



Inspection Report

Cameron Fabrizio
Lauren Fabrizio

Property Address:
23146 Tranquil Springs Ln
Katy Texas 77494





Texas Real Estate Inspection Services, Inc

**Taylor J Stryk
TREC 23820
8307 Lime Springs Dr
Houston TX 77095
281-300-9276**

PROPERTY INSPECTION REPORT FORM

Cameron Fabrizio, Lauren Fabrizio

12/8/2023

Name of Client

Date of Inspection

23146 Tranquil Springs Ln, Katy, Texas 77494

Address of Inspected Property

Taylor J Stryk

23820

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Client and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

17 Years

Temperature:

Over 65

Weather:

Partly Cloudy

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Wood Destroying Insect Inspection:

Yes

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Date: 12/8/2023	Time: 03:00 PM	Report ID: 120820230300PT
Property: 23146 Tranquil Springs Ln Katy Texas 77494	Customer: Cameron Fabrizio Lauren Fabrizio	Real Estate Professional: Karen Fabrizio Katy Signature Realty

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

We recommend that all repairs be completed prior to closing as hidden damages are often revealed during the repair process. Unless otherwise noted, no environmental tests were performed as a part of this inspection. (Including but not limited to, Air Quality, Lead Paint, Mold or Mold Spores, Defective Drywall, etc.)

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 (I) = 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.

Deficiency (D) = The item, component or unit is deficient by today's standards (otherwise functioning but lacking is certain aspects that are deemed necessary by today's residential code standards) or is not functioning as intended and needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
TREC Texas Real Estate Commission

In Attendance:
Client and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
17 Years

Temperature:
Over 65

Weather:
Partly Cloudy

Ground/Soil surface condition:
Staurated

Rain in last 3 days:
Yes

Wood Destroying Insect Inspection:
Yes

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

I NI NP D

I. STRUCTURAL SYSTEMS

The structure of this home was inspected by visual means, unless otherwise noted. The following structural components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the structures current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this structure was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Foundations

Type of Foundation: Poured concrete

Comments:

(1) Post tension cable ends are exposed to the elements at the right side and rear of structure. Recommend filling the exposed areas with a mastic compound to prevent the further deterioration of the cable. Exposed cables can rust, thus expand, damaging the surrounding foundation. This is a small repair.



A. Item 1(Picture)



A. Item 2(Picture)

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


I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)

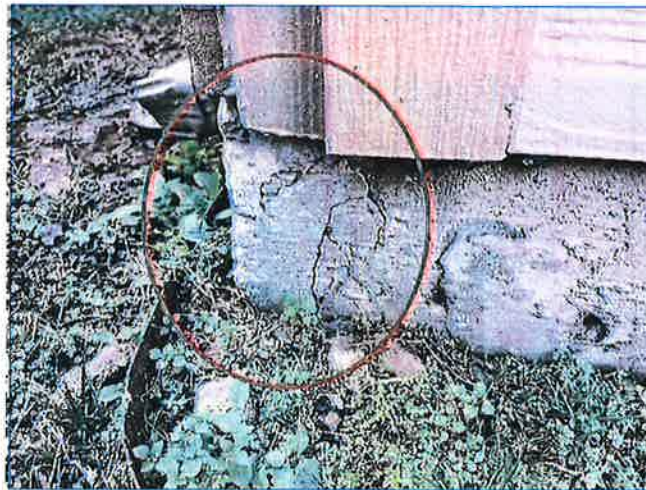
 (2) There are typical corner cracks in the concrete slab occurring at the front, rear and sides of structure. Many homes have hairline or settlement cracks which have no effect on the function of the slab. These areas should be properly prepped and sealed with a concrete patching material. It is recommended that you monitor periodically.

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

I NI NP D



A. Item 5(Picture)



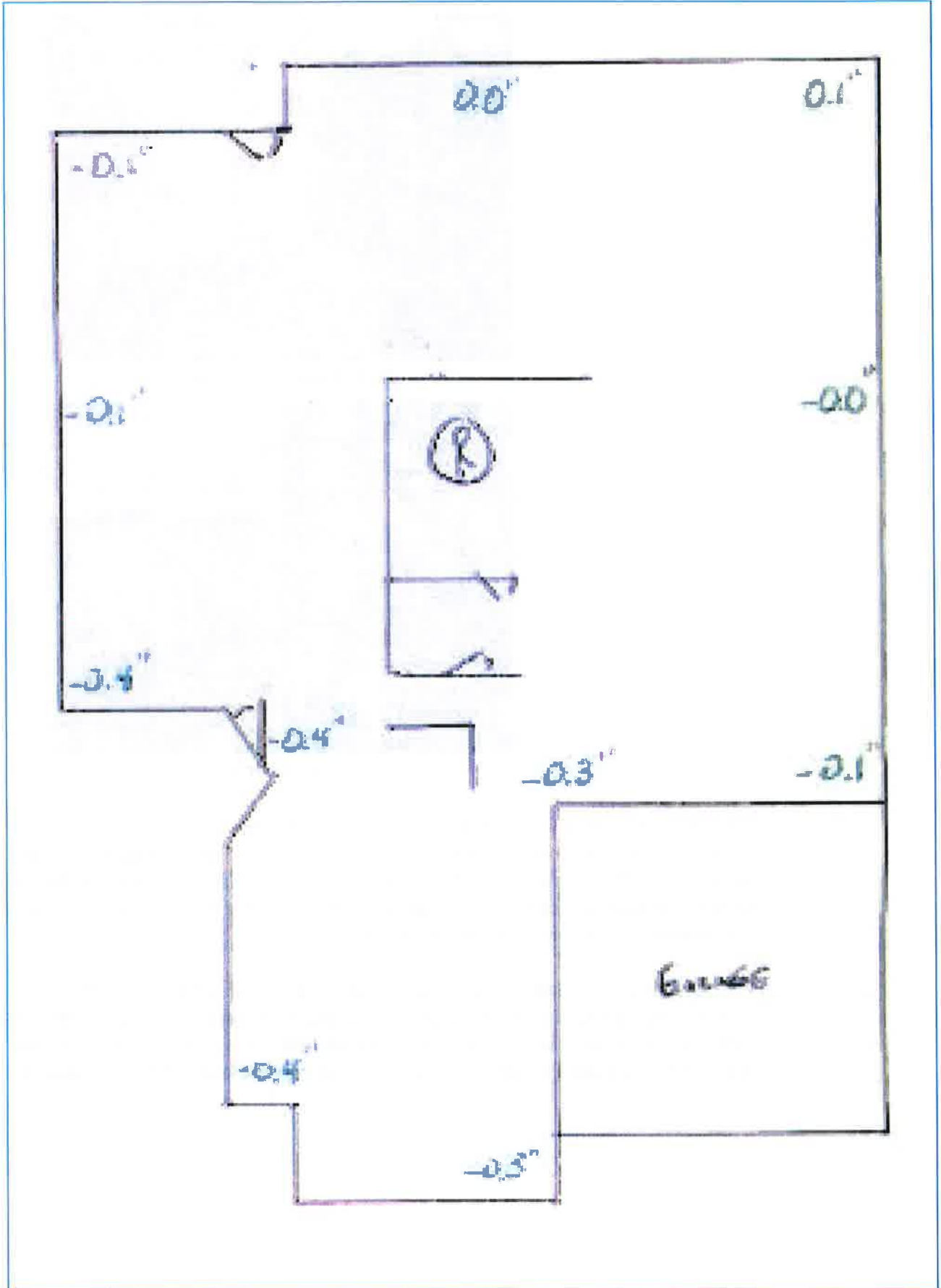
A. Item 6(Picture)

(3) Slab on grade. Overall, the foundation appears to be functioning as intended at the time of inspection. Visible area exterior above grade and interior were observed and no major defects were noted. Recommend maintaining/improving drainage to decrease the possibility of water ponding at points along the foundation. Ponding water can soften the ground and cause uneven settlement which can lead to foundation failure.

Foundation Level Readings were taken with the use of a Zip Level Pro 2000. Readings indicate that the foundation is deflected or has an elevation variance which is less than 1" in 30'. Current deflection readings with respect to a central reference point are offered here as a courtesy for the client to establish a benchmark as to the current level of the foundation at various points.

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

I NI NP D




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

I NI NP D

B. Grading & Drainage

Comments:

 (1) There is evidence of water and debris flowing behind gutter at left side of garage. Once on roof, we were able to see gutter is loose and pulling away from fascia. Recommend further evaluation and repair of gutter system by a qualified contractor.



B. Item 1(Picture)




B. Item 2(Picture)

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

I NI NP D




B. Item 3(Picture)

 (2) There is vegetation growing against structure at front left. This can lead to premature deterioration of siding components, and provides ease of access for insects and other pests. Recommend proper clearance be provided, here and at any other bushes that are in close contact of structure by a qualified contractor.



B. Item 4(Picture)


 (3) Several gutter system downspouts are missing bottom elbows. This is leading to erosion underneath. Recommend correction by a qualified contractor. This is a small repair.

