



# Inspection Report

**Property Address:**  
19215 Candlebrook Cir  
Spring TX 77388




19215 Candlebrook Cir, Spring, TX 77388

## Princess Quality Inspections

**Guadalupe Garza Texas License # 21587**  
**1026 Andover Drive, Pearland Texas 77584**  
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**(281) 814-7163**

# PROPERTY INSPECTION REPORT FORM

	3/14/2024
Name of Client	Date of Inspection
19215 Candlebrook Cir, Spring, TX 77388	
Address of Inspected Property	
Guadalupe Garza	Texas License # 21587
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 49 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

Year Built: 1974

Square Footage: 2947

Rooms:

Utilities On: None

People Present at Inspection: Inspector

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

I   NI   NP   D

## I. Structural Systems

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**A. Foundations**

**Foundation Type:** Post Tension Slab On Grade

**Foundation Performance:** The foundation is performing it's intended function. No evidence suggesting significant foundation movement at time of inspection.

**Roof Covering Materials:** Asphalt/Fiberglass

**Roof Vantage Point:** Drone

**Evidence Of Roof Water Penetration:** Yes

**Visible Roof Repairs:** No Visible Repairs

**Method used to observe Crawlspace:** No crawlspace

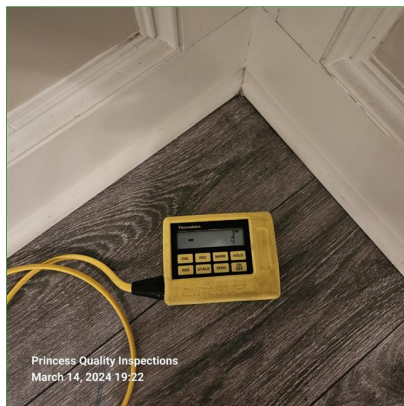
Comments:



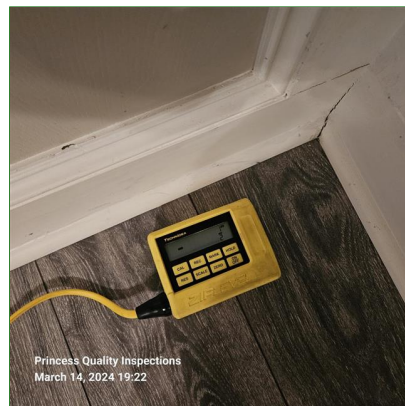
A. Item 1(Picture) Zip level spot check of foundation for level



A. Item 2(Picture) Zip level spot check of foundation for level



A. Item 3(Picture) Zip level spot check of foundation for level



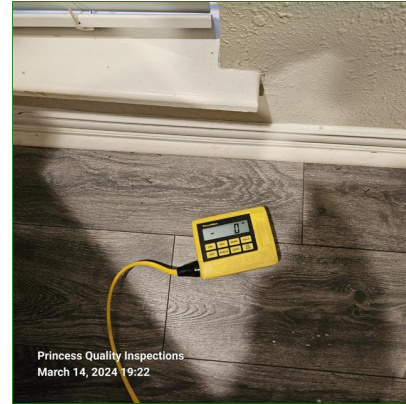
A. Item 4(Picture) Zip level spot check of foundation for level

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

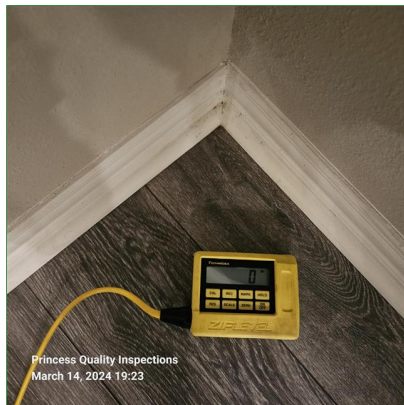
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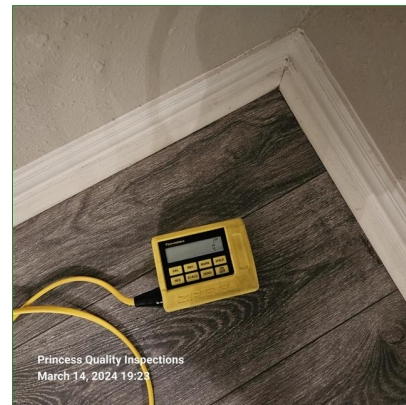
A. Item 5(Picture) Zip level spot check of foundation for level



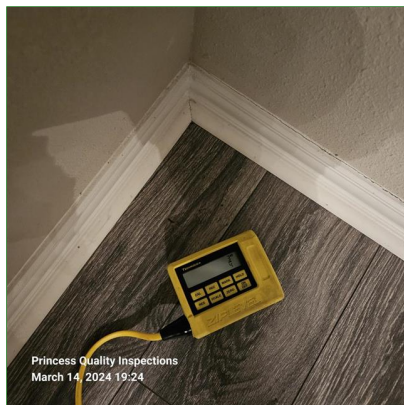
A. Item 6(Picture) Zip level spot check of foundation for level



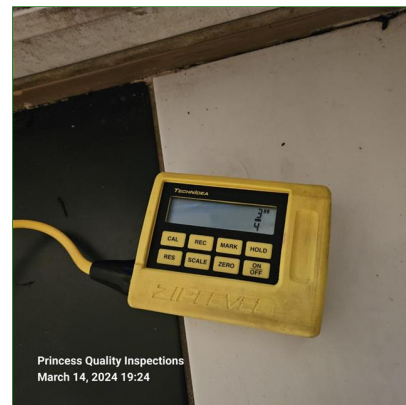
A. Item 7(Picture) Zip level spot check of foundation for level



A. Item 8(Picture) Zip level spot check of foundation for level



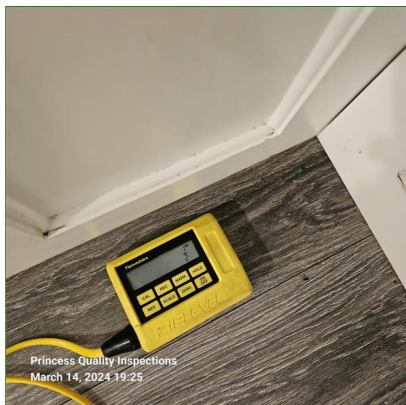
A. Item 9(Picture) Zip level spot check of foundation for level



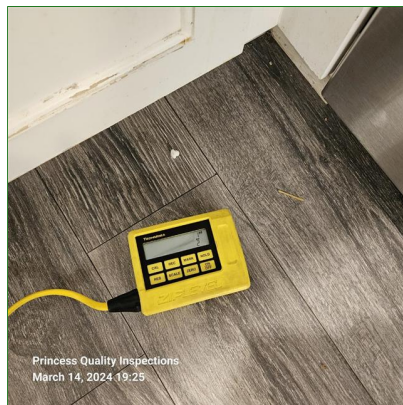
A. Item 10(Picture) Zip level spot check of foundation for level

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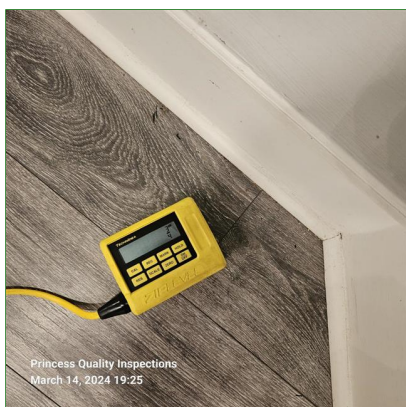
I   NI   NP   D



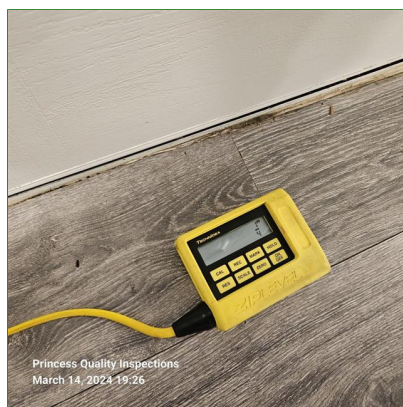
A. Item 11(Picture) Zip level spot check of foundation for level



A. Item 12(Picture) Zip level spot check of foundation for level



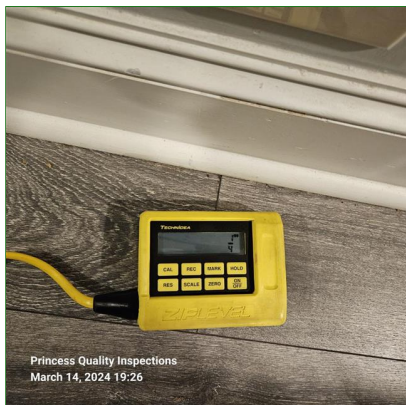
A. Item 13(Picture) Zip level spot check of foundation for level



A. Item 14(Picture) Zip level spot check of foundation for level

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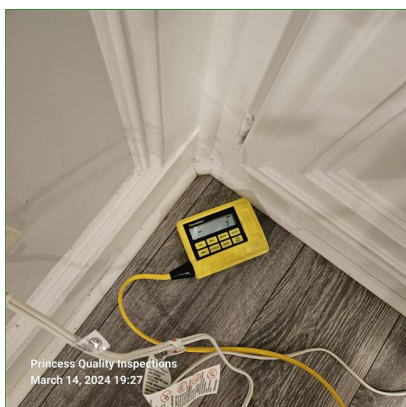
I   NI   NP   D



A. Item 15(Picture) Zip level spot check of foundation for level



A. Item 16(Picture) Zip level spot check of foundation for level

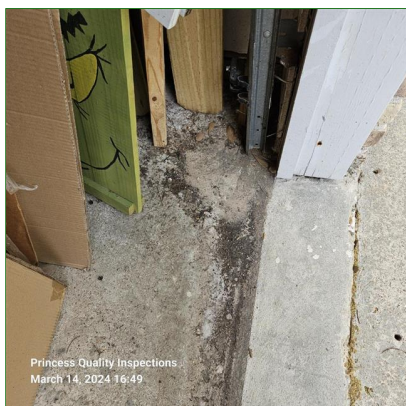


A. Item 17(Picture) Zip level spot check of foundation for level

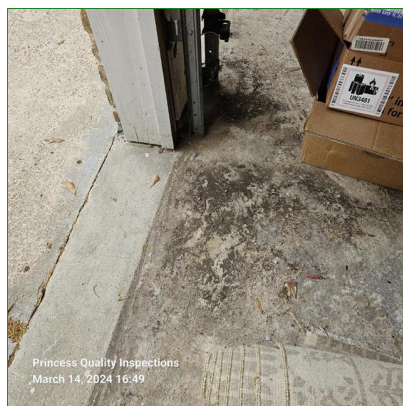


A. Item 18(Picture) Zip level spot check of foundation for level

(1) The foundation is performing it's intended function. No evidence suggesting significant foundation movement at time of inspection.



