



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT: 2808 Marble Brook Lane, Pearland, Texas 77584

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This Notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	X			Natural Gas Lines	X			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Carbon Monoxide Det.	X			Fuel Gas Piping:		X		Rain Gutters	X		
Ceiling Fans	X			- Black Iron Pipe	X			Range/Stove	X		
Cooktop		X		- Copper		X		Roof/Attic Vents	X		
Dishwasher	X			- Corrugated Stainless Steel Tubing			X	Sauna		X	
Disposal	X			Hot Tub		X		Smoke Detector	X		
Emergency Escape Ladder(s)		X		Intercom System		X		Smoke Detector Hearing Impaired		X	
Exhaust Fan	X			Microwave	X			Spa		X	
Fences	X			Outdoor Grill		X		Trash Compactor		X	
Fire Detection Equipment	X			Patio/Decking	X			TV Antenna		X	
French Drain		X		Plumbing System	X			Washer/Dryer Hookup	X		
Gas Fixtures	X			Pool		X		Window Screens	X		
Liquid Propane Gas		X		Pool Equipment		X		Public Sewer System	X		
- LP Community (Captive)		X		Pool Maint. Accessories		X					
- LP on Property		X		Pool Heater		X					

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> gas log <input type="checkbox"/> mock <input type="checkbox"/> other _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: 2 number of remotes: 2



Satellite Dish & Controls		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Security System		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Water Heater	<input checked="" type="checkbox"/>		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____ number of units: 1
Water Softener		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front Yard, Back Yard, Park Strips
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite (Shingles)

Age: 16 (approx) (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? yes no If yes, describe:

A couple broken sprinkler heads and zone pumps need replaced.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):

Walls / Fences – Original yard fences facing street and one neighbor are weak/aging. Yard fence facing the other neighbor was replaced < 1 year ago.

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> Oak Wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Wetlands on Property		<input checked="" type="checkbox"/>



Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in Historic District		X
Historic Property Designation		X
Previous Foundation Repairs	X	
Previous Roof Repairs	X	
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is Yes, explain (attach additional sheets if necessary):

Previous Foundation Repairs – One foundation corner has cosmetic cracks and repaired in the past.
Previous Roof Repairs – Normal roof repairs over time. Pipe jacks replaced and patches. Nothing major.
Water Damage Not Due to a Flood Event – Minor leak repairs.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

A couple bedroom ceiling fans motors have failed - lighting functions but the fans do not.

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood event.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**



*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If Yes, complete the following:

Name of association: **Shadow Creek Ranch HOA - First Service Residential**

Manager's name: **Christopher Williams** Phone: **713.436.45463**

Fees or assessments are: **\$999.00** per Year and are: mandatory voluntary

Any unpaid fees or assessment for the Property? yes (\$_____) no

If the Property is in more than one association, provide information about the other associations below:



- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If Yes, complete the following:
 Any optional user fees for common facilities charged? Yes No If Yes, please describe:
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If Yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Homeowners association - Homeowners Association
Repairs or treatments - HVAC system cleaned, sterilized, and treated June 2022

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
05/24/2021	Property Inspection	Dean Limbaugh	42

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?

yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no

If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* yes no unknown

If no or unknown, explain (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.





TREC REI 7-5

2808 Marble Brook Ln
Pearland TX 77584

Travis & Celeste Waters
MAY 24, 2021



Inspector
Dean Limbaugh
#4599
713-377-0111
limbaughdean@gmail.com



Agent
Chris Moore
The Moore Real Estate Group
281-703-1608
chris@themoorerealestategroup.com



PROPERTY INSPECTION REPORT

Prepared For: Travis & Celeste Waters

(Name of Client)

Concerning: 2808 Marble Brook Ln, Pearland TX 77584

(Address or Other Identification of Inspected Property)

By: Dean Limbaugh - #4599

(Name and License Number of Inspector)

05/24/2021 10:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector, Buyer's Agent, Owners and or relatives

Occupancy: Furnished, Occupied

Weather Conditions: Cloudy, Partly Cloudy, Rain

Temperature (approximate): 74 Fahrenheit (F)

Type of Building: Single Family

Copyright:

All information contained within this inspection report is copyrighted by Buyers Inspection Services 2021©.

IRC Code Reference:

The following report seeks to identify deficiencies but doesn't warrant the property is in code compliance. The inspector that performed the inspection is not a code certified inspector. Codes may vary from one jurisdiction to another that is sometimes a judgement call made by a government employee or a third party inspector. Codes may be referenced in the report as indicated by IRC number if provided and viewed on the website at the following link: [IRC Codes](#)

Photos:

Photographs are not a requirement in the Standards of Practice. Photos if included are intended to be representative of deficiencies, items, systems or components. Photos that are provided may depict all, some and or none of the occurrences or of a deficiency(s).

Property Orientation:

The property described in the report is determined by facing the dwelling from the street / front entryway door.

Seller's Disclosure:

The Seller's Disclosure was not available prior to sending the written inspection report.

About Recommendations:

When a recommendation is made for a contractor you should use someone who's licensed whenever possible. Software limits what type of company / trade can be recommended. For instance, "Licensed Irrigator," "Licensed Electrician," "Licensed Plumber," are not provided for in the recommendations. Please consider this notice that the appropriate or licensed trades are recommended.

Comment Key / Definitions:

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made deficiencies weren't present at the time of the inspection.

Not Inspected (NI) = The item, component or system was not inspected.

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

Deficiencies (D) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Maintenance Item = The item, component, or system will require maintenance.

Recommendations = The item, component, or system while perhaps functional may be in need of repair or service; has wear or deterioration that may result in an adverse condition; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and / or prevent further deterioration.

Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns are "grandfathered" but are listed for safety (not required to be upgraded) and are recommended to be upgraded; if not they may pose a risk that you should research & consider if this is acceptable to you and your family.