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

I NI NP D



B. Item 5(Picture)

 (4) There is standing water at right rear corner of structure, and area is significantly saturated relative to rest of yard. There are sprinkler shut off valves in area, and signs of recent work. Recommend further evaluation for likely leak by a qualified contractor.




B. Item 6(Picture)

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

I NI NP D



B. Item 7(Picture)

 (5) There are no splash blocks present for end of downspouts at the front, rear and sides of structure. Splash blocks are needed to help divert rain water away from foundation, and prevent erosion or water pooling in the area. Recommend repair by a qualified person. This is a small repair.




B. Item 8(Picture)

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

I NI NP D



B. Item 9(Picture)

 (6) The mulch/soil level at the front and rear of structure is too high and will encourage water and insect intrusion into the home. It is recommended that an overall exposure of 4-8" be maintained at the entire perimeter beam of the foundation, prior to the first course of bricks or siding on the home. If this distance is not able to be achieved by removing the offending soil or mulch, it is recommended that a trench be dug, lined with weed blocking fabric and filled with river rock or other substance to achieve the separation necessary between the actual soil and the first course of siding material. This will help to achieve the desired results.



B. Item 10(Picture)

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

I NI NP D



B. Item 11(Picture)

C. Roof Covering Materials


New Roof 2/2024

Type (s) of Roof Covering: Composite Shingle

Viewed roof covering from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

 (1) Left hip above garage has damaged/missing shingles. This is leaving exposed wood decking and is an entry point for water into attic space. Recommend immediate repair of area by a qualified contractor. **Based on age, other noted issues, and overall condition of roof covering, a general replacement should be considered.**



C. Item 1(Picture)

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


I NI NP D



C. Item 2(Picture)



C. Item 3(Picture)

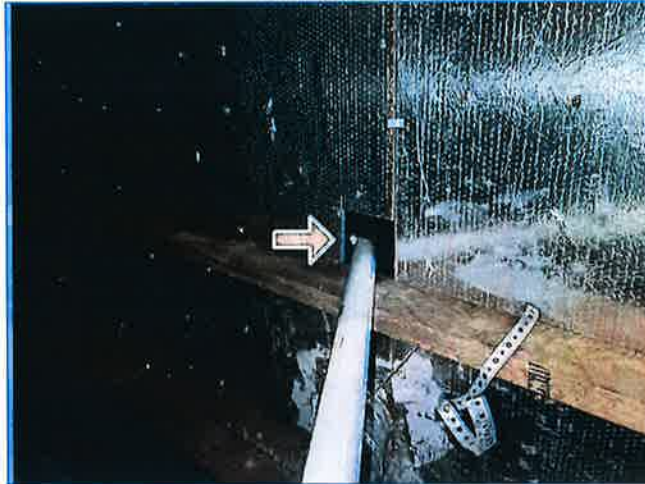
 (2) Plumbing vent boot at right side of structure has deteriorated to point of holes that rainwater can penetrate into attic space. Recommend replacement by a qualified contractor.



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)

- 🏠 (3) Hip at right rear corner of structure has missing/damaged shingles. Recommend repair by a qualified roofing contractor.



C. Item 6(Picture)

- 🏠 (4) The roof covering has exposed nail heads at multiple locations . Exposed nail heads can let water seep into the roof structure leading to further issues. A qualified person should seal as needed. This is a small repair and will be periodical maintenance item.

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

I NI NP D




C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)

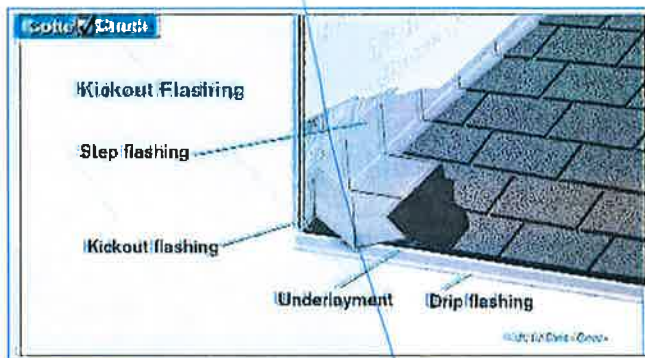
 (5) Kickout flashing is missing at front of structure. Kickout flashing is required where roof surface ends parallel with wall surface. This flashing prevents water leaks, damage, and discoloration of the walls. Recommend repair by a qualified contractor.

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

I NI NP D



C. Item 10(Picture)



C. Item 11(Picture)

🏠 (6) The roof shingles show a moderate loss of granular covering. Granules play an integral role in protecting the roof shingles from UV light. Once granules begin to fall from the roof, the UV light will begin to degrade the shingle surface and eventual failure will occur. We are unable to determine the remaining life expectancy of the roof in question, however, preparations should be begun to replace the roof within the next few years.



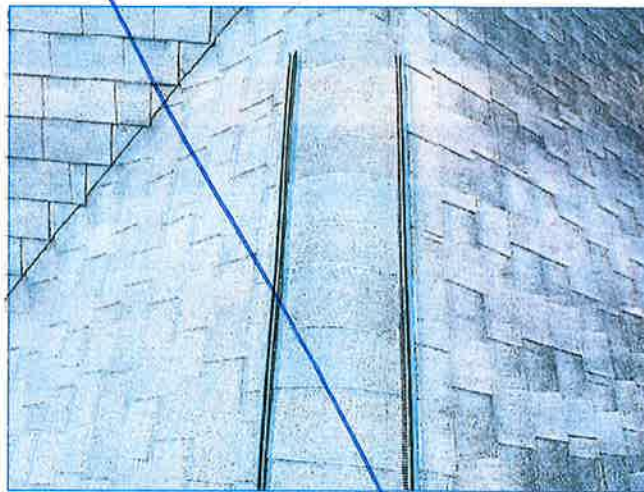
C. Item 12(Picture)

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

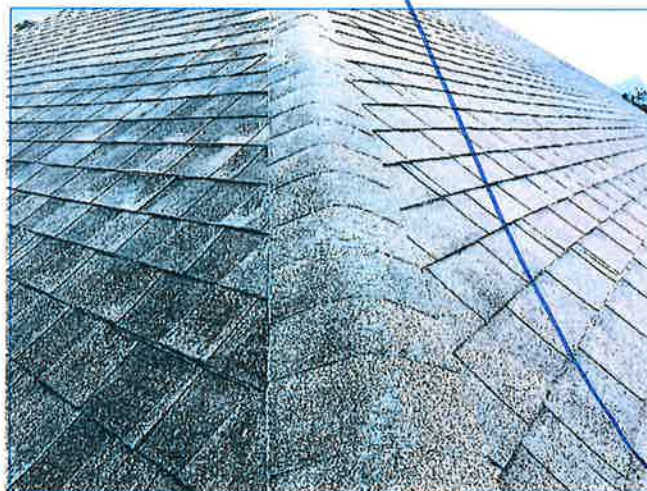
I NI NP D



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)

D. Roof Structures and Attics

Roof Structure Type: 2 X 6 Rafters

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

I NI NP D

Method used to observe attic: Walked

Attic info: Pull Down stairs, Light in attic

Attic Insulation: Blown, Cellulose

Approximate Average Depth of Attic Insulation: 10 inches

Comments:

- 🏠 (1) There is evidence of a rodent/pest being in attic space. Recommend further evaluation as desired by a qualified exterminator.



D. Item 1(Picture)



D. Item 2(Picture)


- 🏠 (2) Insulation is damaged/compacted due to water contact below missing shingles of hip. Recommend repair of roof covering and replacement of insulation in area by a qualified contractor.

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

I NI NP D



D. Item 3(Picture)

 (3) Attic access door is not shutting tightly. Recommend adjustment by a qualified contractor.




D. Item 4(Picture)

(4) **Safety Notice**--Attic spaces are not designed to be used for personal storage. Use of this space as such can result in injury to your person or permanent damage to your homes structure. Without proper engineering, this practice is not recommended.

E. Walls (Interior & Exterior)

Wall Structure: 2 X 4 Wood, 2 X 6 Wood

Comments:


 (1) Wood gable vent at front of structure is rotted/deteriorated. Recommend replacement by a qualified contractor prior to further deterioration.

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

I NI NP D



E. Item 1(Picture)

 (2) At several windows and around door openings, the caulk beads have begun to deteriorate and have gaps that will allow moisture to penetrate. Seal all openings thoroughly. This is a small repair. Continue to monitor periodically and reapply sealant as needed. This will be a periodic maintenance item.



E. Item 2(Picture)

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


I NI NP D



E. Item 3(Picture)



E. Item 4(Picture)

 (3) Recommend sealing all openings and gaps through exterior wall envelope to prevent moisture or pest entry. This includes around all protrusions and fixtures, and at any change in siding materials. This is a small repair that can be completed by a qualified person.

