap



A. Item 10(Picture)

(5) The furnace(s) is/are older. The older the furnace the higher the potential for safety hazards. This equipment may be near the end of its service life. Higher maintenance and operating costs may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

B.

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

I   NI   NP   D

**Cooling Equipment**

**Outdoor Temperature at Time of Inspection (Approximate Range):** 50 to 60 Degrees

**Cooling system brand / BTU:** Trane, 48,000 BTU

**Cooling system Delta T:** Temperature below 60 degrees fahrenheit

Comments:

(1)

The Condensing and Evaporator serving the entire home is/are older. This equipment may be near the end of its service life. Higher maintenance and operating may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

The AC system is using R-22 refrigerant. If your air conditioning fails it might be subject to the following: On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.



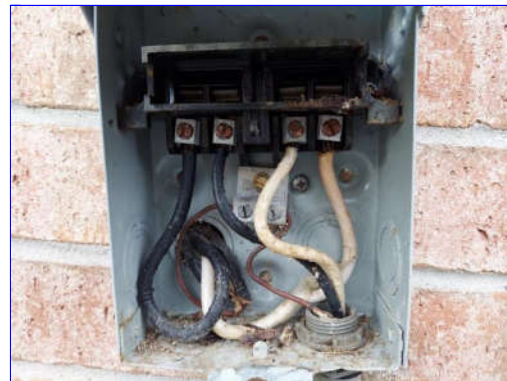
B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

(2) View of Evaporator Unit(s) and Data Plate(s) (if available)

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

I   NI   NP   D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

(3) **Buyers Advisory Notice:** Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

(4) **Buyers Advisory Notice:** The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

(5) Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential and multifamily dwellings may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.

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

I   NI   NP   D



B. Item 9(Picture) Locking cap



B. Item 10(Picture)

(6) The refrigerant hood is in need of caulking improvements to prevent moisture or insect/vermin entry points. The top and sides should be caulked, as well as any opening sealed, but the bottom should not be caulked to allow any trapped moisture to escape.



B. Item 11(Picture)

(7) Excessive air leakage at the air handler was observed. Inadequate air seals may allow unwanted air, vapors, or debris to be pulled into the cooling equipment. Inadequate air handler seals may damage the equipment and produce organic growth. We recommend evaluation, repairs, and further investigations for additional defects by a qualified, verified, licensed HVAC technician.



B. Item 12(Picture)

(8) **Buyer Limitation Notice:** The A/C was not tested for proper operation due to the outside air



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

I   NI   NP   D

temperature being 60 degrees farenheit or less more than 24 hours prior to the time of inspection. We did not inspect this unit(s) for function.

C. Duct Systems, Chases, and Vents

**Ductwork:** Flexible duct

**Filter Type:** Disposable

**Filter Size:** 12x24, 20x25

**Comments:**

(1) **Buyers Advisory Notice:** Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

(2) Ductwork was observed to be in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. Condensation can lead to excess moisture in the attic space. This can lead to potential problem, i.e. wet insulation and conducive conditions that can lead to organic microbial growth.



C. Item 1(Picture)

(3) An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.



C. Item 2(Picture)



C. Item 3(Picture)

D. Other

**Comments:**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified, licensed HVAC technician be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Buyers Advisory Notice:** All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

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**I   NI   NP   D**

#### IV. PLUMBING SYSTEM

**A. Plumbing Supply Distribution Systems and Fixtures**

**Location of water meter:** Street, Front

**Location of main water supply valve:** Front of home

**Static water pressure reading:** 70 pounds/square inch

**Water Source:** Public

**Plumbing Water Distribution (inside home):** CPVC

**Location of interior shut offs:** At fixtures

**Comments:**

(1) Static pressure at the time of inspection. Normal pressure should be between 40-80 psi (pounds per square inch)



A. Item 1(Picture)

(2) The supply valve to the home is located exterior front of the home. This is the main shut off to the home. In the event of a plumbing emergency this is where you will shut off the supply of water to the home.