A. Item 19(Picture) Evidence of possible past bonding water observed at two locations along garage openings. FYI



A. Item 20(Picture) Evidence of possible past bonding water observed at two locations along garage openings. FYI

(2) Evidence of possible past bonding water observed at two locations along garage openings. FYI

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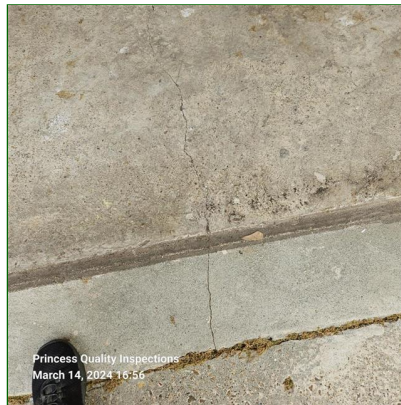
I   NI   NP   D



A. Item 21(Picture) Cracks observed in garage floor were cosmetic at the time of inspection and recommend monitoring for changes in size and shape and repair if necessary.



A. Item 22(Picture) Cracks observed in garage floor were cosmetic at the time of inspection and recommend monitoring for changes in size and shape and repair if necessary.



A. Item 23(Picture) Cracks observed in garage floor were cosmetic at the time of inspection and recommend monitoring for changes in size and shape and repair if necessary.

(3) Cracks observed in garage floor were cosmetic at the time of inspection and recommend monitoring for changes in size and shape and repair if necessary.

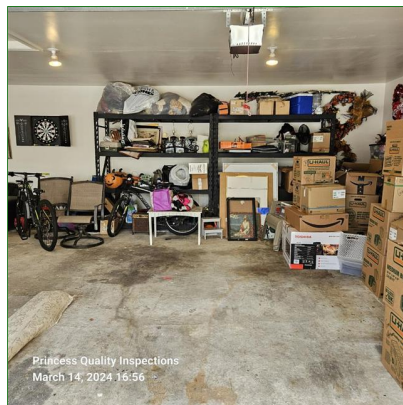


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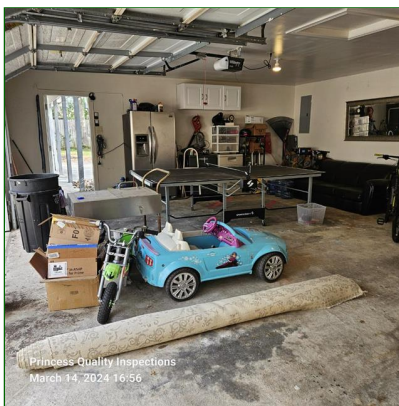
I   NI   NP   D



A. Item 24(Picture) Occupant stored items may have obscured defects. FYI



A. Item 25(Picture) Occupant stored items may have obscured defects. FYI



A. Item 26(Picture) Occupant stored items may have obscured defects. FYI

(4) Occupant stored items may have obscured defects. FYI

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I   NI   NP   D



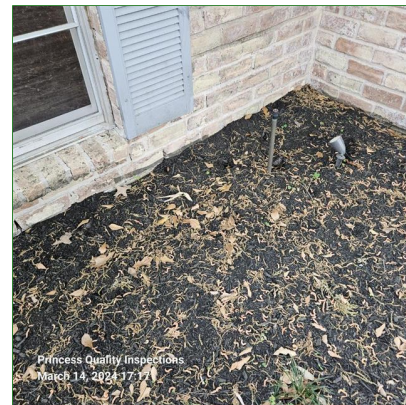
A. Item 27(Picture) Weep holes not visible



A. Item 28(Picture) Weep holes not visible



A. Item 29(Picture) Soil or flower beds obscure Foundation and or damage from View



A. Item 30(Picture) Soil or flower beds obscure Foundation and or damage from View

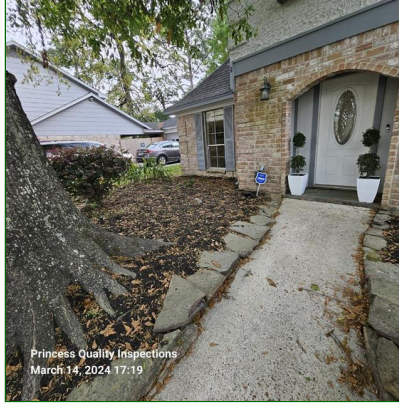


A. Item 31(Picture) Foundation not visible

(5) Soil/Garden level too high around areas with brick or siding. Common industry practice requires a clearance of 4 inches from bottom of brick/siding to soil. High garden or soil level near brick/siding may obscure wood destroying insect activity and may promote moisture intrusions.

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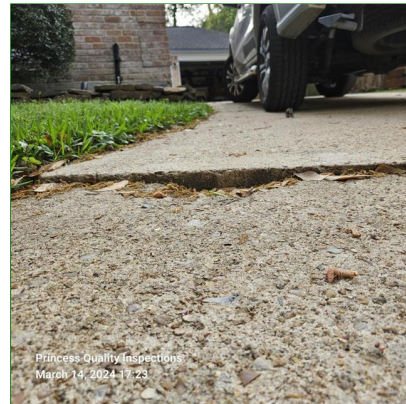


A. Item 32(Picture) Large trees

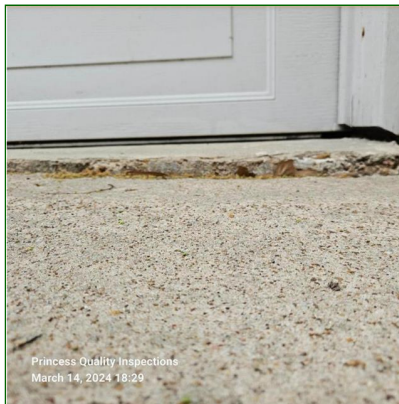
(6) Tree(s) in close proximity to the foundation were observed. The buyer is encouraged to consider removal of the tree(s) or the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



A. Item 33(Picture) Uneven walkways, driveway and or garage apron



A. Item 34(Picture) Uneven walkways, driveway and or garage apron



A. Item 35(Picture) Garage entry

(7) Tripping Hazard(s), walks and/or driveways and garage entry are uneven and step not level. The inspector recommends repair or replacement of lifted and uneven walkways or driveways by a qualified contractor.

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I   NI   NP   D

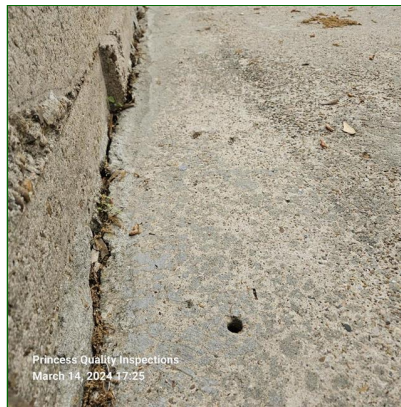


A. Item 36(Picture)



A. Item 37(Picture)

(8) Cracks and or gaps between driveway or sidewalk sections observed and recommend sealing to prevent moisture influenced settlement.



A. Item 38(Picture) Evidence of possible would destroying insect treatment observed through board holes in driveway near the homes Foundation. FYI

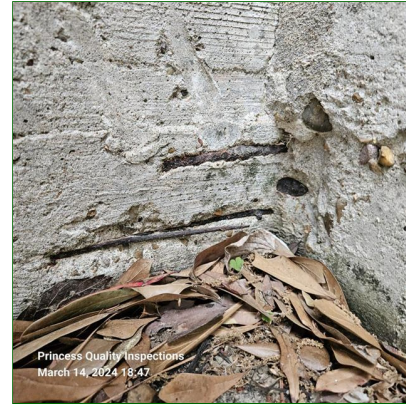
(9) Evidence of possible would destroying insect treatment observed through board holes in driveway near the homes Foundation. Continuing termite treatments as a preventative for future infestations is recommended.

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I   NI   NP   D



A. Item 39(Picture) Exposed metal Foundation support observed at right front corner and on right side under window with cracked the glass and recommend patching with a high strength concrete patch to prevent premature deterioration of metal Foundation support.



A. Item 40(Picture) Exposed metal Foundation support observed at right front corner and on right side under window with cracked the glass and recommend patching with a high strength concrete patch to prevent premature deterioration of metal Foundation support.

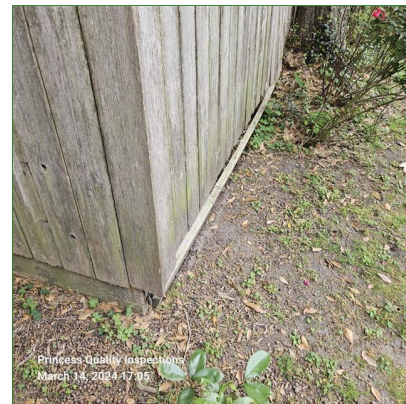
(10) Exposed metal Foundation support observed at right front corner and on right side under window with cracked the glass and recommend patching with a high strength concrete patch to prevent premature deterioration of metal Foundation support.

B. Grading and Drainage

Comments:



B. Item 1(Picture) Tree branches observed hanging over onto neighboring property



B. Item 2(Picture) Damaged fencing materials observed at various locations with some areas in need of repair to prevent further leaning or damage.