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


I NI NP D



E. Item 5(Picture)

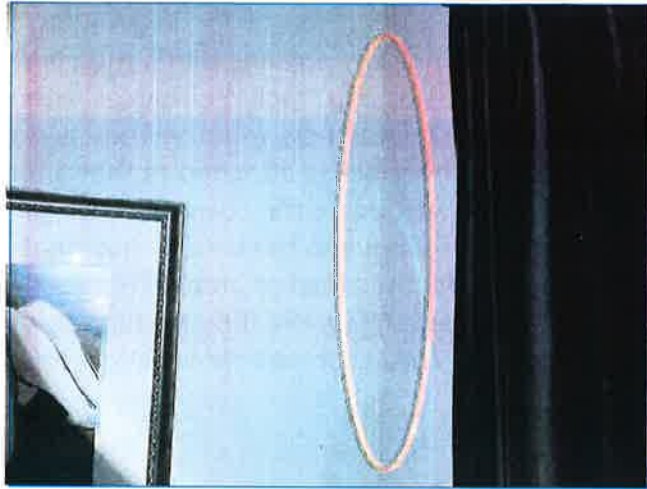


E. Item 6(Picture)

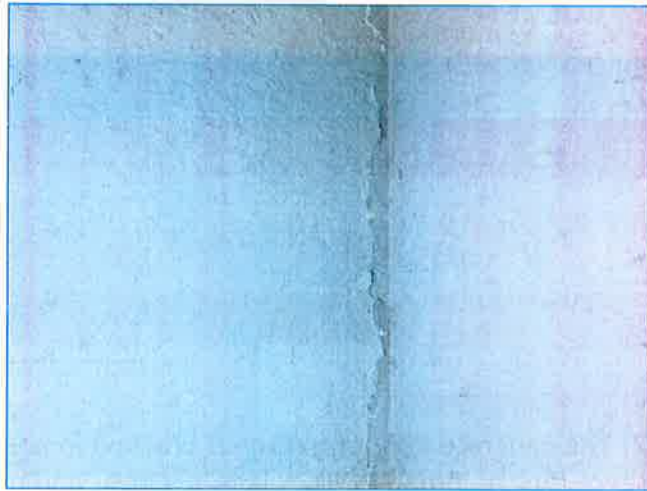
-  (4) There are hairline cracks present on walls surfaces in a few locations throughout interior (*most notable in master bedroom corner*).. This is considered cosmetic and is common on a structure of this age. We recommend that you repair as desired, but also continue to monitor for further cracking.

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

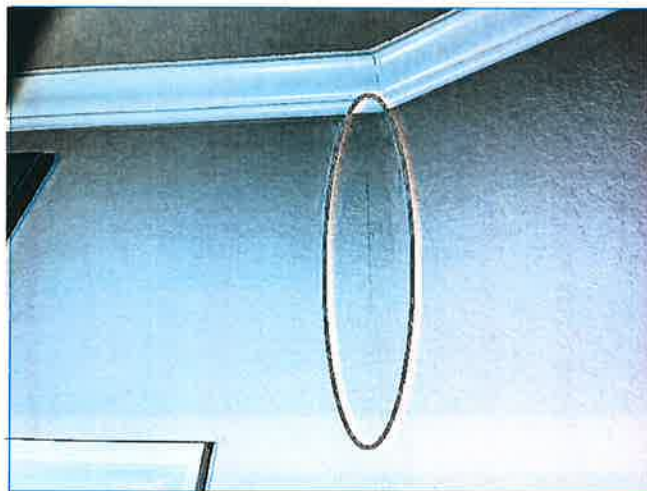
I NI NP D



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)

F. Ceilings & Floors

Floor Structure: Slab

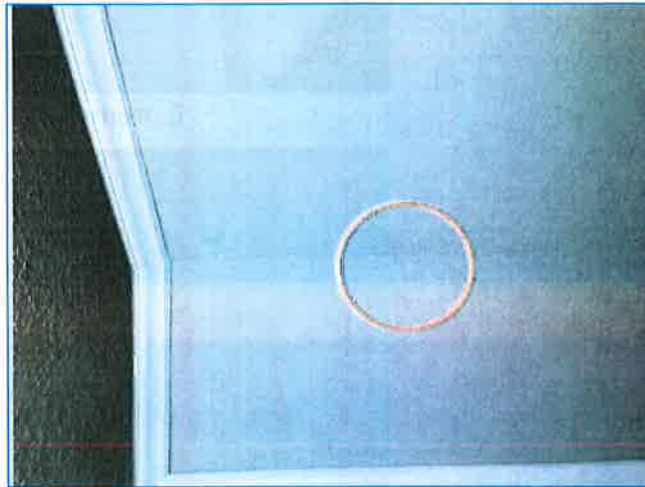
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

Ceiling Structure: 6" or better

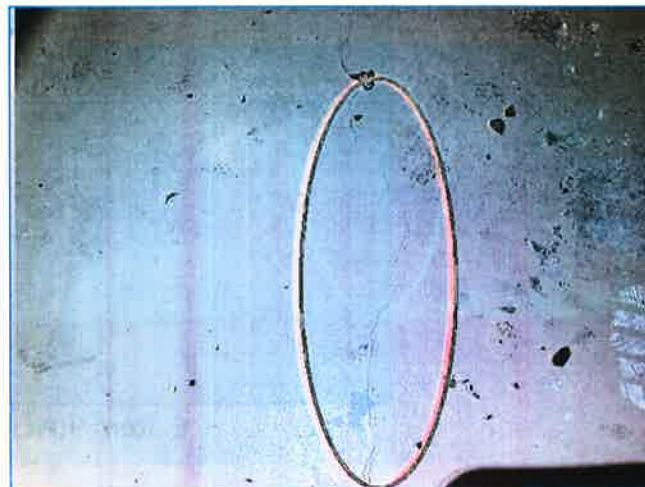
Comments:

🏠 (1) Gambrel ceilings are present within the home. It is typical that these ceiling structures will, as the home settles and "racks" or moves with high winds, develop cracks and nail pops at the corner area which intersects with the vertical wall surface below. The cause is generally accepted that the sheetrock is attached to the rafters and as the roof flexes, the sheetrock moves as well. This will cause the cosmetic issues mentioned earlier. In any case, the structure allows sheetrock is to move to the extent that small cracks will form. The solution to these cracks is to simply fill the affected area with a caulk or floating compound, prep and paint. This is not a condition that effects the functionality, safety or integrity of the structure and is mostly cosmetic in nature. This is for your information. Recommend repair as desired.



F. Item 1(Picture)


🏠 (2) The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical. Small (1/8" or less in width) and non-shifted cracks in the floor of a garage are commonly known as stress fractures. These cracks typically have no effect on the overall performance of the foundation and are not structural in nature. It is important to monitor cracks such as these and to correct as needed.

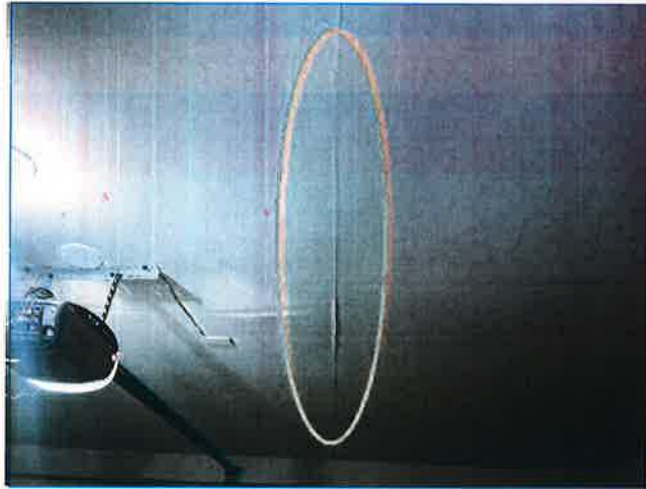


F. Item 2(Picture)

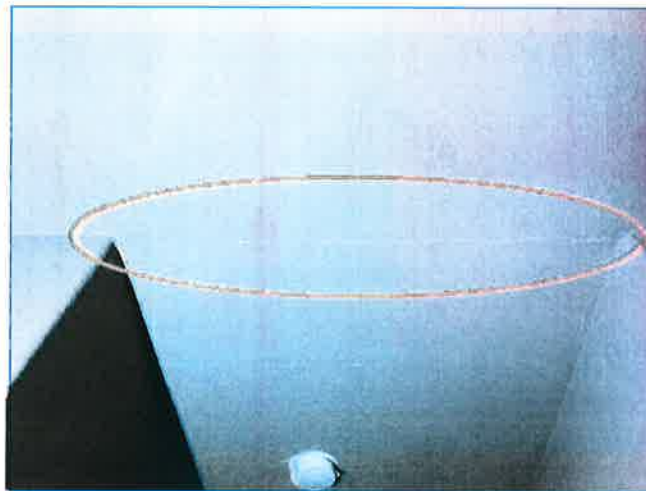
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

 (3) There are hairline cracks present on ceiling surfaces in a few locations throughout interior. This is considered cosmetic and is common on a structure of this age. We recommend that you repair as desired, but also continue to monitor for further cracking.