Buy Your House Back:



We'll Buy Your Home Back Guarantee

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension, Concrete Slab on Grade

Comments:

Trees:

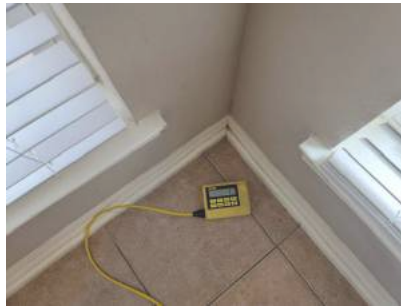
Tree(s) were noted near the dwelling. Trees within 5' of the slab perimeter (old FHA guideline) or within the drip line of the tree may pose a future threat to the foundation and its underlying soil. Future removal and or installation of a root barrier may be necessary. Consultation prior to any action with a qualified arborist is recommended.

Inter Elevations:

Interior elevations/measurements were taken from the Datum Point (i.e. reference point) to the measured locations. Adjustments have not been made for the thickness of floor coverings. Elevations are accurate within approximately 0.1" and obtained with the use of a ZipLevel/Stanley® Compulevel™. The following is not a full elevation survey (typically elevations would be taken at several locations in each room) and should not be relied upon as such.



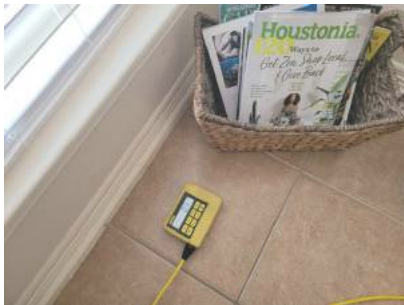
Datum Point 0.0 Stairs



Rear Right +1.1 Breakfast room



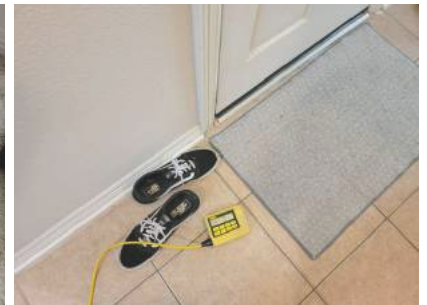
Front -0.2 Entry



Left Side +0.4 Half Bathroom



Rear Left +1.1 Primary Bedroom



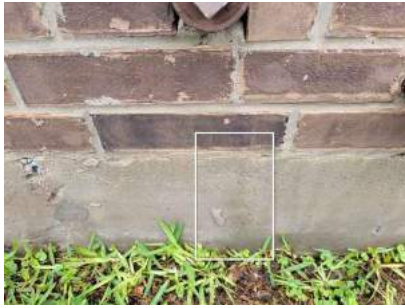
Mid -0.1 Garage Entry

Movement:

The foundation has experienced movement as evidenced by separation/cracking in one or more of the following locations:

Slab perimeter (i.e. hairline crack(s))

I	NI	NP	D
---	----	----	---



Left Side

Opinion :

The performance criterion of concrete slab on grade foundations may vary with differences in slope, cracks in walls, doors or windows out of square, etc. Future movement cannot be predicted in a one-time inspection. The foundation is performing in a serviceability sense within what is considered to be an acceptable range of structural performance and is not suggestive or requiring underpinning / foundation repairs at the time of the inspection in the opinion of the Inspector.

High Soils & CF:

Portions of the slab perimeter was not visible due to stacked bricks and high soils.



1: Watering Program

 Maintenance Item

Due to the expansive nature of the soils in the Gulf Coast area, a frequent-foundation watering program is recommended. This may consist of not watering during periods of rain or heavy watering during periods of drought. Consistent watering at the entire slab perimeter may help prevent further and/or future settlement and damage. [Water Program](#)

2: Exposed Cable Tendon

 Recommendation

Exposed cable tendon end was observed. Informational: Loose mortar/cement if present should be removed prior to cleaning, inspection and covering the tendon ends by a qualified foundation contractor. The preceding should not be confused with underpinning of the foundation.

Recommendation: Contact a foundation contractor.

I	NI	NP	D
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Left Side

3: Wedge Chip

🔴 Recommendation

Wedge chip or “corner cracks” were observed at the slab perimeter. Informational: Wedge chip cracks should be repaired when more than one third of any masonry is not supported or cracks develop. This can be conducive to wood destroying insects. Wedge chip cracks and the repair should not be confused with underpinning of the foundation. Repair should be performed by a qualified foundation repair company.

Recommendation: Contact a foundation contractor.



Front Right



Right Side



Rear



Front Left

B. Grading and Drainage

Comments:

1: Clearance & Grade

🔴 Recommendation

The existing grade at the slab perimeter is not adequate for shedding water away from the foundation. The soil level isn't 4 inches below the masonry. Informational: The grade should fall away from the foundation (6" in the first 10' where possible). IRC R401.3

Recommendation: Contact a qualified grading contractor.

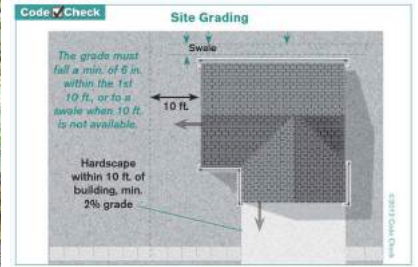
I	NI	NP	D
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Front



Front



2: Gutter Main

🟡 Recommendation

Damage was noted at the gutter system (missing elbows, etc.). Informational: The performance of the gutter, unless the inspection was performed during a heavy rain, was not determined.

Recommendation: Contact a qualified gutter contractor



3: Ponding

🟡 Recommendation

Area of ponding was observed within 10' of the slab perimeter. Informational: A drainage swale (if effect, a wide and shallow ditch) may be evened out or other means of controlling drainage should be established.

Recommendation: Contact a qualified grading contractor.



Rear Left

4: Splash blocks

🟡 Recommendation

Splash blocks or extensions are not present at the end of one or more downspouts. Informational: These at the end of the gutter downspouts help to avoid soil erosion and discharge roof drainage away from the foundation.

I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars, Ground, Drone

Comments:

Arc Shingles:

Architectural shingles with a 30-year warranty (warranty of the shingles are not determined) typically have a life span between 18-25 years.

Main:

The shingles were not separated or pulled back to examine the number or locations of the fasteners. Pulling the shingles back will break the seal and result in a repair. No signs of active roof related water penetration was observed at the interior of the dwelling at the time of the inspection. No determination was made concerning the life expectancy of the roof covering.