A. Item 2(Picture)

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

I   NI   NP   D

(3) EXTERIOR PLUMBING

No visible leaks were observed

The hose bib(s) was/were observed to have the following defect(s): leaks at anti-siphon and valve when turned on.



A. Item 3(Picture)

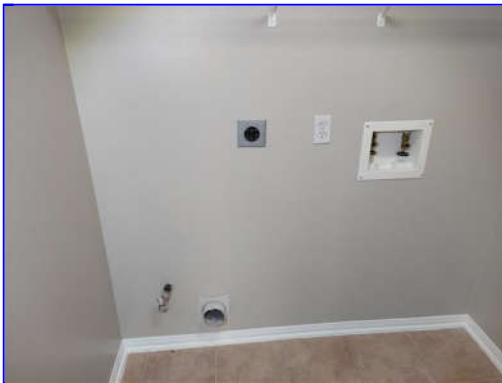


A. Item 4(Picture)

(4) LAUNDRY PLUMBING

No visible leaks were observed

Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.



A. Item 5(Picture)



A. Item 6(Picture)

(5) KITCHEN PLUMBING

No visible leaks were observed

The under mounted sink(s) was/were observed to have deteriorated caulking or not caulked at the counter top. In most cases the sink(s) will need to be removed to be caulked properly.

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

I   NI   NP   D



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

(6) HALL BATHROOM PLUMBING

No visible leaks were observed

The drain stop is not operated properly. Repair should be made.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

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

I   NI   NP   D



A. Item 10(Picture)



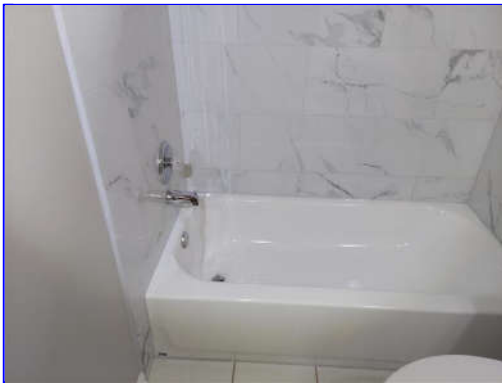
A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)



A. Item 16(Picture)



A. Item 17(Picture)

(7) PRIMARY BATHROOM PLUMBING

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

I   NI   NP   D

No visible leaks were observed

Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

Caulk/grout improvements are needed at shower/tub wall or around/above tub to prevent water leaking back into the wall cavity.



A. Item 18(Picture)



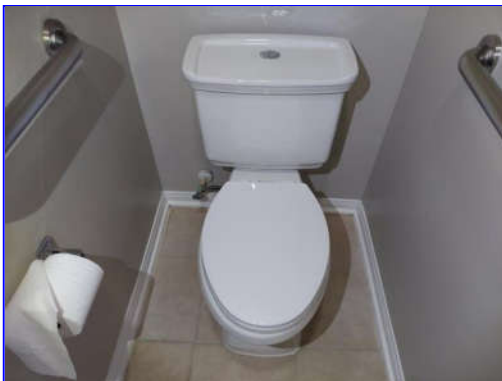
A. Item 19(Picture)



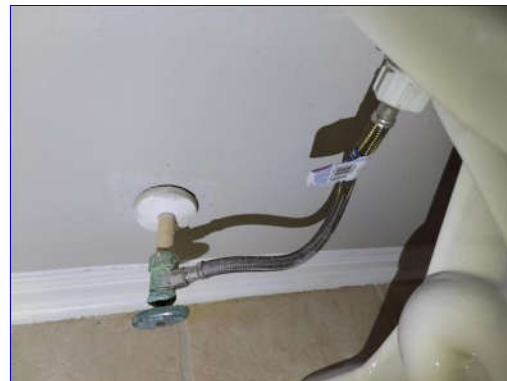
A. Item 20(Picture)