F. Item 3(Picture)



F. Item 4(Picture)

G. Doors (Interior & Exterior)

Comments:

 (1) Weatherstripping and finish at rear entry door are damaged from previous pet. Recommend repair by a qualified person or contractor. This is a small repair.

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

I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)

*New Weatherstripping
3-24*

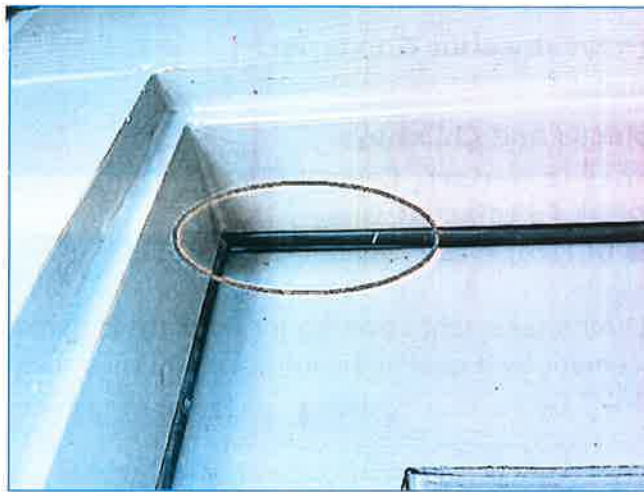
- ❏ (2) Rear entry door does not close snug against weatherstripping at top corner. This can let unconditioned air into structure, leading to loss of energy efficiency. Recommend correction by a qualified contractor.

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


I NI NP D



G. Item 3(Picture)




G. Item 4(Picture)

 (3) Garage entry door needs a strike plate adjustment to close and latch correctly. Recommend correction by a qualified person or contractor. This is a minor repair.

H. Windows

Comments:

 Several windows throughout structure have damaged sash springs, thus making them more difficult to operate or not stay up without support. Recommend repair by a qualified contractor.

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

I NI NP D



H. Item 1(Picture)

I. Stairways (Interior & Exterior)

Comments:


J. Fireplaces and Chimneys

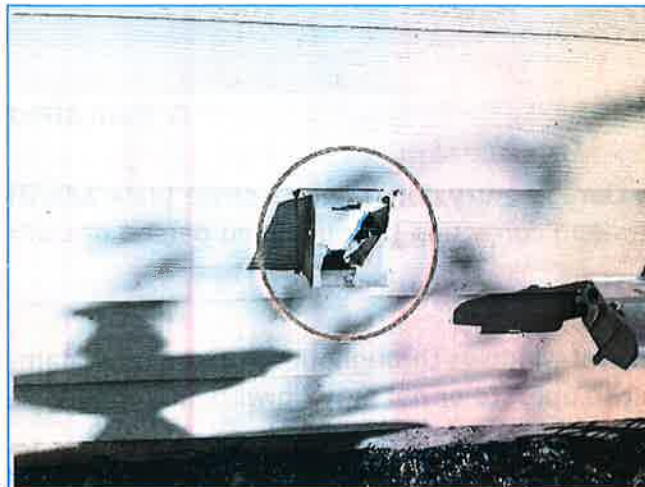
Chimney (exterior): Cement Fiber

Operable Fireplaces: One


Types of Fireplaces: Vented gas logs

Comments:

 (1) Air intake vent covering for fireplace is damaged at rear of structure. Recommend replacement by a qualified contractor. This is a minor repair.

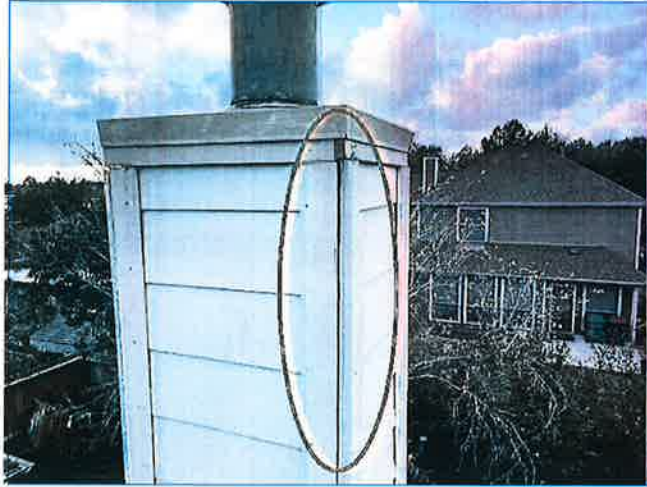


J. Item 1(Picture)

 (2) Trim boards at chimney are loose and deteriorated at areas. Recommend replacement by a qualified contractor.

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

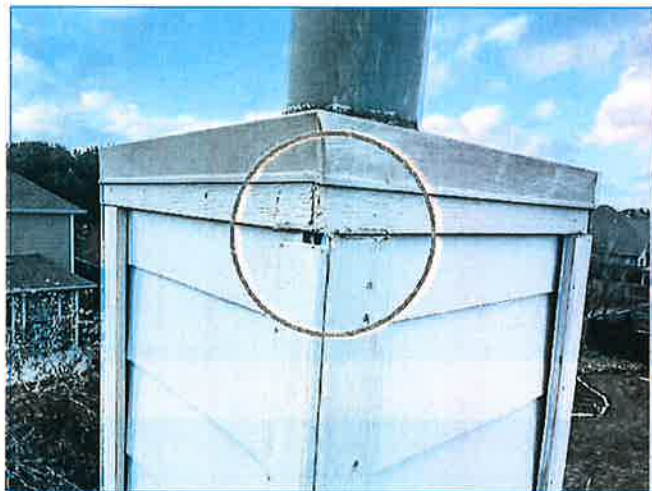
I NI NP D



J. Item 2(Picture)



J. Item 3(Picture)



J. Item 4(Picture)

(3) Fireplace and chimney were inspected and were found to be functional and within requirements.

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

I NI NP D

Note: While it is not a requirement, this fireplace's damper is not equipped with a "C" clamp type stop device. Failure to open the damper during operation will result in CO being released into the living area.




J. Item 5(Picture)

K. Porches, Balconies, Decks and Carports

Comments:


L. Other

Comments:

 (1) Gate at right side of structure has loose pickets and is difficult to operate. Recommend repair by a qualified contractor.



L. Item 1(Picture)

 (2) Sidewalk at left side of driveway is uneven and a possible tripping hazard. Recommend continued monitoring for further movement, or repair as desired.

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

I NI NP D



L. Item 2(Picture)

(3) This structure is currently occupied or staged. Household goods or furnishings limit the visible and physical access to certain areas and may conceal damage. This is for your information. Recommend further evaluation once all areas are cleared as desired.



L. Item 3(Picture)

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

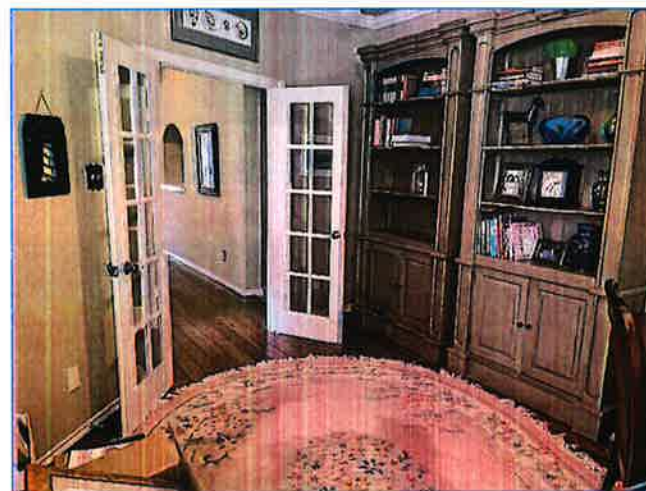
I NI NP D



L. Item 4(Picture)



L. Item 5(Picture)



L. Item 6(Picture)

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

I NI NP D



L. Item 7(Picture)



L. Item 8(Picture)



L. Item 9(Picture)

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

I NI NP D



L. Item 10(Picture)



L. Item 11(Picture)



L. Item 12(Picture)

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

I NI NP D



L. Item 13(Picture)



L. Item 14(Picture)



L. Item 15(Picture)

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

I NI NP D



L. Item 16(Picture)



L. Item 17(Picture)



L. Item 18(Picture)

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

I NI NP D



L. Item 19(Picture)



L. Item 20(Picture)



L. Item 21(Picture)

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

I NI NP D



L. Item 22(Picture)



L. Item 23(Picture)

The structure of the home was inspected and reported on with the above information. Our inspectors make every attempt to find any and all issues associated with the subject structure. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

II. ELECTRICAL SYSTEMS

The electrical system of this home was inspected by visual means, unless otherwise noted. The following electrical components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current electrical codes. Any references to electrical codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable electrical codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Service Entrance and Panels


Electrical Service Conductors: Below ground, Aluminum, 220 volts

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SIEMENS

Comments:

 The main service panel is located at the garage. The panel has a 150 amp service capacity, and is manufactured by Siemens. The following deficiencies were noted:

- 1. Ground wire is loose at ground rod.**
- 2. All breakers are not properly labeled, or are difficult to read. Each electric panel breaker should be adequately labeled as to what appliance or circuit it serves.**
- 3. The meter base and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion. A qualified person should repair as needed.**
- 4. Improper color coding witnessed in the electrical panel. There is currently at least one white wire being used as a "hot" wire. White wire should only be used as the "neutral", unless properly marked or taped.**
- 5. Where service connections in electrical systems tie into the service panels (aluminum stranded entrance wires), anti-corrosion lube should be applied to prevent corrosion and the degrading of the electrical connection. The panel service connections at this home do not meet this requirement. This is for your information.**

These and any other deficiencies noted by a qualified electrical contractor should be corrected.