(1) Tree branches observed hanging over onto neighboring property

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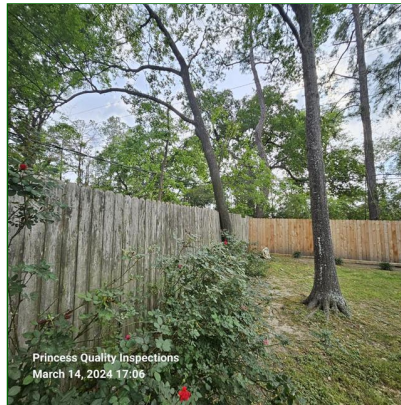
I   NI   NP   D



B. Item 3(Picture) Neighbors tree branches observed hanging over onto property



B. Item 4(Picture) Tree branches observed hanging over onto neighboring property

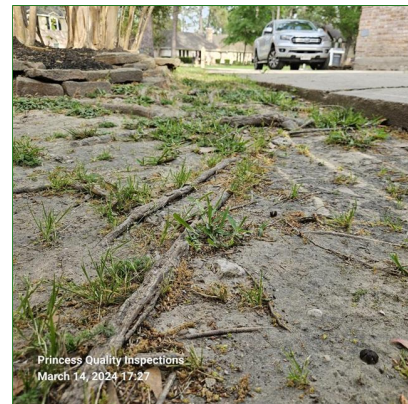


B. Item 5(Picture) Tree branches observed hanging over onto neighboring property

(2) Tree branches observed hanging over onto neighboring property and neighbors tree branches observed hanging over onto property. FYI



B. Item 6(Picture)

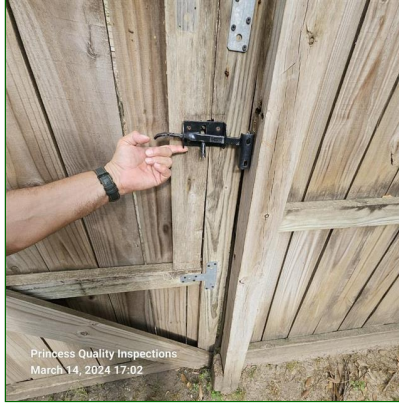


B. Item 7(Picture)

(3) Tree roots above grade observed and recommend backfilling soil over roots or root removal to prevent trip hazards.

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I   NI   NP   D



B. Item 8(Picture) Gate at left of the property facing front would not open with moderate force.

(4) Gate at left of the property facing front would not open with moderate force.

C. Roof Covering Materials

**Viewed roof covering from:** Ground, Drone

Comments:



C. Item 1(Picture) Trimming tree branches away from structure is recommended to prevent damage.

(1) Trimming tree branches away from structure is recommended to prevent damage.

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I   NI   NP   D



C. Item 2(Picture) The electric service mast boot is missing and recommend repair for long-term performance and to prevent moisture intrusions.

(2) The electric service mast boot is missing at thimble flashing and recommend repair for long-term performance and to prevent moisture intrusions.



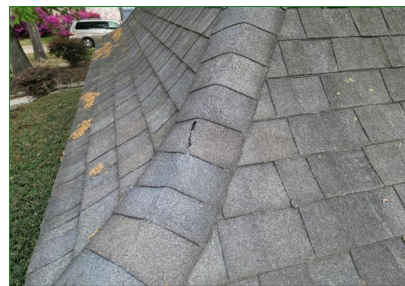
C. Item 3(Picture) Roof covering materials



C. Item 4(Picture) Roof covering materials damage



C. Item 5(Picture) Roof covering materials damage

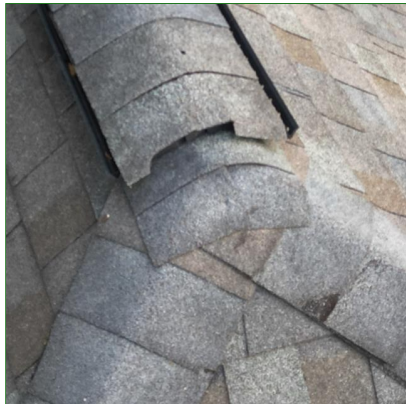


C. Item 6(Picture) Roof covering materials damage



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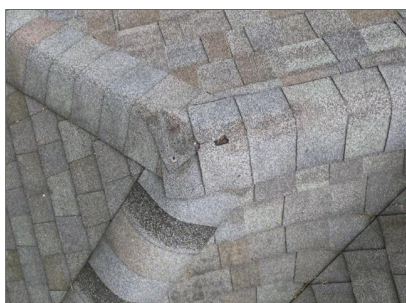
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C. Item 7(Picture) Roof covering materials damage



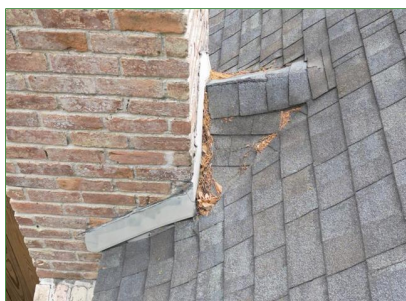
C. Item 8(Picture) Roof covering materials damage



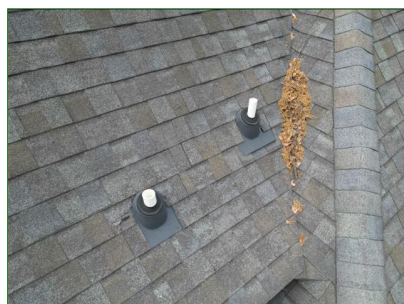
C. Item 9(Picture) Roof covering materials damage



C. Item 10(Picture) Roof covering materials damage



C. Item 11(Picture) Roof covering materials damage



C. Item 12(Picture) Roof covering materials damage

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I   NI   NP   D



C. Item 13(Picture) Roof covering materials damage



C. Item 14(Picture) Roof covering materials damage



C. Item 15(Picture) Roof covering materials damage



C. Item 16(Picture) Roof covering materials damage.



C. Item 17(Picture) Roof covering materials damage



C. Item 18(Picture) Roof covering materials damage

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C. Item 19(Picture) Roof covering materials damage



C. Item 20(Picture) Roof covering materials damage



C. Item 21(Picture) Roof covering materials damage



C. Item 22(Picture) Roof covering materials damage



C. Item 23(Picture) Roof covering materials damage



C. Item 24(Picture) Roof covering materials damage



C. Item 25(Picture) Roof covering materials damage



C. Item 26(Picture) Roof covering materials damage

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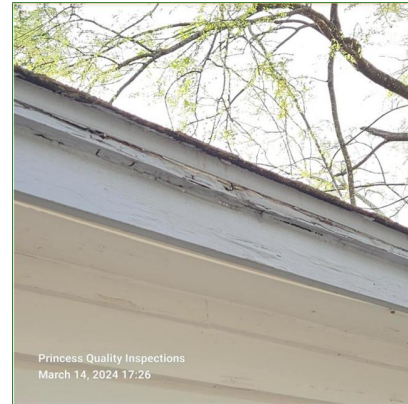
C. Item 27(Picture) Roof covering materials damage



C. Item 28(Picture) Roof covering materials damage



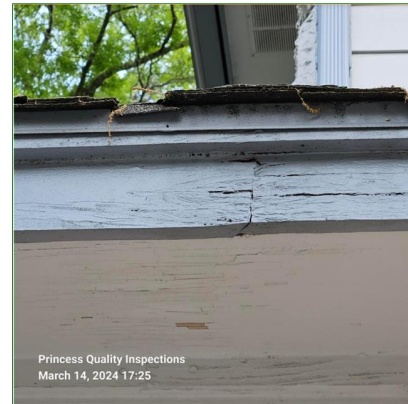
C. Item 29(Picture) Roof covering materials damage



C. Item 30(Picture) Roof covering materials damage



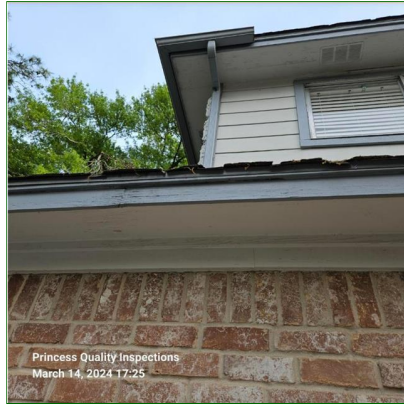
C. Item 31(Picture) Roof covering materials damage



C. Item 32(Picture) Roof covering materials damage

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C. Item 33(Picture) Roof covering materials damage



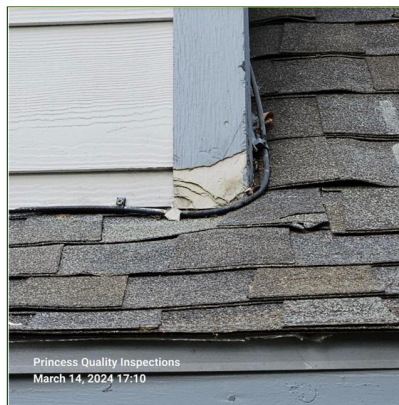
C. Item 34(Picture) Roof covering materials damage



C. Item 35(Picture) Roof covering materials damage



C. Item 36(Picture) Roof covering materials damage



C. Item 37(Picture) Roof covering materials damage

(3) At the time of the inspection, it was observed that the asphalt composition shingles covering most roof slopes exhibited moderate to severe deterioration and damage with too many locations of damaged/deficient materials to note in the report. Notably, the granules on some shingles were extremely loose, rendering walking on the roof unsafe without safety equipment. Moisture stains were also noted on the second-floor drywall ceilings, potentially indicative of past or present active roof leaks or issues with galvanized piping. Additionally, deficiencies such as lifted flashing and nail pops were evident. The primary cause of granule loss appears to be the age of the roof, as granules are bonded to shingles by asphalt

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I	NI	NP	D
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which weakens over time. Consequently, wear and damage can dislodge these granules. The current condition suggests that the shingles are nearing or at the end of their long-term service life. However, other portions of the roof were found to be in better condition, possibly due to varying exposure to weather patterns or sunlight. A thorough examination by a qualified roofing contractor is recommended to determine whether repairs or a full replacement are necessary. Prompt action is advised to mitigate moisture intrusion and potential damage to attic insulation, drywall, and to prevent mold growth in attic materials.

D. Roof Structures and Attics

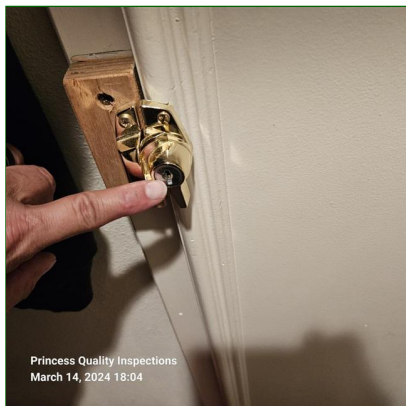
**Roof-Type:** Hip/Valley

**Method used to observe attic:** Walked, Inaccessible

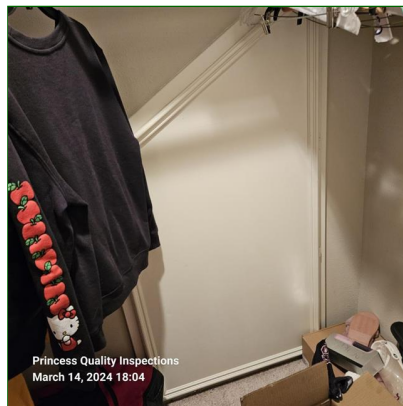
**Attic Information:** Attic access, Scuttle hole, Pull Down stairs, Light in attic, Insulation Average Depth, 12 Inches or less

**Roof Structure:** Deflections/Depressions in Roof Surface, 2 X 6 Rafters, Sheathing

Comments:



D. Item 1(Picture) The attic access door at left front second floor closet was locked and therefore not inspected for deficiencies.