A. Item 21(Picture)



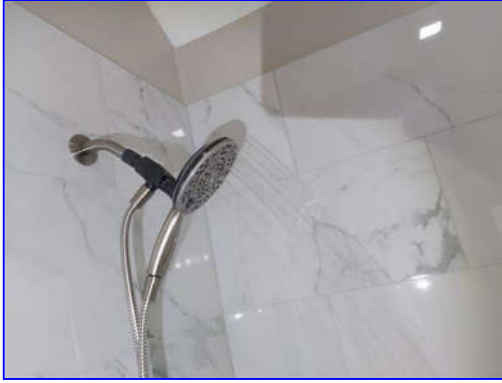
A. Item 22(Picture)



A. Item 23(Picture)

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

I   NI   NP   D



A. Item 24(Picture)



A. Item 25(Picture)



A. Item 26(Picture)



A. Item 27(Picture)

(8) ATTIC PLUMBING

No visible leaks were observed



A. Item 28(Picture)



A. Item 29(Picture)

(9) **Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems:** Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

B.

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

I   NI   NP   D

### Drains, Waste, and Vents

**Plumbing Waste:** PVC

Comments:

**Buyers Advisory Notice - Limitations Regarding Drain Systems:** The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

**C. Water Heating Equipment**

**Water Heater Manufacturer:** Rheem

**Water Heater Capacity:** 40 Gallon

**Number of water heaters:** One

**Water Heater Energy Sources:** Gas

**Water Heater Location:** Attic

Comments:

(1) View of Water Heater(s) and Data Plate(s)



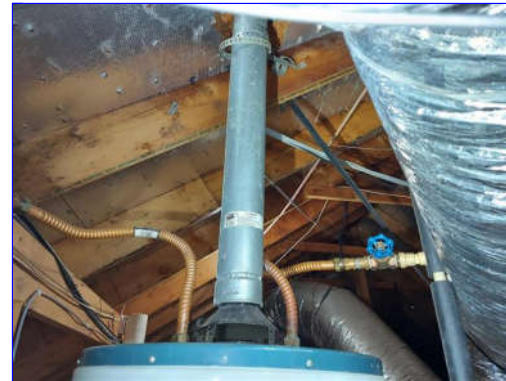
C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

(2) Excessive water temperature was observed at the time of inspection. Temperatures above 120°F are a scald risk and a safety concern. Burns are possible with excessive water temperatures. In the event ill advised temperatures above 120°F are maintained, thermostatic mixing valves shall be installed at the out flow of the water heater supply piping or at all individual appliance fixtures to prevent scald injuries. As the homeowner you are responsible for the regulation of your water temperature and all of the effects encountered from this action.



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I   NI   NP   D

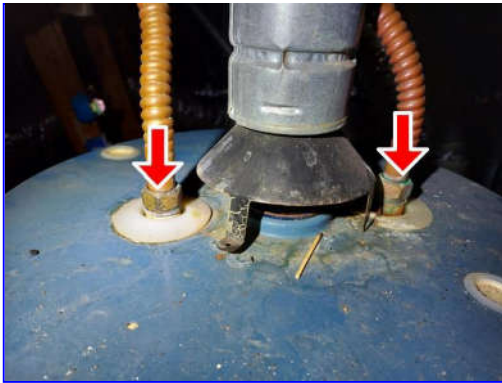


C. Item 5(Picture)



C. Item 6(Picture)

(3) Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.



C. Item 7(Picture)

**D. Hydro-Massage Therapy Equipment**

Comments:

(1) Hydro-Massage Therapy Views

The bathtub surface was observed to be scratched. Repair should be made.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

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

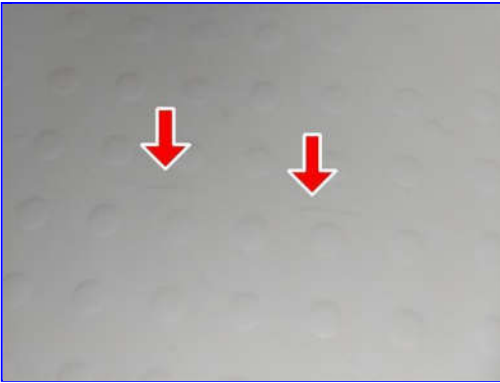
I   NI   NP   D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

(2) The hydro-massage tub was inoperable at the time of inspection.