NOTE: This structures Service Entrances and Panels do not comply with current NEC Standards.

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

I NI NP D



A. Item 1(Picture)



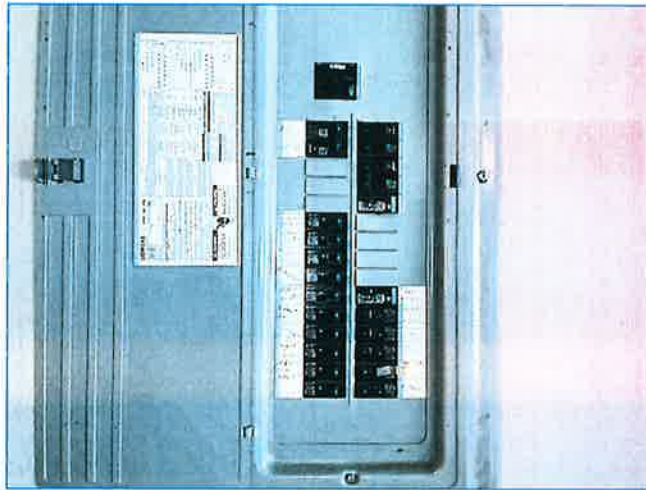
A. Item 2(Video)

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

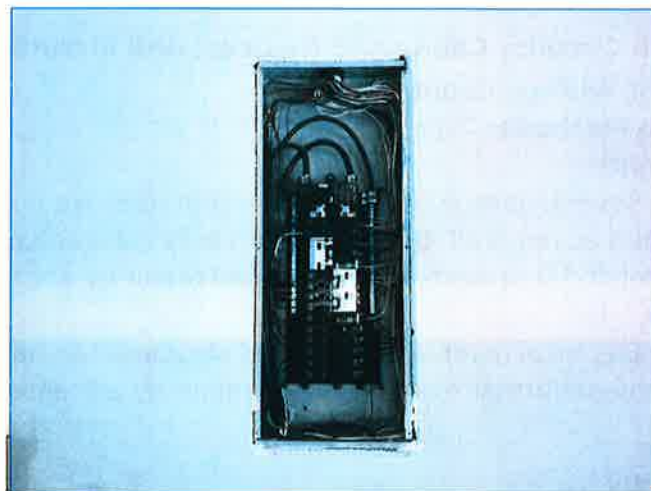
I NI NP D



A. Item 3(Picture)



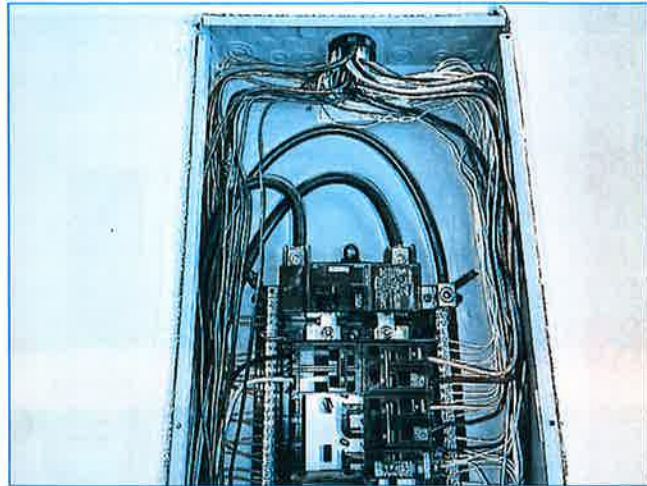
A. Item 4(Picture)



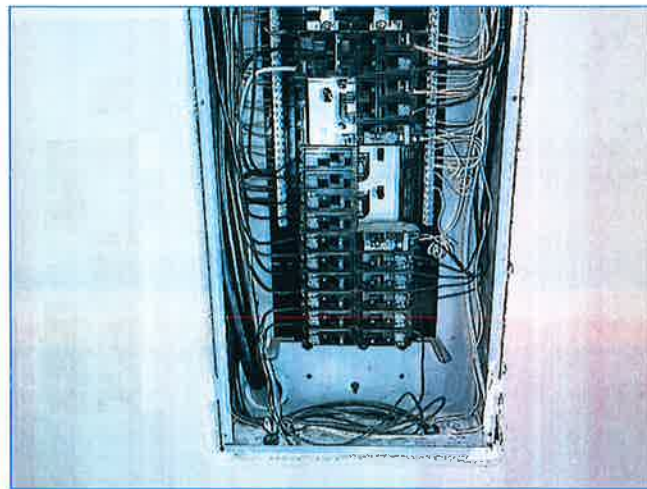
A. Item 5(Picture)

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

I NI NP D



A. Item 6(Picture)




A. Item 7(Picture)


B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Wiring Methods: Type NM

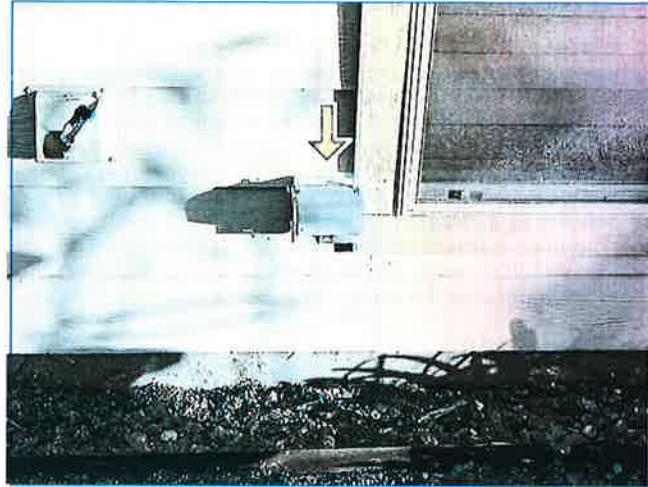
Comments:

 (1) Several garage and exterior receptacles are not GFCI (ground fault circuit interrupter) protected as required. Under current electrical standards, this is a location that should have all outlets GFCI protected. Recommend repair by a licensed electrician. This is a safety hazard.

 (2) Electrical receptacle at rear of structure has no power at time of inspection. Recommend further evaluation and repair by a licensed electrician.

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

I NI NP D



B. Item 1(Picture)

- 📍 (3) Electrical receptacles at breakfast area have no power at time of inspection. Recommend further evaluation and repair by a licensed electrician.
- 📍 (4) Electrical receptacle at kitchen island bar is not GFCI protected as currently required. Recommend correction by a licensed electrician.
- (5) *NOTE: This structures branch circuits and connected devices do not comply with current NEC standards.*

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Bonding Disclaimer - Bonding conductors were observed on this structure. However, it is not possible to trace the conductor from origin to termination. Therefore, complete and proper bonding of metal plumbing to the structures electrical system and grounding points cannot be confirmed.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The HVAC system of this home was inspected by visual means, unless otherwise noted. The following HVAC components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Heating Equipment

Type of System (Heating): Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: RUUD

Comments:

Turned up thermostat and the unit fired as expected.



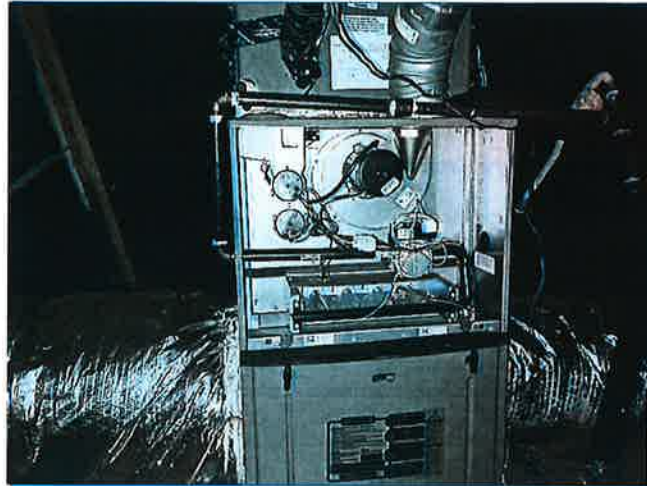
A. Item 1(Picture)



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit

Central Air Brand: RUUD

Comments:

Temperature variance calculations were not taken due to the fact that this method is **highly inaccurate** during colder months. The system was activated from the thermostat and over time the actual indoor temperature was lowered. The temperature of the refrigerant piping was observed to be in the normal range of operation. Based upon the information gathered, it has been determined that the system is functioning as intended at the time of inspection.