D. Item 2(Picture)

(1) The attic access door at left front second floor closet was locked and therefore not inspected for deficiencies. The inspector was unable to locate another entry into the attic space that is located on the second level. FYI The inspector recommends scheduling a reinspection to inspect these areas for deficiencies.

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

I   NI   NP   D



D. Item 3(Picture) The attic pull-down stairs hinges are in need of adjustment or repair to prevent damage and or injuries from falls.

(2) The attic pull-down stairs hinges are in need of adjustment or repair to prevent damage and or injuries from falls.



D. Item 4(Picture) Some abandoned replaced galvanized piping observed in attic. the inspector was unable to determine whether all horizontal and vertical galvanized pipes have been replaced due to the added insulation on top of them in attic and recommend asking the seller if any vertical or horizontal galvanized piping remains in use and if so replacement is recommended due to the history of damage caused by bursting pipes. FYI

(3) Some abandoned replaced galvanized piping observed in attic. the inspector was unable to determine whether all horizontal and vertical galvanized pipes have been replaced due to the added insulation on top of them in attic and recommend asking the seller if any vertical or horizontal galvanized piping remains in use and if so replacement is recommended due to the history of damage caused by bursting pipes. FYI

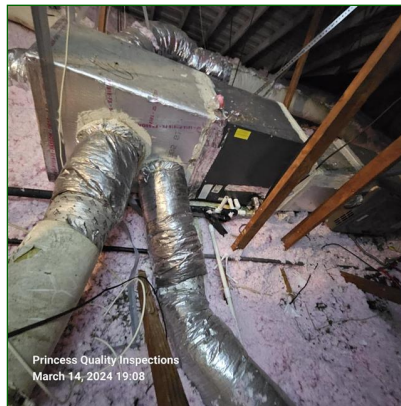
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



D. Item 5(Picture) Exposed water supply piping in attic space

(4) Exposed water supply piping observed in attic. To prevent the risk of freezing and bursting, any water supply pipes that are exposed to very low temperatures should be adequately insulated or emptied of water. This is especially important for pipes that run outside or in unheated attic of the building. Pex piping performs well in extreme cold temperatures and is freeze resistant but it's not freeze proof to include connectors and clamps. Frozen pipes can cause serious damage and disruption to the water supply system.



D. Item 6(Picture) A solid pathway to HVAC with a minimum 24 in wide is recommended to safely access HVAC for service and repair service decking to the front of HVAC should be a minimum of 30 in.

(5) A solid pathway to HVAC with a minimum 24 in wide is recommended to safely access HVAC for service and repair service decking to the front of HVAC should be a minimum of 30 in.



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

I   NI   NP   D



D. Item 7(Picture) The attic structure was performing at the time of inspection with no signs of significant settlement. FYI

(6) The attic structure was performing at the time of inspection with no signs of significant settlement. FYI



D. Item 8(Picture) Adding weather stripping and insulation to the attic pull-down stairs door is recommended to prevent Heating and Cooling loss.

(7) Adding weather stripping and insulation to the attic pull-down stairs door is recommended to prevent Heating and Cooling loss.

E. Walls (Interior and Exterior)

**Wall Structure:** Wood

**Siding Style:** Lap

**Siding Material:** Wood, Cement-Fiber, Brick veneer

**Wall Material:** Gypsum Board, Tile

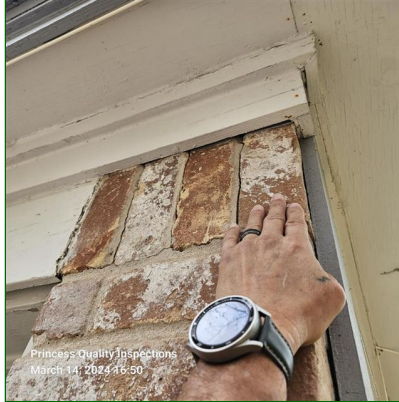
**Cabinetry:** Wood

**Countertop:** Composite, Corian

**Comments:**

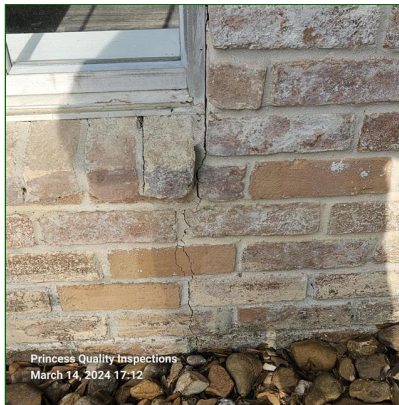
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



E. Item 1(Picture) A loose brick was observed at Garage right front corner and recommend prepared to prevent separation.

(1) A loose brick was observed at Garage right front corner and recommend prepared to prevent separation.



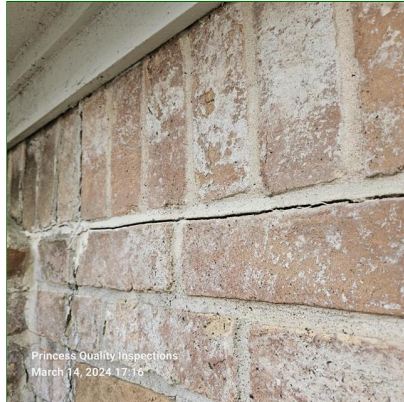
E. Item 2(Picture) Vertical cracks in brick and mortar at rear exterior wall observed and likely caused by settlement. The inspector did not observe any other evidence suggesting significant foundation movement. However, the exterior foundation wall is not visible at this location and recommend further examination by a qualified foundation contractor to identify the the extent and depth of any cracks residing in the exterior foundation walls covered by rocks, soil and flowerbeds and to advise and repair if necessary.

(2) Vertical cracks in brick and mortar at rear exterior wall observed and likely caused by settlement. The inspector did not observe any other evidence suggesting significant foundation movement. However, the exterior foundation wall is not visible at this location and recommend further examination by a qualified

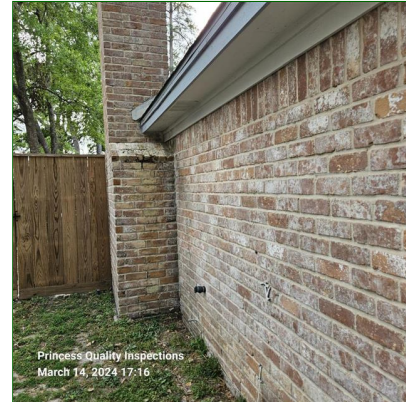
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D

foundation contractor to identify the the extent and depth of any cracks residing in the exterior foundation walls covered by rocks, soil and flowerbeds and to advise and repair if necessary.



E. Item 3(Picture) A horizontal separation between brick mortar and brick was observed at the left side of home before chimney and likely caused by past settlement and may require repair should the separations worsen. FYI



E. Item 4(Picture) A horizontal separation between brick mortar and brick was observed at the left side of home before chimney and likely caused by past settlement and may require repair should the separations worsen. FYI

(3) A horizontal separation between brick mortar and brick was observed at the left side of home before chimney and likely caused by past settlement and may require repair should the separations worsen. Some repairs has been performed in this area. FYI



E. Item 5(Picture) Cement fiber siding observed in direct contact with roof coverings at various locations and obscuring from view any metal flashing. Due to the age and condition of roof coverings, the wall flashing will be exposed and can be repaired if needed at the next roof covering change. Cement fiber manufacturers recommend a minimum clearance to roof covering materials of an inch and a half to prevent premature deterioration of cement fiber. FYI

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

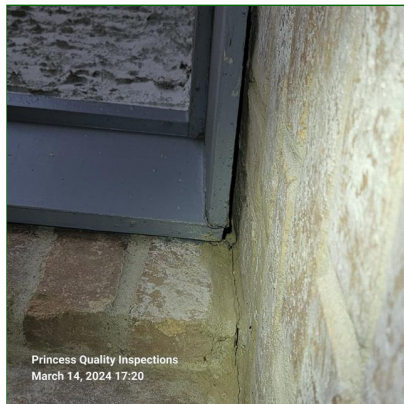
I   NI   NP   D

(4) Cement fiber siding observed in direct contact with roof coverings at various locations and obscuring from view any metal flashing. Due to the age and condition of roof coverings, the wall flashing will be exposed and can be repaired if needed at the next roof covering change. Cement fiber manufacturers recommend a minimum clearance to roof covering materials of an inch and a half to prevent premature deterioration of cement fiber. FYI

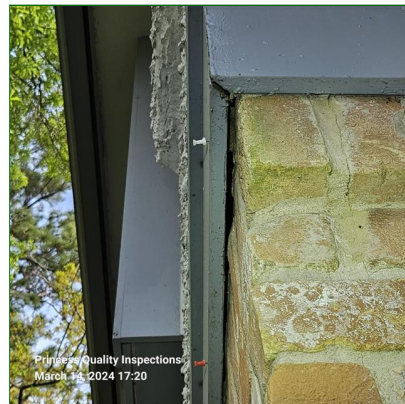


E. Item 6(Picture) uneven gap in frieze board

(5) An inconsistent separation at frieze board Corner observed and commonly caused by some sort of settlement. When a home's foundation settles, it means that all or part of the foundation has moved in a downward direction further into the soil from when it was built. When the foundation settles, the brick wall goes with it. This causes an (out of plumb) condition that stresses the connection between the brick and frieze boards of the home. The settlement was likely caused during the mandatory water restrictions during the past heat wave. FYI



E. Item 7(Picture) Gaps in frieze boards large enough for flying insect entry observed and recommend reducing the size of cracks to prevent flying insect and or Vermin nesting within the structure.