D. Item 5(Picture)



D. Item 6(Picture)

(3) **Buyers Advisory Notice:** At the time of inspection the components under the hydro-massage therapy were not accessible for inspection. Accessibility to mechanical components is required. Caulking can prevent opening access panels as this is a non invasive inspection. The components must be accessible to make repairs or maintenance. One should have access to the mounting bolts, pipe unions and electrical connections in order to physically remove the pump, all without damaging the tub or surrounding finished walls or ceiling. A 12x12-inch minimum sized opening should be installed to provide access to the circulation pump. If the pump is located more than 2 feet from the access opening, an 18x18-inch minimum sized opening should be installed.

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

I   NI   NP   D



D. Item 7(Picture)

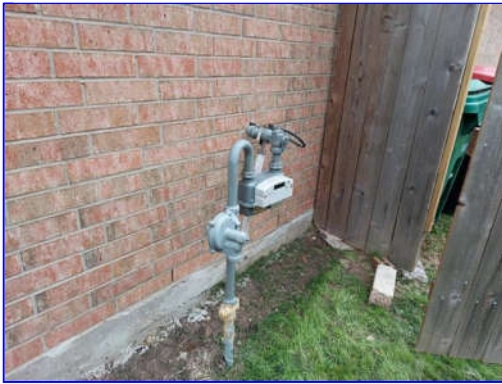
E. Gas Distrubution Systems and Gas Appliances

**Gas Meter Location:** Right side of the home exterior

**Type of Gas Distribution Piping Material:** Steel

**Comments:**

(1) Gas Meter Views



E. Item 1(Picture)

(2) The gas meter and/or clamp were observed to be painted. Direct metal to contact is required for this system to function properly. A potential safety hazard exists if this is not corrected. Repair should be made.



E. Item 2(Picture)

F.

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

**I   NI   NP   D**

**Other**

**Comments:**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed plumber be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**I   NI   NP   D**

**V. APPLIANCES**

**A. Dishwashers**

**Dishwasher Brand:** Samsung

**Comments:**

(1) View of Dishwasher and Data Plate (if available)



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(2) The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

(3) The dishwasher was observed to have the following defect(s): loose and needs securing to the underside of countertop (using a proper length screw). I recommend repair as necessary.

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

I   NI   NP   D



A. Item 5(Picture)

B. Food Waste Disposers

**Disposer Brand:** Badger / InSinkErator

**Comments:**

(1) View of Disposal and Data Plate (if available)



B. Item 1(Picture)



B. Item 2(Picture)

(2) The food waste disposal was observed to be functioning as intended.

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** See Information Below

Extra Info:: Couldn't identify/faded label

**Range hood is vented:** to the exterior of the home, and is intergrated with microwave

**Comments:**

(1) View of Exhaust System and Data Plate (if available)

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

I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)

(2) The range hood was observed to be properly functioning as intended.

(3) The range hood vent was observed to have the following defect(s): not properly installed and is venting into the interior of the home/cabinet space. The range hood vent should be sealed where needed.



C. Item 3(Picture)

(4) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.



C. Item 4(Picture)

D. Ranges, Cooktops and Ovens

**Range:** Samsung

**Cooktop:** None

**Oven:** Samsung

**Shut Off Location for Gas Appliance:** Behind Range

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

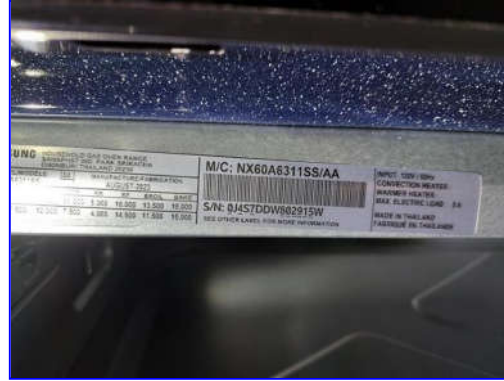
I   NI   NP   D

**Comments:**

(1) View of Cooking Appliance(s) and Data Plate(s) (if available)



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

(2) **Buyers Advisory Notice:** The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

(3) The range was observed to be properly functioning as intended.