B. Item 1(Picture)

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

I NI NP D



B. Item 2(Picture)

C. Duct System, Chases, and Vents

Ductwork: Insulated, Flex Duct

Filter Type: Disposable

Filter Size: (Two filters), 12x24, 20x30

Comments:

All ductwork within view was inspected and is found to be in good condition, installed within tolerances and functioning as intended. No leaks were detected.

The heating and cooling system of this home was inspected and reported on with the above information. 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 HVAC contractor would discover. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

The plumbing system of this home was inspected by visual means, unless otherwise noted. The following plumbing components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls, floors or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this structure was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of Water Meter: Front

Location of Main Water Supply Valve: Left Side

Static Water Pressure Reading: 75 pounds/square inch

Type of Supply Piping Material: CPVC, Copper

Water Filters: Sediment filter, (We do not inspect filtration systems)

Comments:

(1) Water supply pipe insulation is missing or damaged at front of attic space. Ensure all exposed piping is covered to prevent damage during freezing temperatures. This is a small repair.



A. Item 1(Picture)


(2) Main water shut off valve at left side of structure is damaged. This could lead to difficulty shutting off supply in the event of an emergency. Recommend repair by a qualified contractor.

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

I NI NP D



A. Item 2(Picture)

 (3) All hose bibs around structure are leaking, whether at threads itself, or at vacuum breakers. Recommend replacement by a qualified contractor. This is a small repair.




A. Item 3(Picture)

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

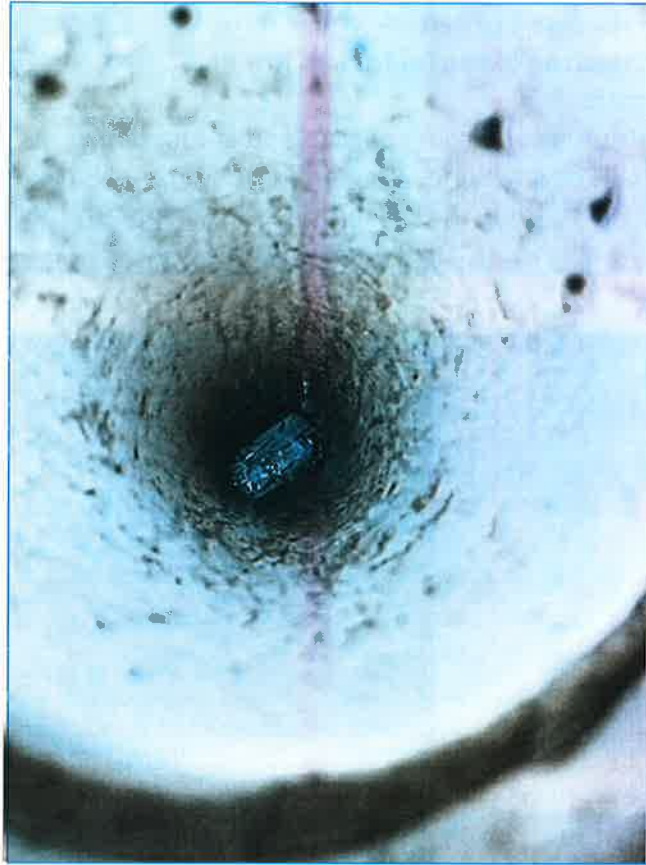
Type of Drain Piping Material: PVC

Comments:


 (1) There is standing water visible at sewer clean out. This is likely due to poor negative slope away from structure. This can cause long-term back up issues. Recommend further evaluation and repair by a qualified plumber.

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

I NI NP D




B. Item 1(Picture)

 (2) Shower pan is not properly installed. Water pools at front corner of shower pan and does not drain. Recommend correction by a qualified plumber.



B. Item 2(Picture)

 (3) Tub drain stopper at hall bathroom is seized. Recommend correction by a qualified person or contractor. This is a minor repair.

C. Water Heating Equipment

Water Heater Energy Sources: Gas (quick recovery)

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

I NI NP D

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Attic

Water Heater Manufacturer: RHEEM

Comments:

The water heater was inspected and is functioning as intended. A 1.5" minimum pan is present. TPR valve lines are configured properly as well as the overflow drain line. Both are gravity fed to the exterior and the TPR valve terminates between 6" and 24" above grade.




C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

 (1) Air control valve is missing for jet tub. Recommend replacement by a qualified person. This is a minor repair.

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

I NI NP D



D. Item 1(Picture)

(2) The jet tub appears to be functioning GFCI overcurrent protection device for the jet tub is located at Master bath.



D. Item 2(Picture)



D. Item 3(Picture)

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

I NI NP D

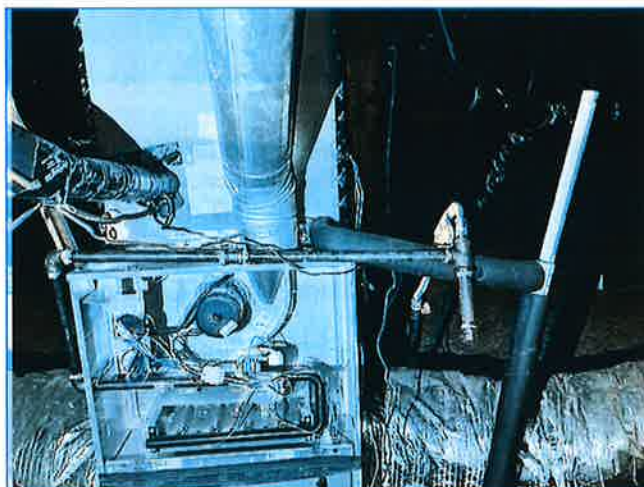
E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right Side

Type of Gas Distribution Material: Steel (Black Pipe)

Comments:

- (1) Gas supply pipe to furnace is not properly secured/supported. Currently, weight of pipe is resting on primary condensate drain line and furnace cabinet. Recommend a better arrangement by a qualified contractor.



E. Item 1(Picture)

- (2) No tracer wire is visible at the gas supply line. This wire is required and should be installed if not present.

G2415.14.3 (404.14.3) Tracer.

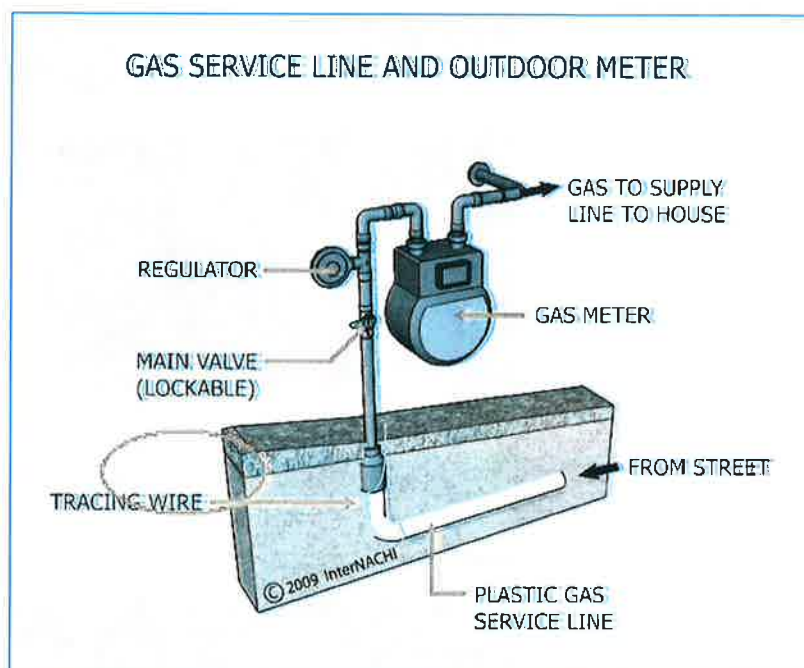
A yellow insulated copper tracer wire or other approved conductor shall be installed adjacent to underground nonmetallic piping. Access shall be provided to the tracer wire or the tracer wire shall terminate above ground at each end of the nonmetallic piping. The tracer wire size shall not be less than 18 AWG and the insulation type shall be suitable for direct burial.

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

I NI NP D



E. Item 2(Picture)



E. Item 3(Picture)

The plumbing in the home was inspected and reported on with the above information. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

The appliance system of this home was inspected by visual means, unless otherwise noted. The following appliance systems components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls or ceilings or hidden below insulation, etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the appliances current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Dishwashers

Dishwasher Brand: GENERAL ELECTRIC

Comments:

Dishwasher appears to be functioning as intended at the time of inspection. Completed normal cycle as required. There were no broken or missing parts observed.



A. Item 1(Picture)



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

Appears to be functioning as intended at the time of inspection. Splash guard present. No unusual vibrations or noise detected.