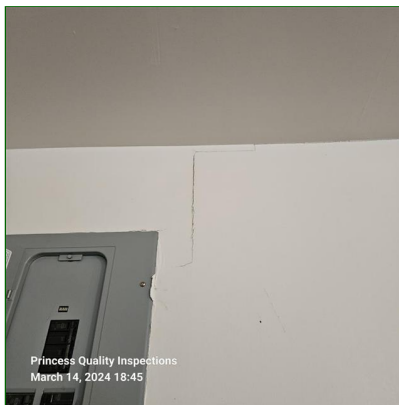


E. Item 8(Picture) Gaps in frieze boards large enough for flying insect entry observed and recommend reducing the size of cracks to prevent flying insect and or Vermin nesting within the structure.

(6) Gaps in frieze boards large enough for flying insect entry observed and recommend reducing the size of cracks to prevent flying insect and or Vermin nesting within the structure.

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

I   NI   NP   D



E. Item 9(Picture) The vertical crack near the electrical distribution panel was likely caused by past settlement. It is more common that when a foundation Settles it stops settling and ongoing settlement is continuous movement and is rare.

FYI

(7) The vertical crack near the electrical distribution panel was likely caused by past settlement. It is more common that when a foundation Settles it stops settling and ongoing settlement is continuous movement and is rare. FYI

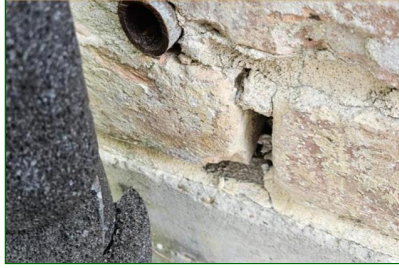


E. Item 10(Picture) Gaps in sealant observed at kitchen counter near kitchen sink and recommend sealant repair to prevent moisture from getting under kitchen counter.

(8) Gaps in sealant observed at kitchen counter near kitchen sink and recommend sealant repair to prevent moisture from getting under kitchen counter.

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

I   NI   NP   D



E. Item 11(Picture) Uncommonly large weep holes can be screened to prevent vermin entry. Sealing off weepholes is not recommended as it will prevent ventilation of airspace in wall that is designed to allow moisture to escape and dry. FYI

(9) Uncommonly large weep holes can be screened to prevent vermin entry. Sealing off weepholes is not recommended as it will prevent ventilation of airspace in wall that is designed to allow moisture to escape and dry. FYI

**F. Ceilings and Floors**

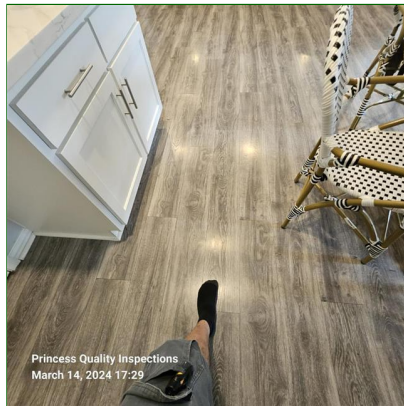
**Ceiling Structure:** 6" or better

**Floor Structure:** Slab, Not visible

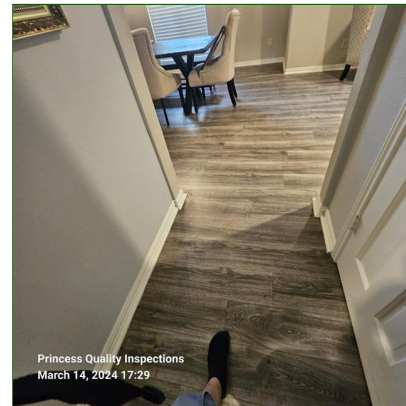
**Ceiling Materials:** Gypsum Board

**Floor Covering(s):** Carpet, Laminated T&G, Tile

Comments:



F. Item 1(Picture) Uneven floor covering installation observed causing hollow sound as you walk around. FYI



F. Item 2(Picture) Uneven floor covering installation observed causing hollow sound as you walk around. FYI

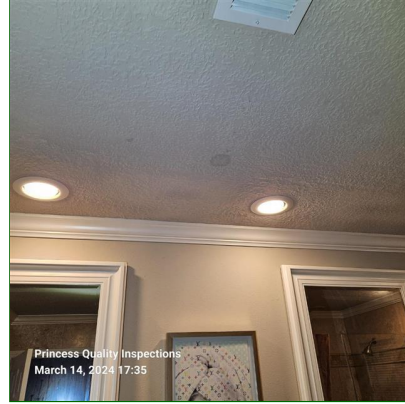
(1) Uneven floor covering installation observed causing hollow sound as you walk around. FYI

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

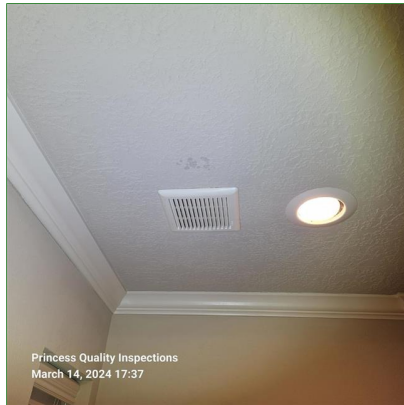
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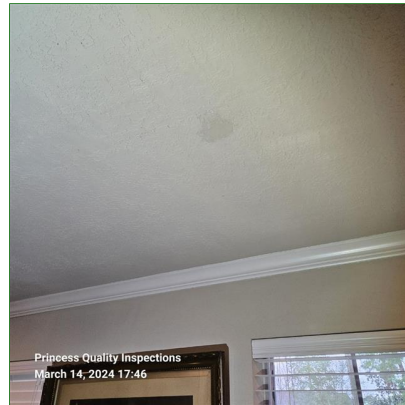
F. Item 3(Picture) Moisture stains observed in drywall ceilings at various locations.



F. Item 4(Picture) Moisture stains observed in drywall ceilings at various locations.



F. Item 5(Picture) Moisture stains observed in drywall ceilings at various locations.

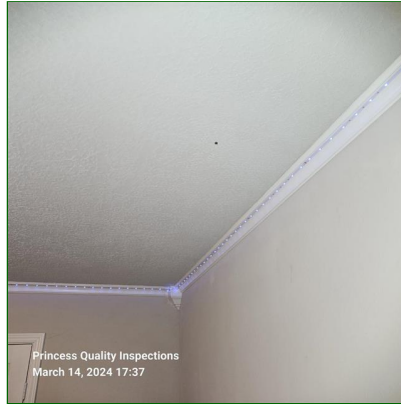


F. Item 6(Picture) Moisture stains observed in drywall ceilings at various locations.

(2) Moisture stains observed in drywall ceilings at various locations. Due to the lack of moisture the inspector was unable to determine whether a active leak is present. However, damaged shingles do exist at various locations of roof and recommend further examination examination of roof covering materials by a qualified roofing contractor to identify and repair or replace any active moisture entry points to prevent moisture damage to materials and fungi growth.

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

I   NI   NP   D

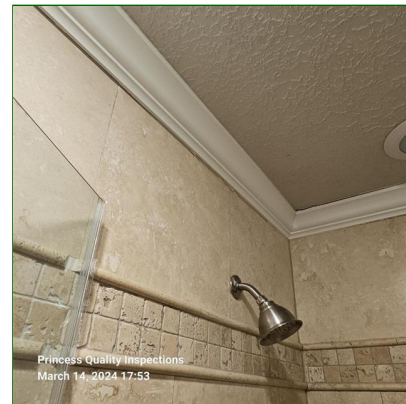


F. Item 7(Picture) Left front bedroom nail pop was observed in ceiling.

(3) Left front bedroom nail pop was observed in ceiling.



F. Item 8(Picture) Gaps/ separation in crown molding observed at master bathroom.



F. Item 9(Picture) Gaps/ separation in crown molding observed at master bathroom.



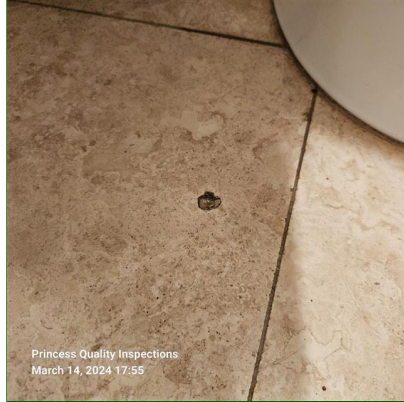
F. Item 10(Picture) Gaps/ separation in crown molding observed at master bathroom.

(4) Gaps/separation in crown molding observed at master bathroom.

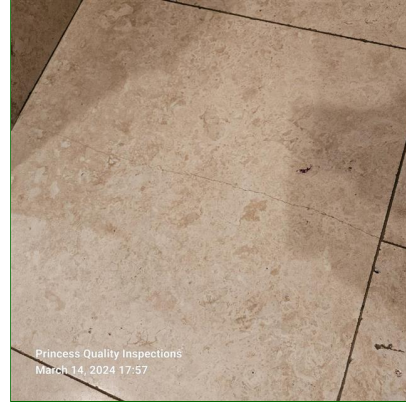


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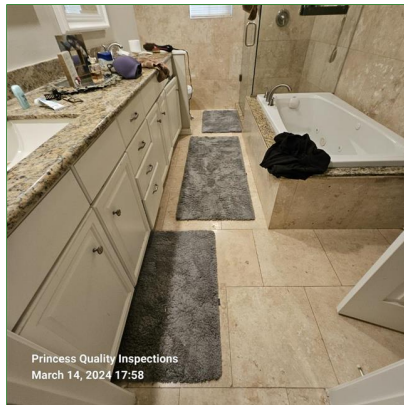
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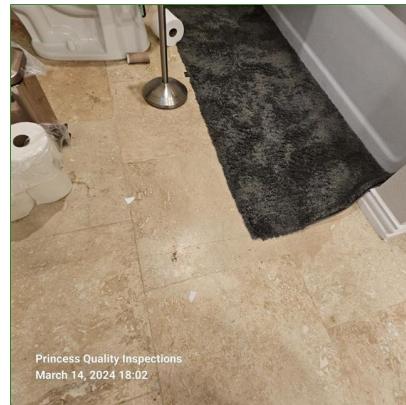
F. Item 11(Picture) Chipped and cracked tiles observe in master bathroom. the inspector did not move floor carpeting to look for more damage. FYI



F. Item 12(Picture) Chipped and cracked tiles observe in master bathroom. the inspector did not move floor carpeting to look for more damage. FYI