D. Item 5(Picture)



D. Item 6(Picture)

(4) The oven was observed to be properly functioning as intended.

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

I   NI   NP   D



D. Item 7(Picture)

E. Microwave Ovens

**Built in Microwave:** See Information Below

Extra Info: Couldn't identify/faded label

**Comments:**

(1) View of Microwave and Data Plate (if available)



E. Item 1(Picture)



E. Item 2(Picture)

(2) **Buyers Advisory Notice:** The inspector does not test microwave for radiation leakage.

(3) The microwave oven was observed to be properly functioning as intended.



E. Item 3(Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**



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

I   NI   NP   D

(1) Exhaust fans were observed to be functioning as intended at the time of the inspection.  
 (2) The exhaust fan(s) was/were observed to discharge into the attic. Repairs should be undertaken to vent the exhaust fans to the exterior of the home. Venting to the soffit is not the best practice. Exhaust fans are intended to remove moisture from the home, if the vent discharges into the attic it can lead to unwanted microbial growth. A qualified, verified contractor should be consulted regarding this repair.



F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture) Exhaust fan

G. Garage Door Operator(s)

**Number of garage door openers:** One  
**Garage door operator brand:** Garage Master  
**Comments:**

(1) View of Opener(s) and Data Plate(s) (if available)

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

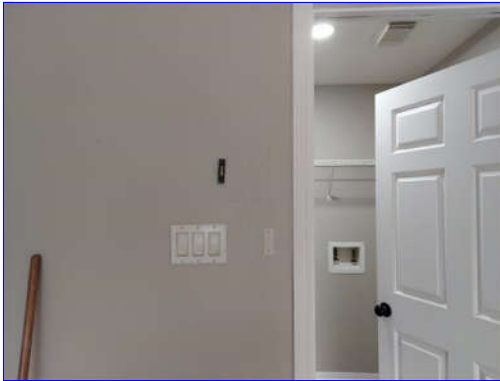
I   NI   NP   D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)



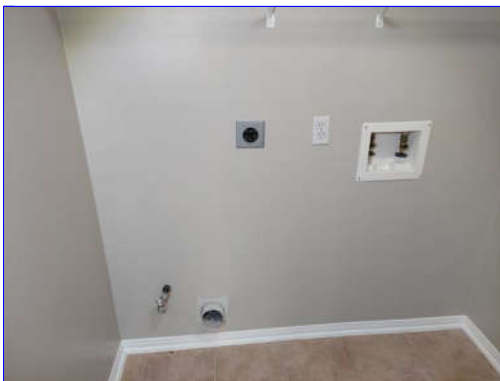
G. Item 4(Picture)

(2) The garage door opener(s) was/were observed to function properly. The doors reverse automatically when the sensor is activated and the door meets with resistance.

**H. Dryer Exhaust Systems**

[Comments:](#)

(1) View of Dryer System



H. Item 1(Picture)



H. Item 2(Picture)

(2) **Buyers Advisory Notice:** Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

(3) The clothes dryer vent was observed to be in need of cleaning. Clogged dryer vents can be fire hazards.

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

I   NI   NP   D



H. Item 3(Picture)



H. Item 4(Picture)

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified appliance repair specialist to the deficient system be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I   NI   NP   D

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

**Buyers Advisory Notice - Limitations Regarding Sprinkler Systems:** When the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected nor are control valves. Program settings are not altered by the inspector.

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## Summary

### Customer

Hong Huang

### Address

16747 Village View Trail  
Sugar Land TX 77498

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

## General Summary

### Roof Covering Materials

#### Inspected, Deficient

1. (5) Kick out flashings were observed to be missing. Kick out flashings should be installed to help direct the water away from the home. Bent counter flashing is not a substitute for proper kickout flashings. A qualified, verified roofing contractor should be consulted regarding repairs.
2. (6) Drip edge flashing along the roof edge was observed to be missing, damaged or installed improperly. Drip edge flashing is needed to support roofing at the roof edge and to protect the roof decking from moisture. A qualified, verified roofing contractor should be consulted regarding this condition or any repairs that may be needed.
3. (7) The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.
4. (8) Many roof vents were observed to be lifted/raised lower edge, unsecured and exposed nail heads. Repairs are needed to prevent water intrusions.
5. (9) Loose or raised counter flashing was observed. Loose flashing should be secured and sealed as needed.