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: WHIRLPOOL

Comments:

Appears to be functioning as intended at the time of inspection. Tested on all speeds.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

Ranges/Ovens/Cooktops appear to be functioning as intended at the time of inspection. All burners tested on low and high. Oven preheated to 350 degrees, within 20 min the final temperature was measured at 356 degrees. This is within the +/- 25 degrees required.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

Built in Microwave: WHIRLPOOL

Comments:

The microwave appears to be functioning as intended at the time of inspection. No broken or cracked glazing, and no damage to seal.

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

I NI NP D




E. Item 1(Picture)



E. Item 2(Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

 Mechanical exhaust fans for bathrooms do not terminate to exterior as required. At least one vent is terminating in attic space towards soffit vent. This was likely an as built condition and was common when structure was constructed. Recommend repair as desired.

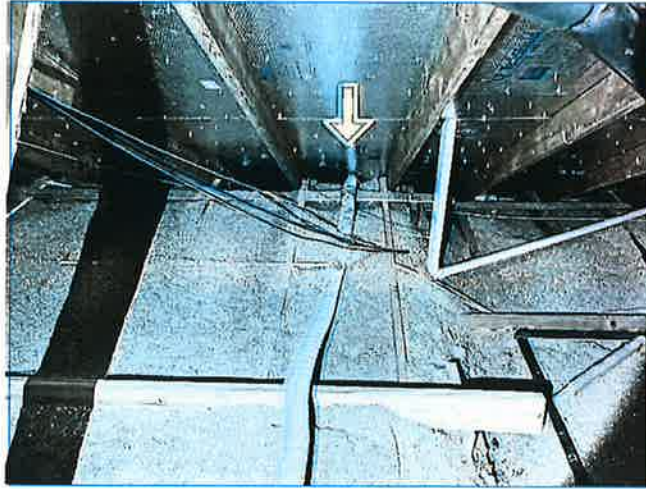
M1501.1 Outdoor discharge.

The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

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

I NI NP D



F. Item 1(Picture)



F. Item 2(Picture)


G. Garage Door Operators

Comments:

The garage door will reverse when met with resistance, and the safety sensors are in place and will reverse the door when tripped.

H. Dryer Exhaust Systems

Comments:

 Dryer exhaust duct is separated in attic space at roofline letting lint discharge into attic. Recommend repair by a qualified contractor.

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

I NI NP D



H. Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

VI. OPTIONAL SYSTEMS

The following optional system of this home was inspected by visual means, unless otherwise noted. The following components were assessed for deficiencies. Any deficiencies noted herein should be considered for repair. It should be understood that there may be deficiencies that were not visible, e.g. behind furniture, concealed within walls, floors or ceilings or hidden below insulation, soil etc. These deficiencies may take months or years to manifest and would not be within the scope of this report. This report does not constitute a requirement for repair by either party and should not be considered an enforcement document. This document is an assessment of the optional systems current condition. This report may contain opinion and or reference current building codes. Any references to building codes within this report are done so as a courtesy to the reader and to impart an understanding of what the current codes are that require this mention. It does not infer that this system was assembled contrary to the enforceable building codes at the time of construction, however, it should be understood that these references are the expectation of the current building practices and that the buyer may wish to consider this aspect for either current or future upgrade.

A. Lawn and Irrigation (Sprinkler) Systems


Sprinkler Controller Manufacturer: HUNTER

Anti-Syphon/Control Valve Location: LEFT SIDE

Head Type: ROTATOR, FIXED


Zones: 1-5

Comments:

-  (1) Sprinkler valve at right rear corner of structure appears to be leaking. Recommend further evaluation and repair by a qualified contractor.



A. Item 1(Picture)

-  (2) There are several sprinkler heads that are off vertical, are spraying the wrong direction, or not spraying as needed. Recommend a qualified irrigation contractor inspect all heads and make appropriate adjustments. This is a small repair.

*Sprinklers repaired
1-2024*

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

I NI NP D



A. Item 2(Picture)



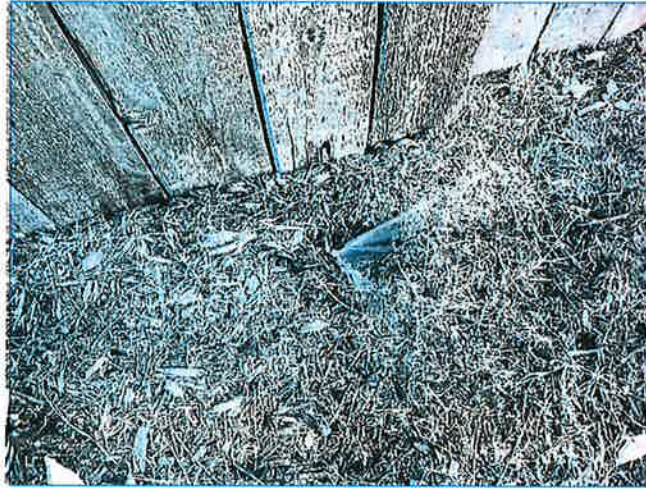
A. Item 3(Picture)



A. Item 4(Picture)

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


I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

 (3) There is no rain sensor installed for sprinkler system. Rain sensor will turn off system during periods of excess rain to conserve water. Recommend installation as desired by a qualified contractor.

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

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

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Comments:

E. Private Sewage Disposal (Septic) System


Comments:

F. Other Built-in Appliances

Comments:

G. Smoke Detectors

Comments:


 (1) Smoke detector located in office is not mounted to ceiling. Recommend correction by a qualified person or contractor. This is a small repair.

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

I NI NP D



G. Item 1(Picture)

-  (2) There is no carbon monoxide detector found in home. It is recommended that a minimum of one unit be installed according to the manufacturer's instructions.

The optional systems of the home were inspected and reported on with the above information. Our inspectors make every attempt to find any and all issues associated with the subject structure. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Texas Real Estate Inspection Services, Inc

**8307 Lime Springs Dr
Houston TX 77095
281-300-9276**

Customer

Cameron Fabrizio
Lauren Fabrizio

Address

23146 Tranquil Springs Ln
Katy Texas 77494

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.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficiency



(1) Post tension cable ends are exposed to the elements at the right side and rear of structure. Recommend filling the exposed areas with a mastic compound to prevent the further deterioration of the cable. Exposed cables can rust, thus expand, damaging the surrounding foundation. This is a small repair.



(2) There are typical corner cracks in the concrete slab occurring at the front, rear and sides of structure. Many homes have hairline or settlement cracks which have no effect on the function of the slab. These areas should be properly prepped and sealed with a concrete patching material. It is recommended that you monitor periodically.

B. Grading & Drainage





Inspected, Deficiency



(1) There is evidence of water and debris flowing behind gutter at left side of garage. Once on roof, we were able to see gutter is loose and pulling away from fascia. Recommend further evaluation and repair of gutter system by a qualified contractor.









(2) There is vegetation growing against structure at front left. This can lead to premature deterioration of siding components, and provides ease of access for insects and other pests. Recommend proper clearance be provided, here and at any other bushes that are in close contact of structure by a qualified contractor.

-  (3) Several gutter system downspouts are missing bottom elbows. This is leading to erosion underneath. Recommend correction by a qualified contractor. This is a small repair.
-  (4) There is standing water at right rear corner of structure, and area is significantly saturated relative to rest of yard. There are sprinkler shut off valves in area, and signs of recent work. Recommend further evaluation for likely leak by a qualified contractor.
-  (5) There are no splash blocks present for end of downspouts at the front, rear and sides of structure. Splash blocks are needed to help divert rain water away from foundation, and prevent erosion or water pooling in the area. Recommend repair by a qualified person. This is a small repair.
-  (6) The mulch/soil level at the front and rear of structure is too high and will encourage water and insect intrusion into the home. It is recommended that an overall exposure of 4-8" be maintained at the entire perimeter beam of the foundation, prior to the first course of bricks or siding on the home. If this distance is not able to be achieved by removing the offending soil or mulch, it is recommended that a trench be dug, lined with weed blocking fabric and filled with river rock or other substance to achieve the separation necessary between the actual soil and the first course of siding material. This will help to achieve the desired results.




C. Roof Covering Materials

Inspected, Deficiency

-  (1) Left hip above garage has damaged/missing shingles. This is leaving exposed wood decking and is an entry point for water into attic space. Recommend immediate repair of area by a qualified contractor. **Based on age, other noted issues, and overall condition of roof covering, a general replacement should be considered.**
-  (2) Plumbing vent boot at right side of structure has deteriorated to point of holes that rainwater can penetrate into attic space. Recommend replacement by a qualified contractor.
-  (3) Hip at right rear corner of structure has missing/damaged shingles. Recommend repair by a qualified roofing contractor.
-  (4) The roof covering has exposed nail heads at multiple locations . Exposed nail heads can let water seep into the roof structure leading to further issues. A qualified person should seal as needed. This is a small repair and will be periodical maintenance item.
-  (5) Kickout flashing is missing at front of structure. Kickout flashing is required where roof surface ends parallel with wall surface. This flashing prevents water leaks, damage, and discoloration of the walls. Recommend repair by a qualified contractor.
-  (6) The roof shingles show a moderate loss of granular covering. Granules play an integral role in protecting the roof shingles from UV light. Once granules begin to fall from the roof, the UV light will begin to degrade the shingle surface and eventual failure will occur. We are unable to determine the remaining life expectancy of the roof in question, however, preparations should be begun to replace the roof within the next few years.