For new roofs, repairs, etc. we recommend that you obtain a copy of the contractors invoice and or manufacturer's warranty, transferability, etc.

Previous repairs color :

Previous repairs were observed at several areas as indicated by different coloration of the shingles.

Informational: When repairs are undertaken the Client should inquire when the work was performed, the reason for any work and or warranty that may be provided. The inspector is not required to determine the efficacy of any repair.



Limitation:

This limited visual inspection is not a certification or warranty, expressed or implied, that the roof covering will not leak. Simply viewing the roof surface may or may not tell if it leaks or not. This inspection is not designed for the purpose of underwriting or insurability.

Drone FYI:

Inspection of the roof covering with the use of a drone is not as thorough as a qualified roof contractor walking the roof covering with the proper safety equipment.

1: Bruising

➡ Recommendation

Bruising / aggregate loss was observed at the shingles. Informational: Aggregate protects the shingle from UV exposure and serves as a fire retardant. Loss of aggregate can occur from advancing age of the shingles, manufacturers defect, and/or wear from walking upon the surface of the roof. Reduced performance / life span of the roof covering at these locations can be expected.

Recommendation: Contact a qualified roofing professional.

I	NI	NP	D
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2: DWV Not Painted

🚫 Recommendation

The DWV piping isn't painted above the roofline. Informational: Painting of the pipe and plastic boots is required to prevent damage from UV exposure.

Recommendation: Contact a qualified roofing professional.



3: Gutters 2 Roof

🚫 Recommendation

Upper gutter(s) drain onto the lower roof covering(s). Informational: Gutters that drain onto roof coverings can cause aggregate loss due to waterflow and leaks may occur due to the volume of water. One or more manufacturers don't warranty shingles at these locations. Technical bulletin: [GAF Tech Bulletin](#)

Recommendation: Contact a qualified roofing professional.



4: Limbs 2 Close

🚫 Recommendation

Limbs too close and or within 3' of the roof covering should be removed. Limbs can brush the aggregate off the roof covering prematurely wearing the shingles.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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5: Raised Flash

🚫 Recommendation

Raised flashing was observed. Informational: Raised flashing should be properly secured.

Recommendation: Contact a qualified roofing professional.



Left Side

6: Raised SH/J flash

🚫 Recommendation

Raised areas of shingles were observed at the roof/sidewall flashings under the edge(s) of the J flashings. Informational: The edge at the J flashing under the shingles may damage the shingles over a period of time. Some shingle manufacturers and / or siding manufacturers may require step flashing. The IRC required step flashing until the release of the IRC 2012 which no longer requires step flashing.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Viewed From: Attic platforms

Approximate Average Depth of Insulation: 10 Inches

Comments:

Guards & Edges:

Edges of the platforms are not marked and guardrails are not provided. The preceding is not required by code

I	NI	NP	D
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but recommended as a safety precaution.

1: A Stairs / Ins

🔴 Recommendation

Insulation at the attic access stairs / hatches is missing or less than the depth of insulation in the attic. Informational: Access doors from conditioned spaces to unconditioned spaces (e.g., attics) shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Up to 25% of the total heat gain or loss can occur at the attic access stairs, hatches and doors. IECC Section R402.2.2 & IRC Section N1102.2.4

Recommendation: Contact a qualified professional.



2: Ins <10"

🔴 Recommendation

Insulation levels less than 10" were observed. Informational: Recommend additional insulation for increased energy efficiency (R30 is the current minimum at the floor of the attic). [Attic Insulation](#)

Recommendation: Contact a qualified insulation contractor.



3: Ins Disturbed

🔴 Recommendation

Disturbed areas of insulation were observed that may indicate rodent activity (possible previous). Informational: All attic areas should be properly flashed / sealed if required to provide a barrier against rodents. IRC G2404.9

Recommendation: Contact a qualified insulation contractor.

I	NI	NP	D
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4: Vent Miss

🚫 Recommendation

Ventilation isn't provided. Informational: Ventilation is required by the shingle manufacturer. Without venting the shingle warranty is usually void and the attic can easily heat to 140-150 degrees which will be radiated into the house. The total net free ventilation area shall not be less than 1/150 of the space ventilation (roughly divided between upper and lower vent areas) to 1/300. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. IRC R806.2

Recommendation: Contact a qualified roofing professional.



Right Side



Rear



Left Side

5: Voids Soffit

🚫 Recommendation

Voids were observed at the soffit / roof junction (corner under eaves). Protection isn't provided against rodent entry. Informational: All attic areas should be properly flashed / sealed to provide a barrier against rodents. IRC G2404.9

Recommendation: Contact a qualified professional.



6: Walkway

⚠️ Safety Hazard

The walkway width is less than required and a platform isn't provided in front the filtration system.

I	NI	NP	D
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Informational: A walkway (24" wide and solid flooring) and a service space (30" deep and wide) are required to and in front of the appliances in the attic. IRC M1305.1.3

Recommendation: Contact a qualified professional.

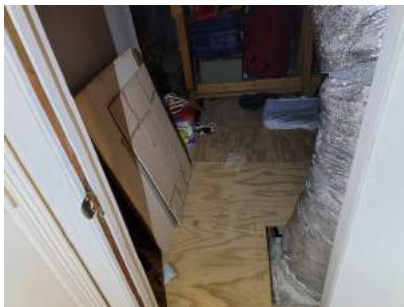


7: Walkway Give

⚠ Safety Hazard

Give was noted at the walkway(s) and or platform(s) and is likely not sufficiently thick enough in this application (i.e. 7/8-1 1/8"). Informational: All area must be properly supported.

Recommendation: Contact a qualified professional.



Lower Attic

E. Walls (Interior and Exterior)

Comments:

Hardie:

The manufacturer of the cement board siding was not determined, however the following link provides information concerning distances from roof coverings, clearances from grade level, etc. [James Hardie](#)

F & S:

Furniture, storage, appliances and or wall hangings restricted the inspection of the interior and garage.