### Roof Structures and Attics

#### Inspected, Deficient

6. (3) The pull down stairs were observed to have the following defect(s): missing insulation, missing weather stripping and weak and not stable. This can be a potential SAFETY HAZARD.. Repair or replacement should be made.
7. (6) Defects were observed. We recommend evaluation, repairs, and further investigations for additional defects by a qualified contractor.

Poorly secured rafter(s) was/were observed. The ridge board or hip rafter should properly support the full face of the rafters. This condition may lead to sag in the roof structure. We recommend evaluation, repairs and further investigations for additional defects by a qualified, licensed contractor.

8. (7) One jack post was observed to be loose. Repair or replacement is needed.

### Walls (Interior and Exterior)

#### Inspected, Deficient

9. (3) The siding and trim, in various locations, were observed to have the following defects: damaged, detached, in poor condition and needs improvement. This condition could lead to moisture intrusion into the home. While it could not be verified, there may be concealed damage to the underlying structure. A qualified exterior contractor should be consulted regarding repairs.
10. (4) Brick cracks were observed that are likely due to foundation movement.
- 11.

(5) Steel window/door lintels were observed to be rusted or discolored and are in need of cleaning and paint. Steel window/door lintels are the support for exterior brick/stone veneer siding above doors and should be maintained to prevent deterioration.

An exposed metal lintel end(s) was observed. Exposed lintel ends should be primed with paint and covered with mortar to prevent to corrosion.

### **Doors (Interior and Exterior)**

#### **Inspected, Deficient**

12. (1) The garage(s) entry door was/were observed to have the following defect(s): damaged weather stripping, excessive air gaps/light outside visible, door does not latch and self closer is missing. this is a potential fire and safety hazard. Repair or replacement is needed.

### **Windows**

#### **Inspected, Deficient**

13. (3) Window(s) was/were observed to have the following defect(s): required excessive force to open at various locations. The window(s) should be repaired as needed.
14. (4) Loose "sprung" window balancers were observed at various locations. This affects proper operation of the window.

### **Fireplaces and Chimneys**

#### **Inspected, Deficient**

15. (3) Fire box was observed to be painted. It is unknown if the paint is heat resistant. This can create a potential fire and safety hazard if the proper materials are not used and fire is introduced. Inspector recommends consulting with the seller/homeowner to confirm the type of paint used prior to use of the fire place.
16. (4) The fireplace does not have damper stop installed. Damper stops are needed for fireplace burning hydrocarbon fuels to assure carbon monoxide fumes are vented out of the home.
17. (5) The metal firebox was observed to be rusted at the time of inspection. The degree of this rust is unknown and there is potential for safety and fire hazards should the rust penetrate the firebox during a fire. A qualified, verified chimney sweep/professional should be consulted for a more in depth inspection prior to use.
18. (6) One or more flue vents are in contact with or does not have adequate clearance from combustibles. A minimum of 1" clearance is required per manufacturer instructions. Adjustment is needed to prevent possible safety hazards such as fire.

### **Porches, Balconies, Decks and Carports**

#### **Inspected, Deficient**

19. (2) The concrete driveway and concrete walkway in various locations was/were observed to have the following defect (s): excessive gaps, cracks, uneven and can be a tripping hazard. Further deterioration can occur if not repaired. A fall or injury can occur if not corrected.

### **Branch Circuits, Connected Devices, and Fixtures**

#### **Inspected, Deficient**

20. (4) One or more receptacles was/were observed to have the following defect(s): loose in wall. A qualified, verified, licensed electrician should be consulted regarding further evaluation.
21. (5) One or more receptacle(s) in various locations was/were observed to have the following defect(s): are inoperative. Repairs should be performed by a qualified, verified, licensed electrician.
22. (7) Light fixture(s) in the exterior and interior was/were inoperative. If the fixture(s) does not work after replacing the bulb(s), a licensed electrician should be consulted.