D. Roof Structures and Attics

Inspected, Deficiency

-  (1) There is evidence of a rodent/pest being in attic space. Recommend further evaluation as desired by a qualified exterminator.
-  (2) Insulation is damaged/compacted due to water contact below missing shingles of hip. Recommend repair of roof covering and replacement of insulation in area by a qualified contractor.
-  (3) Attic access door is not shutting tightly. Recommend adjustment by a qualified contractor.

E. Walls (Interior & Exterior)

Inspected, Deficiency

-  (1) Wood gable vent at front of structure is rotted/deteriorated. Recommend replacement by a qualified contractor prior to further deterioration.
-  (2) At several windows and around door openings, the caulk beads have begun to deteriorate and have gaps that will allow moisture to penetrate. Seal all openings thoroughly. This is a small repair. Continue to monitor periodically and reapply sealant as needed. This will be a periodic maintenance item.
-  (3) Recommend sealing all openings and gaps through exterior wall envelope to prevent moisture or pest entry. This includes around all protrusions and fixtures, and at any change in siding materials. This is a small repair that can be completed by a qualified person.
-  (4) There are hairline cracks present on walls surfaces in a few locations throughout interior (*most*

notable in master bedroom corner.. This is considered cosmetic and is common on a structure of this age. We recommend that you repair as desired, but also continue to monitor for further cracking.

F. Ceilings & Floors

Inspected, Deficiency



(1) Gambrel ceilings are present within the home. It is typical that these ceiling structures will, as the home settles and "racks" or moves with high winds, develop cracks and nail pops at the corner area which intersects with the vertical wall surface below. The cause is generally accepted that the sheetrock is attached to the rafters and as the roof flexes, the sheetrock moves as well. This will cause the cosmetic issues mentioned earlier. In any case, the structure allows sheetrock is to move to the extent that small cracks will form. The solution to these cracks is to simply fill the affected area with a caulk or floating compound, prep and paint. This is not a condition that effects the functionality, safety or integrity of the structure and is mostly cosmetic in nature. This is for your information. Recommend repair as desired.



(2) The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical. Small (1/8" or less in width) and non-shifted cracks in the floor of a garage are commonly known as stress fractures. These cracks typically have no effect on the overall performance of the foundation and are not structural in nature. It is important to monitor cracks such as these and to correct as needed.



(3) There are hairline cracks present on ceiling surfaces in a few locations throughout interior. This is considered cosmetic and is common on a structure of this age. We recommend that you repair as desired, but also continue to monitor for further cracking.

G. Doors (Interior & Exterior)

Inspected, Deficiency



(1) Weatherstripping and finish at rear entry door are damaged from previous pet. Recommend repair by a qualified person or contractor. This is a small repair.



(2) Rear entry door does not close snug against weatherstripping at top corner. This can let unconditioned air into structure, leading to loss of energy efficiency. Recommend correction by a qualified contractor.



(3) Garage entry door needs a strike plate adjustment to close and latch correctly. Recommend correction by a qualified person or contractor. This is a minor repair.

H. Windows

Inspected, Deficiency



Several windows throughout structure have damaged sash springs, thus making them more difficult to operate or not stay up without support. Recommend repair by a qualified contractor.

J. Fireplaces and Chimneys

Inspected, Deficiency



(1) Air intake vent covering for fireplace is damaged at rear of structure. Recommend replacement by a qualified contractor. This is a minor repair.



(2) Trim boards at chimney are loose and deteriorated at areas. Recommend replacement by a qualified contractor.

L. Other

Inspected, Not Inspected, Deficiency



(1) Gate at right side of structure has loose pickets and is difficult to operate. Recommend repair by a qualified contractor.



(2) Sidewalk at left side of driveway is uneven and a possible tripping hazard. Recommend continued monitoring for further movement, or repair as desired.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency



The main service panel is located at the garage. The panel has a 150 amp service capacity, and is

manufactured by Siemens. The following deficiencies were noted:





- 1. Ground wire is loose at ground rod.**
- 2. All breakers are not properly labeled, or are difficult to read. Each electric panel breaker should be adequately labeled as to what appliance or circuit it serves.**
- 3. The meter base and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion. A qualified person should repair as needed.**
- 4. Improper color coding witnessed in the electrical panel. There is currently at least one white wire being used as a "hot" wire. White wire should only be used as the "neutral", unless properly marked or taped.**
- 5. Where service connections in electrical systems tie into the service panels (aluminum stranded entrance wires), anti-corrosion lube should be applied to prevent corrosion and the degrading of the electrical connection. The panel service connections at this home do not meet this requirement. This is for your information.**

These and any other deficiencies noted by a qualified electrical contractor should be corrected.

NOTE: This structures Service Entrances and Panels do not comply with current NEC Standards.

B. Branch Circuits, Connected Devices, and Fixtures




Inspected, Deficiency

-  (1) Several garage and exterior receptacles are not GFCI (ground fault circuit interrupter) protected as required. Under current electrical standards, this is a location that should have all outlets GFCI protected. Recommend repair by a licensed electrician. This is a safety hazard.
-  (2) Electrical receptacle at rear of structure has no power at time of inspection. Recommend further evaluation and repair by a licensed electrician.
-  (3) Electrical receptacles at breakfast area have no power at time of inspection. Recommend further evaluation and repair by a licensed electrician.
-  (4) Electrical receptacle at kitchen island bar is not GFCI protected as currently required. Recommend correction by a licensed electrician.

IV. PLUMBING SYSTEM




A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

-  (1) Water supply pipe insulation is missing or damaged at front of attic space. Ensure all exposed piping is covered to prevent damage during freezing temperatures. This is a small repair.
-  (2) Main water shut off valve at left side of structure is damaged. This could lead to difficulty shutting off supply in the event of an emergency. Recommend repair by a qualified contractor.
-  (3) All hose bibs around structure are leaking, whether at threads itself, or at vacuum breakers. Recommend replacement by a qualified contractor. This is a small repair.

B. Drains, Waste, and Vents

Inspected, Deficiency

-  (1) There is standing water visible at sewer clean out. This is likely due to poor negative slope away from structure. This can cause long-term back up issues. Recommend further evaluation and repair by a qualified plumber.
-  (2) Shower pan is not properly installed. Water pools at front corner of shower pan and does not drain. Recommend correction by a qualified plumber.
-  (3) Tub drain stopper at hall bathroom is seized. Recommend correction by a qualified person or contractor. This is a minor repair.

D. Hydro-Massage Therapy Equipment

Inspected, Deficiency



(1) Air control valve is missing for jet tub. Recommend replacement by a qualified person. This is a minor repair.

E. Gas Distribution Systems and Gas Appliances

Inspected, Deficiency



(1) Gas supply pipe to furnace is not properly secured/supported. Currently, weight of pipe is resting on primary condensate drain line and furnace cabinet. Recommend a better arrangement by a qualified contractor.



(2) No tracer wire is visible at the gas supply line. This wire is required and should be installed if not present.

G2415.14.3 (404.14.3) Tracer.

A yellow insulated copper tracer wire or other approved conductor shall be installed adjacent to underground nonmetallic piping. Access shall be provided to the tracer wire or the tracer wire shall terminate above ground at each end of the nonmetallic piping. The tracer wire size shall not be less than 18 AWG and the insulation type shall be suitable for direct burial.

V. APPLIANCES

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficiency



Mechanical exhaust fans for bathrooms do not terminate to exterior as required. At least one vent is terminating in attic space towards soffit vent. This was likely an as built condition and was common when structure was constructed. Recommend repair as desired.

M1501.1 Outdoor discharge.

The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

H. Dryer Exhaust Systems

Inspected, Deficiency



Dryer exhaust duct is separated in attic space at roofline letting lint discharge into attic. Recommend repair by a qualified contractor.

VI. OPTIONAL SYSTEMS

A. Lawn and Irrigation (Sprinkler) Systems

Inspected, Deficiency



(1) Sprinkler valve at right rear corner of structure appears to be leaking. Recommend further evaluation and repair by a qualified contractor.



(2) There are several sprinkler heads that are off vertical, are spraying the wrong direction, or not spraying as needed. Recommend a qualified irrigation contractor inspect all heads and make appropriate adjustments. This is a small repair.



(3) There is no rain sensor installed for sprinkler system. Rain sensor will turn off system during periods of excess rain to conserve water. Recommend installation as desired by a qualified contractor.

G. Smoke Detectors

Inspected, Deficiency

- (1) Smoke detector located in office is not mounted to ceiling. Recommend correction by a qualified person or contractor. This is a small repair.
- (2) There is no carbon monoxide detector found in home. It is recommended that a minimum of one unit be installed according to the manufacturer's instructions.

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.