IR None:

Infrared relies upon differences in temperatures; an example would be between the interior and attic. The

I	NI	NP	D
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temperature the day of the inspection (interior vs exterior) was less 18 degrees or more which is not preferable when performing an infrared inspection. No anomalies were observed with infrared so no pictures were taken or included in the report.

Insects :

Wood Destroying Insect stickers (either treatment and/or inspection) were not observed.

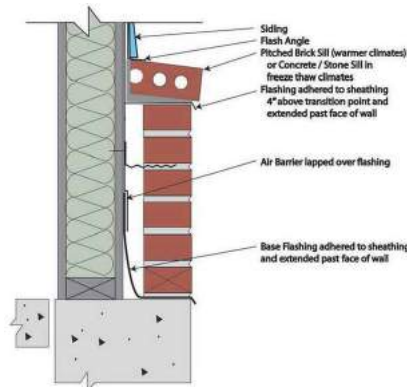


1: BV <15 +

➔ Recommendation

The brick ledges slope away from the dwelling less than 15°. Informational: Per Brick Industry Association. Correction of this detail is not possible without removal of the brick ledges.

Flashing detail wasn't observed below the windows. Informational: IRC Figure R703.8 This is not a typical detail in the Gulf Coast area even though it is a code requirement. Correction of this detail is not possible without removal of the brick ledges.



IRC Figure R703.8

2: BV Corbeling

➔ Recommendation

Corbeling was observed (i.e. more than 1/3 of the brick overhanging the slab perimeter). Informational: No cracks were observed in the overlying brick veneer. The brick veneer should be properly supported.

Recommendation: Contact a qualified concrete contractor.

I	NI	NP	D
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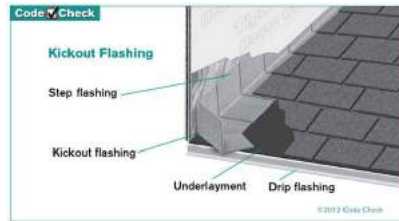
Rear Left

3: BV KO brick

🔴 Recommendation

Flashing detail at the end of the masonry / vertical sidewall(s) doesn't direct water away from the sidewall. Informational: IRC R905.2.8.3

Recommendation: Contact a qualified professional.



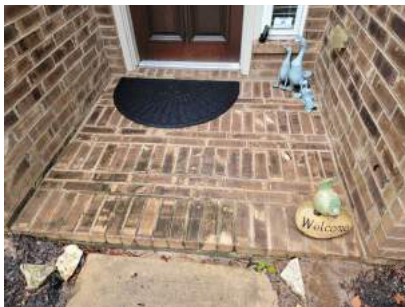
Flashing detail

4: BV Weep Main

🔴 Recommendation

Mortar blocks several observed openings at the weep holes at the lintels. Informational: When mortar blocks the openings the drainage plane may not function properly. IRC R703.8.6

Weep holes are not provided at the front porch. Informational: Weep holes are required every 33" at the brick veneer. IRC R703.8.6



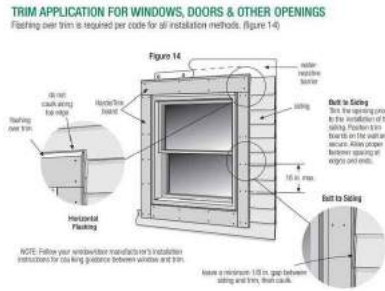
5: JH Z + 1/4 2C

🔴 Recommendation

Z flashing or head flashing is not provided above the trim (windows and or doors). The clearance between the bottom of the trim and the Z flashing should be 1/4" and not caulked – per manufacturer's installation requirements. Informational: A gap is intended to allow the drainage plane to function properly. [Plank Install](#)

I	NI	NP	D
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Recommendation: Contact a qualified professional.

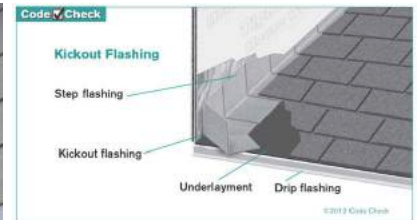


6: JH KO

➔ Recommendation

Kickout flashing is not in use at the end of the flashing at the roof/sidewall junction(s) – per manufacturer’s installation requirements. Informational: To prevent water entry behind the siding at the end of the roof intersection, a kickout" of sufficient length and angle is intended to direct the water running down the roof away from the siding or to a gutter if present. IRC R905.2.8.3 [Plank Install](#)

Recommendation: Contact a qualified professional.



Right Side

7: JH Main + N&P

➔ Recommendation

Gaps were observed between the butt ends of the planks. Informational: Caulking is required per manufacturer’s installation instructions.

Impact was noted at the corners of the planks from face nailing.

Underdriven or overdriven nails were observed. Informational: Nails are required to be flush or snug at the surface of the product without being overdriven. Recommend installing per manufacturer’s installation requirements.

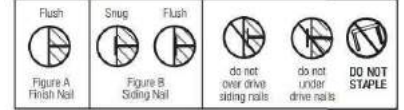
Unpainted nail heads or cement planks were noted. Informational: Painting is required per manufacturer’s installation instructions.

Recommendation: Contact a qualified professional.



PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



8: Voids Exter

🔴 Recommendation

Voids were noted at one or more locations. Informational: All exterior veneers should be properly sealed to provide a barrier against weather, insects, rodents and provide environmental control of the interior.



Right Side

9: Water Penetration

🔴 Recommendation

Water came into an area above a window during a heavy rain.



Dining room

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

I	NI	NP	D
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F. Ceilings and Floors

Comments:

F & S:

Furniture, storage, appliances and or floor coverings restricted the inspection of the interior and garage.

1: Ceiling Cracks

🟡 Recommendation

Crack(s) were observed at the ceiling. Informational: These are typically considered cosmetic unless indicated otherwise.

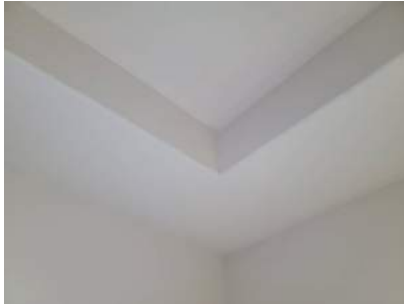
Recommendation: Contact a qualified drywall contractor.