### **Heating Equipment**

#### **Inspected, Deficient**

23. (4) The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
24. (5) The furnace(s) is/are older. The older the furnace the higher the potential for safety hazards. This equipment may be near the end of its service life. Higher maintenance and operating costs may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

**Cooling Equipment****Inspected, Deficient**

25. (7) Excessive air leakage at the air handler was observed. Inadequate air seals may allow unwanted air, vapors, or debris to be pulled into the cooling equipment. Inadequate air handler seals may damage the equipment and produce organic growth. We recommend evaluation, repairs, and further investigations for additional defects by a qualified, verified, licensed HVAC technician.

**Duct Systems, Chases, and Vents****Inspected, Deficient**

26. (3) An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

**Plumbing Supply Distribution Systems and Fixtures****Inspected, Deficient**

27. (3) EXTERIOR PLUMBING

No visible leaks were observed

The hose bib(s) was/were observed to have the following defect(s): leaks at anti-siphon and valve when turned on.

**Hydro-Massage Therapy Equipment****Inspected, Deficient**

28. (2) The hydro-massage tub was inoperable at the time of inspection.

**Gas Distribution Systems and Gas Appliances****Inspected, Deficient**

29. (2) The gas meter and/or clamp were observed to be painted. Direct metal to contact is required for this system to function properly. A potential safety hazard exists if this is not corrected. Repair should be made.

**Dishwashers****Inspected, Deficient**

30. (3) The dishwasher was observed to have the following defect(s): loose and needs securing to the underside of countertop (using a proper length screw). I recommend repair as necessary.

**Range Hood and Exhaust Systems****Inspected, Deficient**

31. (3) The range hood vent was observed to have the following defect(s): not properly installed and is venting into the interior of the home/cabinet space. The range hood vent should be sealed where needed.
32. (4) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.

**Mechanical Exhaust Vents and Bathroom Heaters****Inspected, Deficient**

33. (2) The exhaust fan(s) was/were observed to discharge into the attic. Repairs should be undertaken to vent the exhaust fans to the exterior of the home. Venting to the soffit is not the best practice. Exhaust fans are intended to remove moisture from the home, if the vent discharges into the attic it can lead to unwanted microbial growth. A qualified, verified contractor should be consulted regarding this repair.

**Dryer Exhaust Systems****Inspected, Deficient**

34. (3) The clothes dryer vent was observed to be in need of cleaning. Clogged dryer vents can be fire hazards.

**Safety Summary****Roof Covering Materials****Inspected, Deficient**

35. (3) The roof covering was observed to be near the end of its service life. In the inspectors opinion replacement is needed. When a roof is older, it is always advisable to consult with your insurance company regarding coverage prior to purchase of the home.
36. (4) Shingle(s) was/were observed have the following defect(s): abrasion damage, excessive loss of granules, exposed fiberglass and raised. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.

#### **Branch Circuits, Connected Devices, and Fixtures**

##### **Inspected, Deficient**

37. (6) Receptacle(s) in required locations, kitchen countertops, kitchen island, bathrooms, laundry, garage and/or within six feet of a sink is/are not ground fault circuit interrupt (GFCI) protected. This condition is a safety hazard that should be repaired.

#### **Cooling Equipment**

##### **Inspected, Deficient**

38. (1)  
The Condensing and Evaporator serving the entire home is/are older. This equipment may be near the end of its service life. Higher maintenance and operating may occur. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and possible repair or replacement.

The AC system is using R-22 refrigerant. If your air conditioning fails it might be subject to the following: On January 1,2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.

## **Maintenance Summary**

#### **Foundations**

##### **Inspected, Deficient**

39. (4) Spalling was observed at the foundation walls. Repair is needed.

#### **Grading and Drainage**

##### **Inspected, Deficient**

40. (1) General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.
41. (2) The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.
42. (3) The gutters and down spouts was observed to be in need of cleaning. Gutters and downspouts should be further examined for possible defects after cleaning for proper drainage.