F. Item 13(Picture) Chipped and cracked tiles observe in master bathroom. the inspector did not move floor carpeting to look for more damage. FYI



F. Item 14(Picture) Chipped and cracked tiles observe in master bathroom. the inspector did not move floor carpeting to look for more damage. FYI

(5) Chipped and cracked tiles observe in master bathroom. the inspector did not move floor carpeting to look for more damage. FYI

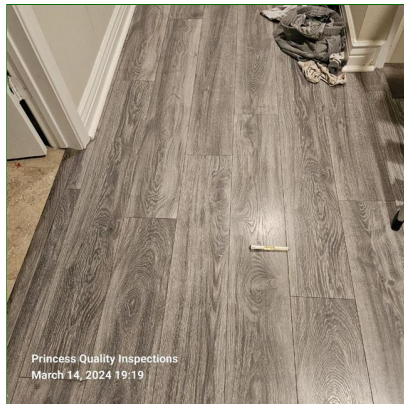
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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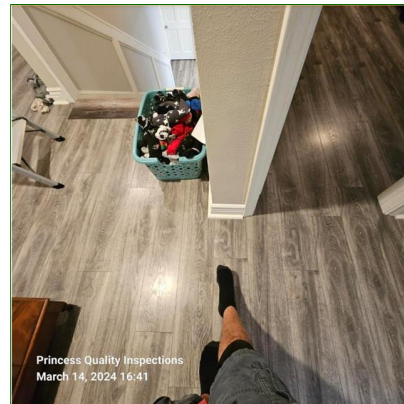


F. Item 15(Picture) Live roaches were observed at 2 locations at second floor and recommend further examination by a qualified pest control contractor to identify and treat as necessary to prevent infestations in the home.

(6) Live roaches were observed at 2 locations at second floor and recommend further examination by a qualified pest control contractor to identify and treat as necessary to prevent infestations in the home.



F. Item 16(Picture) Floor slopes down to the front of home at second floor.



F. Item 17(Picture) A slight rise in floor observed at top of stairs.

(7) The second floor of the home slopes downward towards the front of the home. This is quite common in homes built during this era. There could be several reasons why the second-story floors of your home are uneven. Some of the common causes include: Installation errors: If the floor trusses were not installed correctly, they may be causing the unevenness in the floors. The trusses may not be level or may have been installed at different heights. Deflection: Floor trusses are designed to deflect slightly under load, which can result in some unevenness in the floors. However, if the deflection is excessive, it could indicate a problem with the design or installation of the trusses. Moisture content: Wood trusses can absorb moisture from the environment, which can cause them to warp or twist over time. If the trusses were exposed to excessive moisture during construction, water or roof leaks this could be causing the unevenness in the floors.

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

I   NI   NP   D

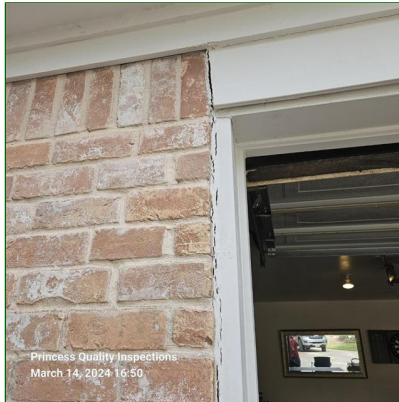
With no evidence suggesting significant structural settlement it is the inspector's opinion that this home was likely built this way. FYI

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

**Exterior Entry Doors:** Wood, Steel, Insulated glass

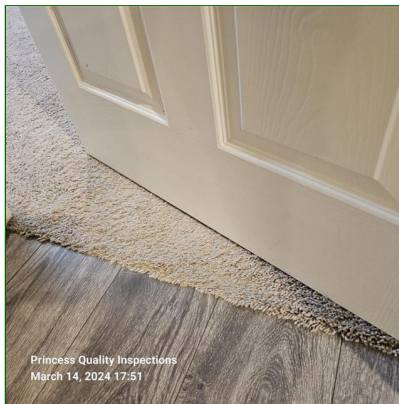
**Interior Doors:** Hollow core, Solid, Raised panel

Comments:



G. Item 1(Picture) Touching up sealant gaps at garage opening is recommended to prevent further separation and or damage.

(1) Touching up sealant gaps at garage opening is recommended to prevent further separation and or damage.



G. Item 2(Picture) Bedroom doors with carpeted bedrooms are too low, and since air returns are not present within the rooms, trimming the door bottoms to allow an inch and a half to the floor is recommended to allow air to return to HVAC for reconditioning.

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

I   NI   NP   D

(2) Bedroom doors with carpeted bedrooms are too low, and since air returns are not present within the rooms, trimming the door bottoms to allow an inch and a half to the floor is recommended to allow air to return to HVAC for reconditioning.



G. Item 3(Picture) One car garage door panels observed to contain creases from buckling but did not hinder the operation of the door. FYI

(3) One car garage door panels observed to contain creases from buckling but did not hinder the operation of the door. FYI

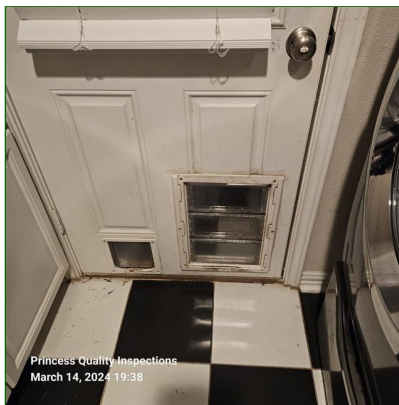


G. Item 4(Picture) A slight sag observed at center of garage opening/header and common in this age of home. The header may need reinforcing in the future if sagging worsens. FYI

(4) A slight sag observed at center of garage opening/header and common in this age of home. The header may need reinforcing in the future if sagging worsens. FYI

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

I	NI	NP	D
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G. Item 5(Picture) Pet access door

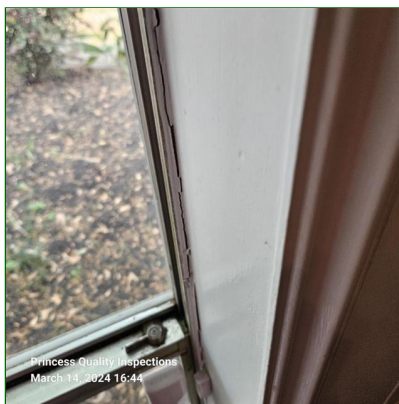
(5) Pet access doors have been used by burglars to gain access to the home. FYI

H. Windows

**Window Types:** AGED, Single-hung

**Window Manufacturer:** UNKNOWN

Comments:



H. Item 1(Picture) Gaps/ separation in sealant observed at various interior window locations and recommend touching up sealant to prevent drafts.

(1) Gaps/separation in sealant observed at various interior window locations and recommend touching up sealant to prevent drafts.

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

I   NI   NP   D



H. Item 2(Picture) Gaps between exterior window frames and brick observed at various locations and recommend repair of gaps to prevent flying insects and or Vermin nesting Within structure.

(2) Gaps between exterior window frames and brick observed at various locations and recommend repair of gaps to prevent flying insects and or Vermin nesting Within structure.



H. Item 3(Picture) Loose paint observed at window protrusion at front of home and may indicate that it's time to repaint paintable surfaces at the exterior of the home. Exterior paint manufacturers recommend painting every 7 to 10 years to prevent premature deterioration of materials.

(3) Loose paint observed at window protrusion at front of home and may indicate that it's time to repaint paintable surfaces at the exterior of the home. Exterior paint manufacturers recommend painting every 7 to 10 years to prevent premature deterioration of materials.

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

I   NI   NP   D

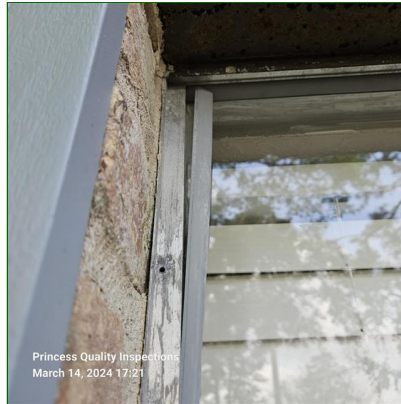


H. Item 4(Picture) Corrosion observed on metal load-bearing lintels above exterior windows and recommend removal of rust and treat with a rust inhibitor to prevent further deterioration of load bearing lintels.



H. Item 5(Picture) Corrosion observed on metal load-bearing lintels above exterior windows and recommend removal of rust and treat with a rust inhibitor to prevent further deterioration of load bearing lintels.

(4) Corrosion observed on metal load-bearing lintels above exterior windows and recommend removal of rust and treat with a rust inhibitor to prevent further deterioration of load bearing lintels.



H. Item 6(Picture) Loose blazing bead trim observed at window front of home and recommend repair to prevent damage.

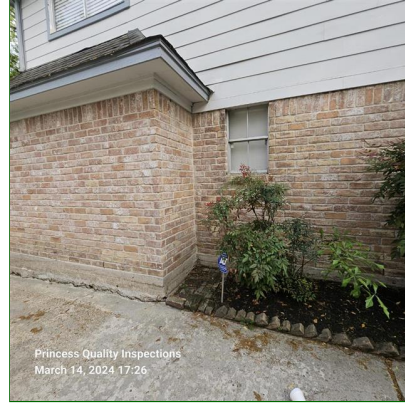
(5) Loose blazing bead trim observed at window front of home and recommend repair to prevent damage.

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

I   NI   NP   D

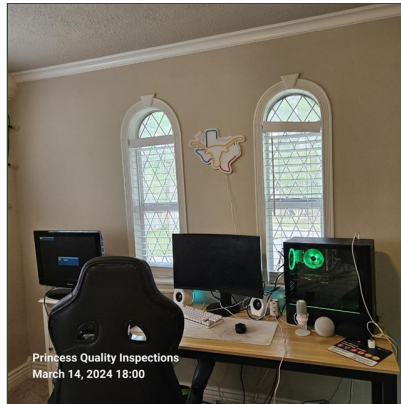


H. Item 7(Picture) Broken glass observed on window at right side of Home facing rear and recommend replacing broken glass.



H. Item 8(Picture) Broken glass location

(6) Broken glass observed on window at right side of Home facing rear and recommend replacing broken glass.