2: Ceiling stains -

🟡 Recommendation

Staining (evidence of water penetration) was noted at the ceiling. Informational: Infrared and or a non-destructive moisture meter did not indicate high levels of moisture at the time of the inspection. False negatives are possible due to lack of precipitation, direction precipitation, lack of use of plumbing, etc.

Recommendation: Contact the seller for more info



Primary Bedroom



Primary Bedroom Closet

3: Cracks

🟡 Recommendation

Broken tile was noted.



Kitchen

4: Pops & Sq

🟡 Recommendation

The upstairs flooring pops and/or squeaks. Informational: Noise is typically caused by a gap at the joists and subfloor. It may also be present if the adhesive has dried or partially dried before the ply or OSB was installed. This is typically not a structural concern.

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

1: < 1 3/8"

🚫 Recommendation

Portions of the garage entryway door are less than 1 3/8" solid core door (i.e. around panels). Informational: A data plate wasn't observed. A 1 3/8" solid core or 20 minute fire-rated type door is required. IRC R302.5.1



2: Self-Close

🚫 Recommendation

Garage Entryway

Self-closing hinges are not provided at the garage entry. Informational: IRC R302.5.1

Recommendation: Contact a handyman or DIY project

3: Latch

🚫 Recommendation

Door(s) doesn't latch.

Recommendation: Contact a handyman or DIY project



Linen Closet

4: Trim

🚫 Recommendation

Doors should be trimmed or adjusted as necessary to work properly.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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Rear Hall Bathroom Closet

5: Difficult

🔴 Recommendation

The latch is difficult to engage.

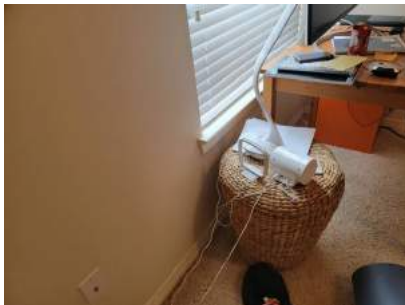


H. Windows

Comments:

Furniture & stored items:

Furniture and or storage restricted the operation and inspection of several windows in the dwelling.



1: Window Main

🔴 Recommendation

Observed damaged/missing items at one or more of the following window components:

Screens

Recommendation: Contact a qualified window repair/installation contractor.

I	NI	NP	D
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2: Alarm contacts

🔴 Recommendation

Penetrations were noted at the bottom/sill of the windows due to alarm contacts. Informational: Penetrations typically void the manufacturer's performance warranty.



3: Seal +

🔴 Recommendation

Cracks were observed at the desiccant seal between panes.

Recommendation: Contact a qualified window repair/installation contractor.



4: < 24" Up

🔴 Recommendation

Windowsills don't meet current window fall protection requirements upstairs. Informational: This change took effect in the 2012 IRC. In dwelling units, where the top of the sill of an operable window is located less than 24" above the finished floor and greater than 72" above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

- Operable windows with openings that allow passage of a 4" diameter sphere to pass through the opening where the opening is in its largest opened position.
- Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
- Operable windows that are provided with window opening control devices that comply with R312.2

I	NI	NP	D
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I. Stairways (Interior and Exterior)

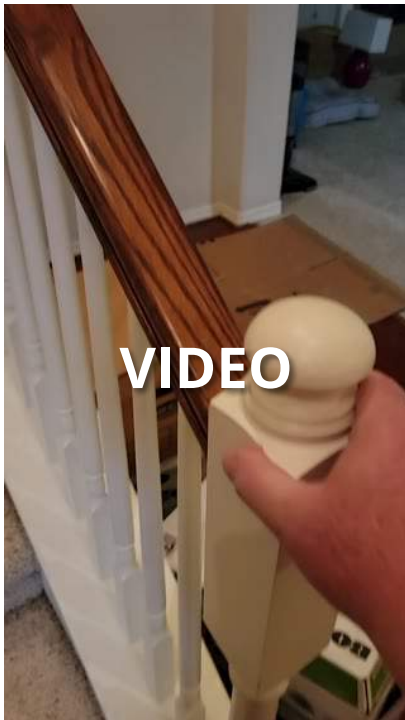
Comments:

1: Give

🚫 Recommendation

Give was noted at the handrail(s) and or railing(s) when pushed from side to side. Informational: The amount of live load placed was less than noted in the code requirements of 200 lbs. side to side. IRC R 301.5

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

Partial inspection only:

This is only a partial / visual inspection. The only way to fully inspect the fireplace is a Level II inspection (camera to examine the entire length of the flue) by a qualified chimney sweep.

1: Gap at FS pipe

🚫 Recommendation

Gap was observed between the gas supply pipe and firebox. Informational: Most manufacturers require this to be filled with either a high temperature caulk or unfaced fiberglass insulation.

I	NI	NP	D
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Recommendation: Contact a qualified fireplace contractor.



2: Soot

▲ Safety Hazard

Observed soot buildup at visible portions of the flue and fireplace. Informational: Recommend cleaning by a qualified chimney sweep. Annual cleaning is recommended for the fireplace depending upon usage.

Recommendation: Contact a qualified chimney sweep.



K. Porches, Balconies, Decks, and Carports

Comments:

Furniture:

Furniture and or stored items including pets in carriers restricted the inspection of the porch.

L. Other

Comments:

1: Gate

➔ Recommendation

The gate only partially opens.

Recommendation: Contact a qualified fencing contractor



I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Bonding:

Bonding is visually inspected but not tested as this exceeds the scope of the inspection. Items typically not bonded: Essentially everything on the roof such as rain gutters, drip edges, chimneys, vent flashing, antenna mounts, satellite dish mounts, water heater and furnace flue(s), etc. A roof installation has thousands of nails. All of these nails and everything they touch is now connected to the metal of a radiant barrier if present.