#### **Roof Covering Materials**

##### **Inspected, Deficient**

43. (10) Leaves and debris should be cleared from the roof surface. Areas under accumulations of leaves and debris should be further examined for defects.

#### **Roof Structures and Attics**

##### **Inspected, Deficient**

44. (4) The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The

framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.

45. (5) Vent baffle(s) was/were observed to be dislodged or missing. Vent Baffle should be replaced/repared to prevent insulation from obstructing the soffit venting.

#### **Walls (Interior and Exterior)**

##### **Inspected, Deficient**

46. (2) Caulking was observed to need improvement at various locations. Make improvements as needed.

#### **Ceilings and Floors**

##### **Inspected, Deficient**

47. (4) The floor tile(s) was/were observed to have the following defect(s): cracked at hall bathroom.

#### **Doors (Interior and Exterior)**

##### **Inspected, Deficient**

48. (2) The exterior door(s) at the rear of home was/were observed to have the following defect(s): damaged weather stripping. Repair or replacement is needed.

#### **Windows**

##### **Inspected, Deficient**

49. (2) One or more window screens were observed to be missing or damaged at various locations. Repair or replacement is needed.

#### **Porches, Balconies, Decks and Carports**

##### **Inspected, Deficient**

50. (3) Gate was observed have the following defects: door does not latch. Repairs should be made.

#### **Other**

##### **Inspected, Deficient**

51. (2) Ants were observed at the foundation. A licensed pest control professional should be contacted regarding this condition.
52. (3) There is evidence of possible vermin activity in the attic. A qualified, verified, licensed pest control specialist should be consulted regarding this condition and remediation.

#### **Service Entrance and Panels**

##### **Inspected, Deficient**

53. (4) Cables at breakers are white, an improper color code for these cables.

#### **Cooling Equipment**

##### **Inspected, Deficient**

54. (5) Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential and multifamily dwellings may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.
55. (6) The refrigerant hood is in need of caulking improvements to prevent moisture or insect/vermin entry points. The top and sides should be caulked, as well as any opening sealed, but the bottom should not be caulked to allow any trapped moisture to escape.

#### **Duct Systems, Chases, and Vents**

##### **Inspected, Deficient**

56. (2) Ductwork was observed to be in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. Condensation can lead to excess moisture in the attic space. This can lead to potential problem, i.e. wet insulation and conducive conditions that can lead to organic microbial growth.

#### **Plumbing Supply Distribution Systems and Fixtures**

##### **Inspected, Deficient**

57. (4) LAUNDRY PLUMBING



No visible leaks were observed

Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.

#### 58. (5) KITCHEN PLUMBING

No visible leaks were observed

The under mounted sink(s) was/were observed to have deteriorated caulking or not caulked at the counter top. In most cases the sink(s) will need to be removed to be caulked properly.

#### 59. (6) HALL BATHROOM PLUMBING

No visible leaks were observed

The drain stop is not operated properly. Repair should be made.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

#### 60. (7) PRIMARY BATHROOM PLUMBING

No visible leaks were observed

Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

Caulk/grout improvements are needed at shower/tub wall or around/above tub to prevent water leaking back into the wall cavity.

### Water Heating Equipment

#### Inspected, Deficient

61. (2) Excessive water temperature was observed at the time of inspection. Temperatures above 120°F are a scald risk and a safety concern. Burns are possible with excessive water temperatures. In the event ill advised temperatures above 120°F are maintained, thermostatic mixing valves shall be installed at the out flow of the water heater supply piping or at all individual appliance fixtures to prevent scald injuries. As the homeowner you are responsible for the regulation of your water temperature and all of the effects encountered from this action.
62. (3) Corroded fitting(s) was/were observed. Fitting(s) was/were not observed to be leaking at the time of inspection but should be monitored. A qualified, verified, licensed plumber should be consulted regarding repairs as needed.

### Hydro-Massage Therapy Equipment

#### Inspected, Deficient

63. (1) Hydro-Massage Therapy Views

The bathtub surface was observed to be scratched. Repair should be made.

The shower/tub faucet assembly is/are not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; Enter any

area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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