H. Item 9(Picture) Window access blocked by occupant items or not tested for performance. FYI

(7) Window access blocked by occupant items or not tested for performance. FYI



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

I   NI   NP   D

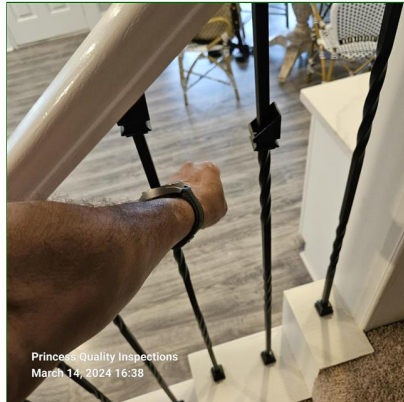


H. Item 10(Picture) One of the windows at the second floor hallway bathroom with only open a few inches with moderate force. FYI

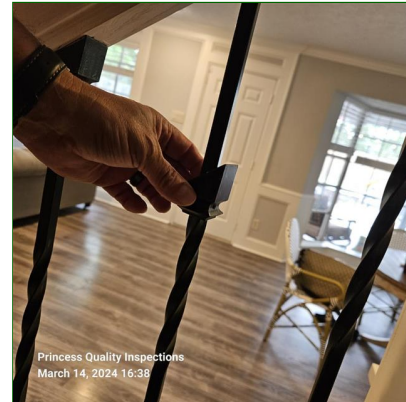
(8) One of the windows at the second floor hallway bathroom with only open a few inches with moderate force. FYI

I. Stairways (Interior and Exterior)

Comments:



I. Item 1(Picture) The balusters are spaced beyond 4 in and my modern standards would be required to not allow a 4-in sphere pass through. correcting for safety is recommended prevent children from getting their heads stuck. FYI



I. Item 2(Picture) Shoes are out of position and should be flush with rail above.

The balusters are spaced beyond 4 in and my modern standards would be required to not allow a 4-in sphere pass through. correcting for safety is recommended prevent children from getting their heads stuck. FYI

Shoes on balusters are out of position and should be flush with rail above. FYI

J. Fireplaces and Chimneys

Sky Light(s): None

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

I   NI   NP   D

**Chimney (exterior):** Brick  
**Types of Fireplaces:** Vented gas logs  
**Operable Fireplaces:** One  
**Number of Woodstoves:** None

Comments:



J. Item 1(Picture) Gas logs are present in the fireplace. However, the inspector did not locate a valve that will open gas to the logs and recommends asking the seller for its location and testing for gas pressure. If necessary, repair it.

J. Item 2(Picture) Fireplace



J. Item 3(Picture) Damper open

J. Item 4(Picture) Damper closed

(1) Gas logs are present in the fireplace. However, the inspector did not locate a valve that will open gas to the logs and recommends asking the seller for its location and testing for gas pressure. If necessary, repair it.

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

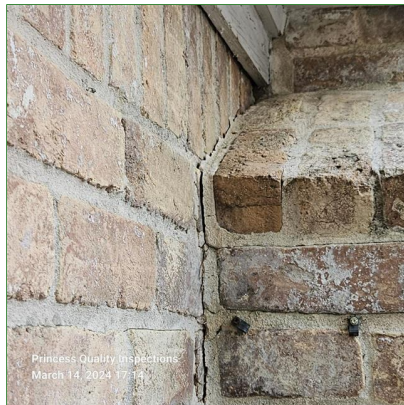
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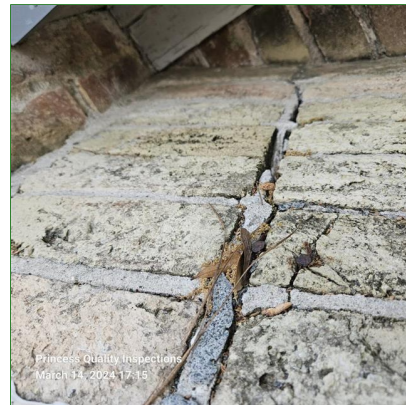
J. Item 5(Picture) Gaps in brick and mortar observed on chimney exterior and recommend repair of all gaps and cracks to prevent moisture seepage.



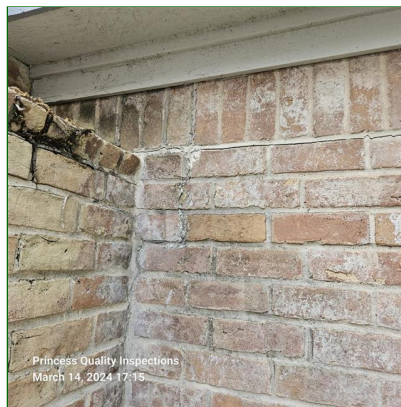
J. Item 6(Picture) Gaps in brick and mortar observed on chimney exterior and recommend repair of all gaps and cracks to prevent moisture seepage.



J. Item 7(Picture) Gaps in brick and mortar observed on chimney exterior and recommend repair of all gaps and cracks to prevent moisture seepage.



J. Item 8(Picture) Gaps in brick and mortar observed on chimney exterior and recommend repair of all gaps and cracks to prevent moisture seepage.



J. Item 9(Picture) Some mortar repairs observed.

(2) Gaps in brick and mortar observed on chimney exterior and recommend repair of all gaps and cracks to prevent moisture seepage.

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

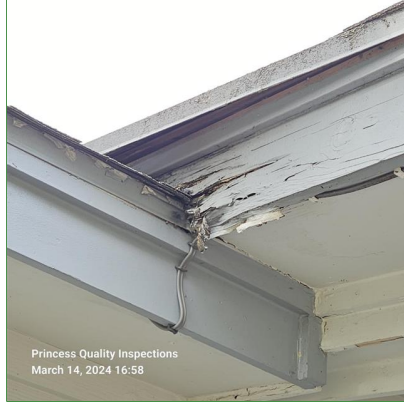
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**K. Porches, Balconies, Decks and Carports**

**Appurtenance:** Sidewalk, Patio

**Driveway:** Concrete

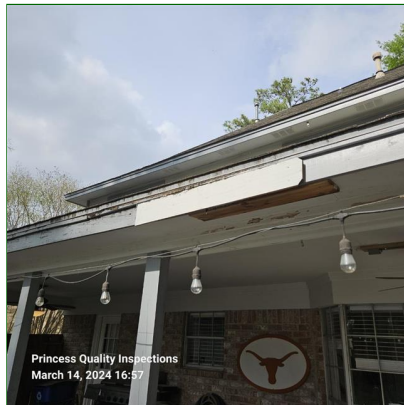
**Comments:**



K. Item 1(Picture) Moisture damage observed at rear patio structure and mostly at fascia and recommend repair to prevent from creating an environment conducive to wood destroying insect activity.



K. Item 2(Picture) Moisture damage observed at rear patio structure and mostly at fascia and recommend repair to prevent from creating an environment conducive to wood destroying insect activity.



K. Item 3(Picture) Moisture damage observed at rear patio structure and mostly at fascia and recommend repair to prevent from creating an environment conducive to wood destroying insect activity.



K. Item 4(Picture) Moisture damage observed at rear patio structure and mostly at fascia and recommend repair to prevent from creating an environment conducive to wood destroying insect activity.

(1) Moisture damage observed at rear patio structure and mostly at fascia and recommend repair to prevent from creating an environment conducive to wood destroying insect activity.

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

I   NI   NP   D



K. Item 5(Picture) Un uncommon dip in roof surface over rear patio structure observed and recommend further examination by a qualified roofing contractor to identify the cause and repair as necessary to prevent moisture intrusions and damage to materials.

(2) Un uncommon dip in roof surface over rear patio structure observed and recommend further examination by a qualified roofing contractor to identify the cause and repair as necessary to prevent moisture intrusions and damage to materials.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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

I   NI   NP   D

## II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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

I   NI   NP   D

A. Service Entrance and Panels

**Electrical Service Conductors:** Overhead service, Copper, 220 volts, Aluminum Strand

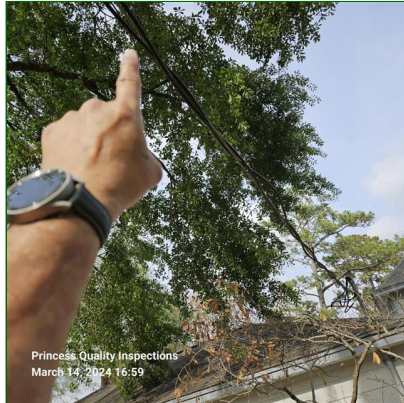
**Panel Capacity:** 200 AMP

Extra Info: 4x200 amp service

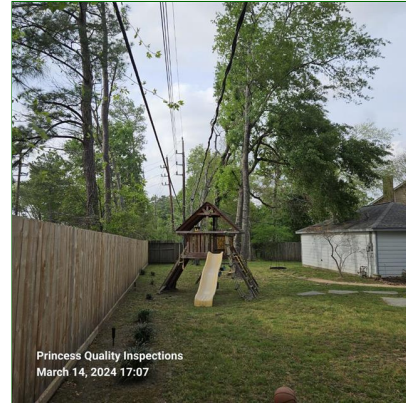
**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** GENERAL ELECTRIC

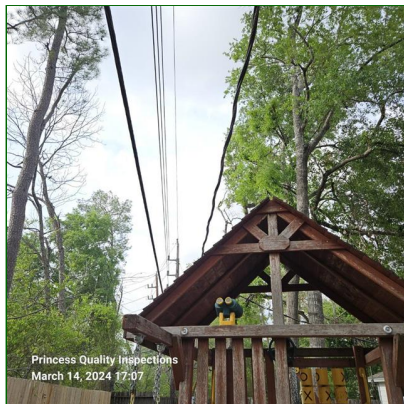
Comments:



A. Item 1(Picture) The electrical service drop appears to be than the required 10" to grade. Due to the inherent danger, the inspector did not place his medal tape measure close enough to get the precise reading of height



A. Item 2(Picture)



A. Item 3(Picture) Electrical transmission and distribution power lines are close enough to the Fort roof for a child to grab while standing on the roof. FYI



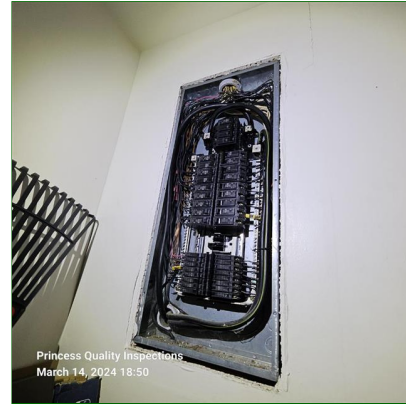
A. Item 4(Picture) The electrical distribution panel is located in the garage.