1: CEE/Ufer

🚫 Recommendation

A concrete encased electrode (CEE or Ufer ground) is installed (behind access plate at the garage interior). Informational: If the concrete is placed with a vapor barriers or similar items separating the concrete from the earth it is not considered to be in "direct contact" with the earth. Where concrete encased electrodes are installed, areas near the home if struck by lightning may cause a hazard (property and/or person(s). Although this item has been a National Electrical Code requirement for a number of years, it has now been better clarified (NEC 2011 Section 250.52 & 250.53) that it should not be installed where a moisture barrier is used with the foundation and also in the IRC 2006 IRC E3508.1.2 Many municipalities require a concrete encased electrode. When two ground rods are installed or the resistance value is 25 ohms or less, it is not required to be verified by the electrician installing the rods. Informational: If a single rod is installed, (without a supplemental rod) it becomes the duty of the installing Electrician, to measure and certify the resistance value of the rod to be 25 ohms or less, as required by the National Electrical Code and IRC E3608.4

Recommendation: Contact a qualified electrical contractor.



2: Sealed

🚫 Recommendation

Panelboards, service disconnect(s) are sealed at the wall. Informational: Sealing is generally not recommended at the service disconnects, around the can for the electrical meter and panel boards to allow for heat dissipation.



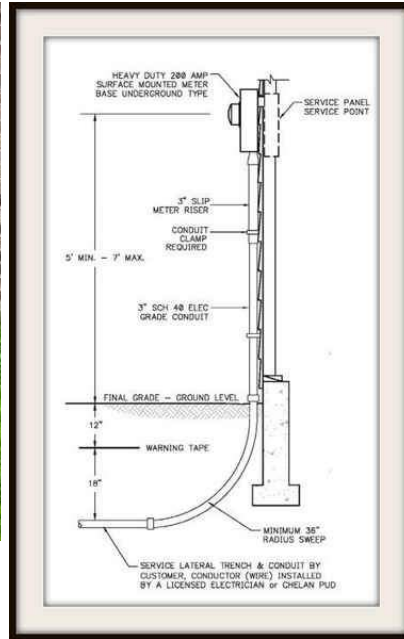
I	NI	NP	D
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3: Slip Joint

🔴 Recommendation

The conduit for the underground service doesn't have a slip joint to allow for movement of the foundation. Informational: Where direct-buried conductors, raceways, or cables are subject to movement by settlement or frost, direct-buried conductors, raceways, or cables shall be arranged so as to prevent damage to the enclosed conductors or to equipment connected to the raceways. NEC 300.5

Recommendation: Contact a qualified electrical contractor.

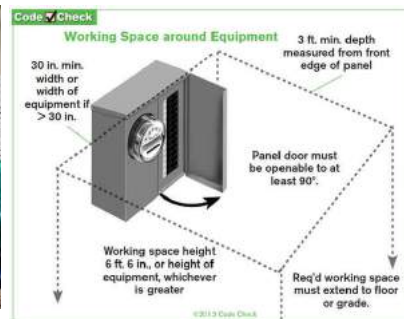
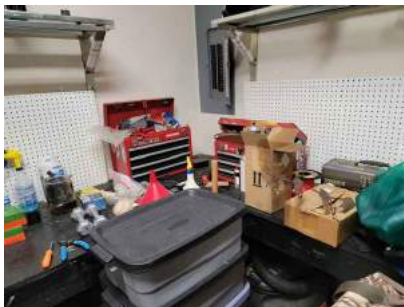


4: 36" 30"- 6' 6"

🔴 Recommendation

The working space and clearances requirements aren't meet. Informational: Clearance requirements are 36" in front and 30" in width maintained to a height of 6' 6". IRC E3405.1

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

F & S:

Not all of the receptacles were inspected due to furniture or stored items.

I	NI	NP	D
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Not Inspected:

Exterior light fixtures with sensors / timers are not inspected. Low voltage systems including telephone, cable, Internet, outdoor lighting, etc. are not inspected. Receptacles at the soffit if present were not inspected.

1: GFCI Missing

▲ Safety Hazard

Missing ground fault circuit interrupters (GFCI) noted. Informational: This is an important safety feature that provides protection by shutting off current to the circuit. Ground fault protection is required at kitchen countertops, bathrooms, garage, exterior receptacles, utility rooms, within 6' of a sink, etc. Please note that these requirements have changed since their inception and will likely change in the next code cycle. IRC Section E3902 and NEC Chapter 210.8(A) (1) through (10) 09/2014. Find out more here: [GFCI / TR](#)

Recommendation: Contact a qualified electrical contractor.



Garage



Kitchen



Kitchen



Kitchen



Kitchen

2: GFCI 2014

▲ Safety Hazard

Ground fault circuit interrupters (GFCI) are not provided at portions of the garage (overhead light fixture), under kitchen sink and 15 / 20 amp receptacles in the laundry room. Informational: This is an important safety feature that provides protection by shutting off current to the circuit. Ground fault protection currently required by the NEC Chapter 210.8(A) (1) through (10) 09/2014. Find out more here: [GFCI / TR](#)

Recommendation: Contact a qualified electrical contractor.



I	NI	NP	D
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Utility room

3: Tripped GFCI

🚫 Recommendation

GFCI was tripped somewhere serving a kitchen circuit but the reset was not located.

Recommendation: Contact a qualified electrical contractor.



Kitchen

4: CF 2C +

🚫 Recommendation

The ceiling fan is inoperable and or the remote if any wasn't located.

Recommendation: Contact a qualified professional.



Primary Bedroom - Pull Chain



Front Bedroom Upstairs

5: Ex Cords

🚫 Recommendation

Extensions cords are not designed for permanent use or to pass through a wall. Informational: Extension cords are for temporary use only.

Recommendation: Contact a qualified electrical contractor.



Garage

I	NI	NP	D
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6: TR Recept

🚫 Recommendation

Tamper-resistant receptacles (TR) are not present. Informational: In 2008 the NEC required new and renovated dwellings to have TR receptacles. These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening and there is no contact with electricity.

Recommendation: Contact a qualified electrical contractor.

7: 3' Sink

🚫 Recommendation

Convenience receptacle isn't provided within 3' from the edge of a sink. Informational: IRC E3801.6

Recommendation: Contact a qualified electrical contractor.



Rear Hall Bathroom Upstairs

8: Cover

🚫 Recommendation

Cover is damaged.

Recommendation: Contact a qualified electrical contractor.



Utility room

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Gas

Type of Systems: Forced Air

Comments:

Furnace(s) perform:

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

I	NI	NP	D
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The furnace(s) are performing as indicated by a temperature rise of over 20 degrees at the supply registers (unit(s) are operated for a short period of time only).

www.build...
[Date of HVAC or Water Heater](#)

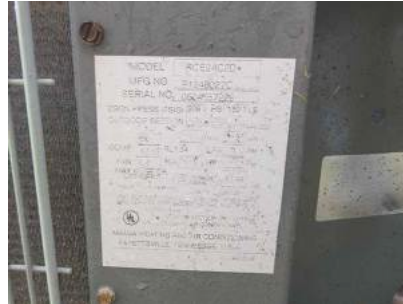
B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:



Condenser



Condenser



Evaporator Coil



Evaporator Coil

Performing:

The A/C system(s) are performing as evidenced by the temperature difference at the return and supply air of approximately

- 16.5 downstairs
- 15.0 upstairs

Informational: The temperature differential should be between 15 - 21 degrees. Per letter from an inquiry to the Texas Real Estate Commission.

Not Legible:

The data plate for one condenser is only partially legible (original equipment). Informational: The size, date of manufacture, etc. is unknown and not determined.

1: Maint P Drain

[Maintenance Item](#)

The primary drain line should be cleaned per cleaning instructions of the product you are using. Bleach should not be used. Tablets or like products are available: [SimpleAir Clean Drain](#)

Annual cleaning of the evaporator coil (inside portion of the A/C) and service by a licensed HVAC contractor is recommended.

Recommendation: Recommended DIY Project

I	NI	NP	D
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2: Cond under Roof

➔ Recommendation

Condenser(s) are located under the drip edge of the roof. Informational: The condenser should be protected from water runoff from the roof edge (considered a best trade practice).

Recommendation: Contact a qualified gutter contractor



3: Ins @ Suction

➔ Recommendation

Missing insulation was noted at the suction line. Informational: The suction line should be fully insulated and sealed evaporator coil cabinet including the expansion valve. This helps to prevent condensation and rusting of components.

Recommendation: Contact a qualified heating and cooling contractor



4: R&C Drain Pan

➔ Recommendation

Rust and corrosion was observed at the emergency overflow drain pan(s). Informational: Pans that are rusted out can allow water into the dwelling causing damage.

Recommendation: Contact a qualified heating and cooling contractor

I	NI	NP	D
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5: Water

🚫 Recommendation

Water was observed in one of the emergency overflow drain pans.

Recommendation: Contact a qualified heating and cooling contractor



C. Duct System, Chases, and Vents

Comments:

1: Ducts Another

🚫 Recommendation

The A/C supply ducts are in contact with one another in the attic. Informational: Contact can cause condensation between the ducts. The ducts should be separated.

Recommendation: Contact a qualified heating and cooling contractor



2: Streaks Plenum

🚫 Recommendation

Rust and corrosion including discoloration/possible microbiological growth at the exterior of a supply plenum. Informational: Condensation is possible if the insulation is missing or inadequate at the interior of the plenum / ducts and or the A/C is operated at a low temperature.

Recommendation: Contact a qualified heating and cooling contractor

I	NI	NP	D
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3: Supply Plenums Bio

➔ Recommendation

Discoloration/possible microbiological growth were observed at exterior of the supply plenums in the attic. Informational: Condensation is possible if the insulation is missing or inadequate at the interior of the plenum/ducts and/or the A/C is operated at a low temperature. Further evaluation may be performed by an HVAC company and or company or individual licensed by the state for indoor air quality.

Recommendation: Contact a qualified environmental contractor

4: Noise

➔ Recommendation

The HEPA filter and Fresh Air / Energy recovery system was unplugged without an adequate platform in place in front of the unit.

Recommendation: Contact a qualified heating and cooling contractor



IV. PLUMBING SYSTEMS

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

Location of Water Meter: Near Street

Main Water SO: Not Located - Check w/ Seller

Static H2O Pressure : 60

Comments::

Note: PEX:

Note: Rodents chew on materials like plastic, rubber, foam, cable (electrical wire), PEX, etc. that is found in attic. A rodent only needs an opening the size of a thumb to gain entry. It is important that you seal any openings if present to prevent damage and unwanted guests in the attic.

Connectors :

Steel braided type connections to the plumbing fixtures are not present but are recommended.

I	NI	NP	D
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1: B/Counter/Voids

🚫 Recommendation

Cracks or voids were observed between the backsplash and countertop. Informational: Areas may be subject to water splashing. Wet areas should be sealed.

Recommendation: Contact a qualified professional.



Kitchen

2: C-UnderM Sink

🚫 Recommendation

Voids were observed in the caulking detail at the undermount sink(s). Informational: IRC P2701.1

Recommendation: Contact a qualified professional.



Kitchen

3: G&C - T/S

🚫 Recommendation

Cracks / voids were observed at the caulking details at the tub / shower enclosure. Informational: Prolonged water penetration can affect the underlying materials.

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

I	NI	NP	D
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Primary Bathroom



Rear Hall Bathroom Upstairs



Rear Hall Bathroom Upstairs

4: HB 1-Way + INS+

🚫 Recommendation

Missing insulation was observed at the hose bibs (outside faucets) and supply piping.

Recommendation: Recommended DIY Project



5: Leak Fixture +

🚫 Recommendation

Leak was noted at a fixture and or showerhead connection.

Recommendation: Recommended DIY Project



Rear Hall Bathroom Upstairs



Primary Bathroom

6: Inoperable

🚫 Recommendation

Fixtures are inoperable (i.e. turned off).

Recommendation: Contact a qualified plumbing contractor.

I	NI	NP	D
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Primary Bathroom



B. Drains, Wastes, & Vents

Comments:

Dwell Occupied :

The washer, overflow lines A/C and underground drain lines were not inspected. Testing of the sewer lines away from or under the house or hydrostatic tests are beyond the scope of this inspection and not performed. An inspection of the shower pan if present (i.e. shower pan test) is beyond the scope of this inspection and was not performed.

1: Tub Stopper +

 Recommendation

The tub stopper doesn't close.

Recommendation: Contact a qualified plumbing contractor.



Front Bathroom Upstairs

2: Metal

 Recommendation

Metal strap is not allowed to secure PVC piping.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

I	NI	NP	D
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Energy Sources: Gas
Capacity: Tankless Gallons
Comments:



1: Maint Tankless

➔ Recommendation

Records weren't observed concerning maintenance. The client is urged to contact the seller to see if it has been performed. Informational: The unit should be descaled every year or per manufacturer's installation instructions. Cleaning procedure: [Clean Procedure](#)

Recommendation: Contact a qualified plumbing contractor.

2: PRV

➔ Recommendation

Pressure Relief Valve(s) were not tested due to the possibility of leaks. Informational: Testing older valves can result in the valve not sealing properly and water continuing to run though the discharge with the potential for damage. These should be tested yearly by the occupant and by a plumber every three years for repair or replacement.

Recommendation: Contact a qualified plumbing contractor.

3: Flue & Terminations

➔ Recommendation

The flue has been termination into possible existing flue vents. It is unknown if these termination and apparent lack of support are allowed by the manufacturer. I would recommend contacting a plumber that installed tankless water heaters or the manufacturers representative.

[Navien Install Manual](#)

Recommendation: Contact a qualified plumbing contractor.



4: Condensate Loop

➔ Recommendation

I	NI	NP	D
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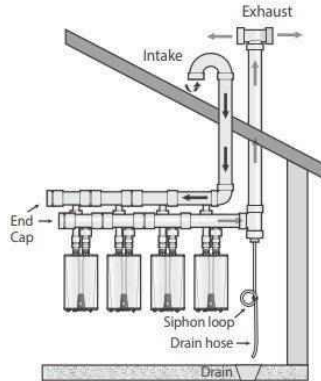
A straight drain line was noted and not a condensate loop as indicated in the installation instructions.

Recommendation: Contact a qualified plumbing contractor.



5.5 Installing a Condensate Drain

Refer to the following examples to install a condensate drain hose (field supplied) to the common vent system. The condensate drain hose prevents condensate or rain from entering the exhaust system and gathering above the backflow damper.



D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

C & D:

Inspection of the interior and dishwasher racks were restricted by dishes, cups, glasses, etc.

1: Rust Racks

🚫 Recommendation

Rust was noted on the dishwasher rack(s) and or including the tip of the prongs. Informational: TREC reporting requirement.



2: Cover

🚫 Recommendation

The cover is damaged.

I	NI	NP	D
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B. Food Waste Disposers

Comments:

1: R&C

🚫 Recommendation

Rust and corrosion was observed and a crack was noted at the exterior of the unit.

Recommendation: Contact a qualified plumbing contractor.



C. Range Hood and Exhaust Systems

Comments:

1: Grease

🚫 Recommendation

Grease was observed and the filter(s) and/or range hood requires cleaning. Informational: Grease is a combustible material.

Recommendation: Contact a qualified cleaning service.



D. Ranges, Cooktops, and Ovens

Comments:

1: Springs

🚫 Recommendation

I	NI	NP	D
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Door springs are weak.

Recommendation: Contact a qualified professional.

2: Loose Handle

🚫 Recommendation

The oven door handle is loose.

Recommendation: Contact a qualified professional.



E. Microwave Ovens

Comments:

Wire Rack:

A wire rack is installed. It should be removed unless items are heated on the rack and turntable or as manufacturer specifies.



1: > 54"

⚠️ Safety Hazard

Microwave oven is installed more than the recommended height (National Kitchen and Bath Association). Informational: Safe for access and removal of hot food items. The National Kitchen and Bath Association says that "the bottom of the microwave to be no higher than 54 inches off the floor. If anyone likely to use the microwave is shorter than, say 5'4", even the recommended standard might be uncomfortably high."



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

Comments:

1: Maintenance:

 Maintenance Item

Cleaning upon move-in for resale homes and / or periodic cleaning of the mechanical exhaust vents are recommended to include the covers, motors and vent pipes. Dust / debris are potential combustible materials.

Recommendation: Recommended DIY Project

2: Cover

 Recommendation

Louver(s) were open at a right side vent.

G. Garage Door Operators

Comments:

Access:

The reverse sensor was tested at it was located a relatively long distance from the controller.

Right Side



1: 2 High

 Safety Hazard

The garage door operator(s) worked (right side wasn't tested due to access), however; the safety reverse sensor(s) are installed too high. Informational: The sensors should be installed to a maximum height of 6" or less and / or per manufacturer's requirements.

Recommendation: Contact a qualified garage door contractor.



2: Block Lock

 Recommendation

The lock isn't block. Informational: When garage door operator(s) are present the lock should be blocked.

I	NI	NP	D
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3: Handle

🚫 Recommendation

Handle is missing on the emergency release.



H. Dryer Exhaust Systems

Comments:

Connectors Full:

Semi-rigid or approved dryer vent connectors are recommended. Plastic connectors are not approved or recommended. Foil type connectors unless approved are not recommended. Periodic maintenance of the dryer vent is recommended. Older dryers used with longer lengths of dryer vents if present may not be compatible. The shortest possible run should be made with the connector to the dryer vent. Installed dryer and washer restricted access to and prevented the inspection of the dryer vent connector.

Interior Not:

The interior of the dryer vent pipe was not visible and wasn't inspected.

Washer & Dryer:

Restrictions around the appliances prevented inspection of the dryer vent or connector.

1: Maintenance

🔧 Maintenance Item

Cleaning upon move-in and / or periodic cleaning of the vent is recommended to include the backdraft damper, vent pipe and dryer. Informational: Lint is a combustible material.

Recommendation: Contact a qualified professional.

2: Clean Backdraft Damper

🚫 Recommendation

Cleaning of the backdraft damper is required. Informational: Periodic cleaning of the dryer vent to remove lint (combustible material) is recommended.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Didn't Come On:

The sprinkler system didn't come on.

1: Off

🚫 Recommendation

Water is turned to the off position at the backflow prevention device.