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

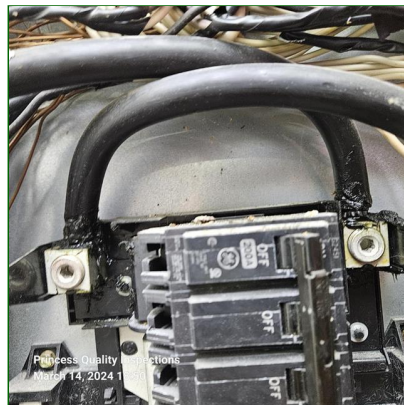
I   NI   NP   D



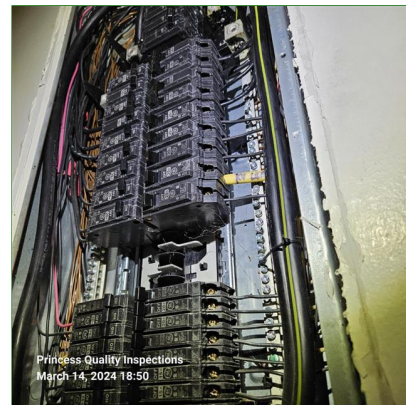
A. Item 5(Picture) 4x200 amp service disconnect



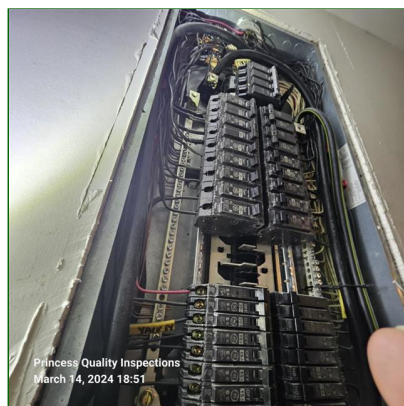
A. Item 6(Picture) Panel cover removed



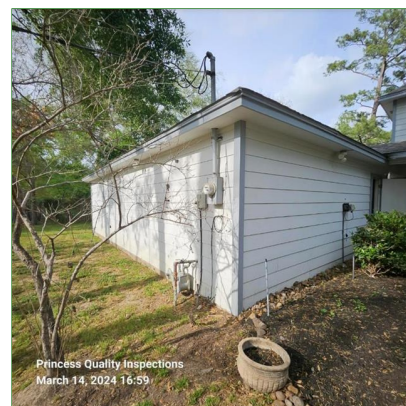
A. Item 7(Picture) Antioxidant paste was present on the aluminum strand service conductors at connections as required. FYI



A. Item 8(Picture) Circuit connections ok



A. Item 9(Picture) Circuit connections ok



A. Item 10(Picture) The electrical service entrance is located at the left rear corner of the garage facing rear. FYI

(1) The electrical service drop appears to be lower than the required 10" to grade. Due to the inherent danger, the inspector did not place his metal tape measure close enough to get the precise reading of height, and the electrical service wires pass close enough for a child to grab from the top of the roof.

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The inspector recommends contacting the electric service provider regarding clearances to the ground of the electrical service drop, as well as transmission and distribution power lines. If they see fit, they will perform repairs free of charge. FYI

I observed (No) installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home;s wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

The electrical systems, service entrance and panels were performing as intended at the time of inspection and any deficiencies observed will be noted in this section of the report.



A. Item 11(Picture) Sealing off gap in soffit at electrical service mask penetration at rear of garages recommended to prevent flying insect and Vermin nesting Within structure.

(2) Sealing off gap in soffit at electrical service mask penetration at rear of garages recommended to prevent flying insect and Vermin nesting Within structure.



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

I   NI   NP   D



A. Item 12(Picture) A loose cable observed at the right rear corner of property and recommend further examination to identify the cable and correct as necessary.



A. Item 13(Picture) A loose cable observed at the right rear corner of property and recommend further examination to identify the cable and correct as necessary.

(3) A loose cable observed at the right rear corner of property and recommend further examination to identify the cable and correct as necessary for safety.

**B. Branch Circuits, Connected Devices and Fixtures**

**Branch wire 15 and 20 AMP:** Copper

**Type Of Wiring:** Romex

Comments:



B. Item 1(Picture) The smoke detectors present in the home did respond to testing at the time of inspection and are interconnected as required by modern standards.  
FYI

(1) The smoke detectors present in the home did respond to testing at the time of inspection and are interconnected as required by modern standards. FYI

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

I   NI   NP   D



B. Item 2(Picture) Globes/covers are not present on light bulbs in closets.

(2) Observed open incandescent type light fixtures in one or more closets and recommend replacing incandescent bulbs with low wattage LED bulbs.



B. Item 3(Picture) A damaged prong what's observed stuck in a living room receptacle on exterior wall and recommend repair or replacement by a qualified electrical contractor for safety.

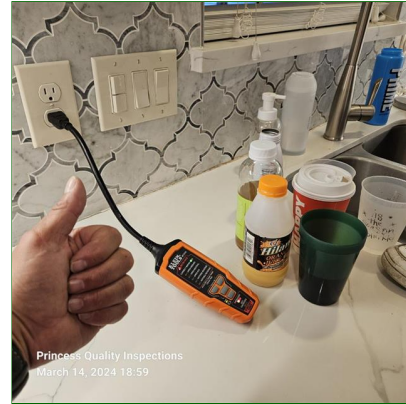
(3) A damaged prong what's observed stuck in a living room receptacle on exterior wall and recommend repair or replacement by a qualified electrical contractor for safety.

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

I   NI   NP   D

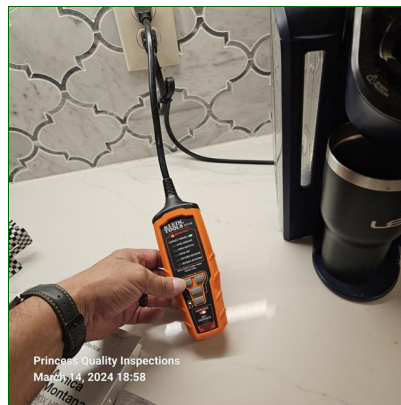


B. Item 4(Picture) The GFCI protected receptacles at rear patio, bathrooms and kitchen did respond to instrument testing at the time of inspection. FYI



B. Item 5(Picture) The GFCI protected receptacles at rear patio, bathrooms and kitchen did respond to instrument testing at the time of inspection. FYI

(4) The GFCI protected receptacles at rear patio, bathrooms and kitchen did respond to instrument testing at the time of inspection. FYI

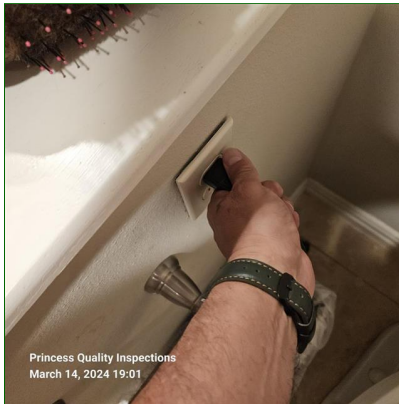


B. Item 6(Picture) The electrical receptacle at Coffee station did not respond to GFCI testing at the time of inspection and updating for safety is recommended. FYI

(5) The electrical receptacle at Coffee station did not respond to GFCI testing at the time of inspection and updating for safety is recommended. FYI

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

I   NI   NP   D



B. Item 7(Picture) The electrical receptacle next to the master toilet is loose and recommend adjustment or repair by qualified electrical contractor for safety.

(6) The electrical receptacle next to the master toilet is loose and recommend adjustment or repair by qualified electrical contractor for safety.

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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

The smoke detectors should be tested upon moving in to home.

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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

I   NI   NP   D

### III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A. Heating Equipment

**Heat Type:** Furnace

**Energy Source:** Natural gas

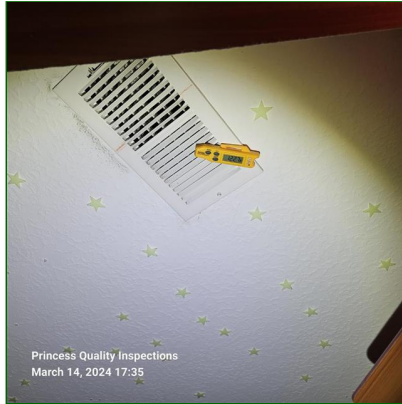
**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** RHEEM, RUUD

Comments:

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

I   NI   NP   D



A. Item 1(Picture) The gas furnace was performing at the time of inspection.



A. Item 2(Picture) The gas furnace is located in the attic. A solid service platform that extends 30 in to the front of the Furnace and evaporator is recommended and was required to be installed at last appliance installation.

(1) The gas furnace was performing at the time of inspection. However, a service platform that extends 30 in to the front of the appliance was not present and should have been installed at the time of last Appliance replacement installation of a service platform with a solid path to the Attic entry of no less than 24 in is recommended for safety. FYI

The age of the furnace was not determined at the time of inspection and recommend asking the seller for the gas furnace age for future reference.



A. Item 3(Picture) The furnace exhaust Class B vent requires a 1-in clearance to combustible materials and recommend adjustment or relocating of signal wire that is in direct contact with furnace vent for safety.

(2) The furnace exhaust Class B vent requires a 1-in clearance to combustible materials and recommend adjustment or relocating of signal wire that is in direct contact with furnace vent for safety.

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

I   NI   NP   D

**B. Cooling Equipment**

**Cooling Equipment Type:** Air conditioner unit  
**Cooling Equipment Energy Source:** Electricity  
**Number of AC Only Units:** One  
**Central Air Brand:** GOODMAN

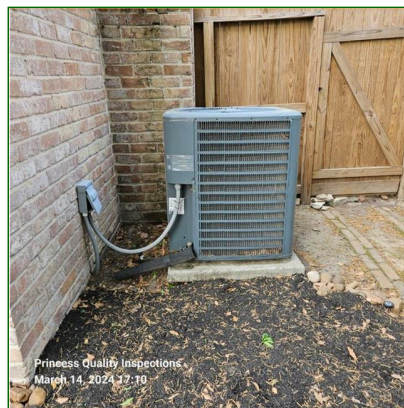
Comments:



B. Item 1(Picture) Cooling temperature



B. Item 2(Picture) Air return temperature



B. Item 3(Picture) Condenser



B. Item 4(Picture) The condenser was manufactured in 2016

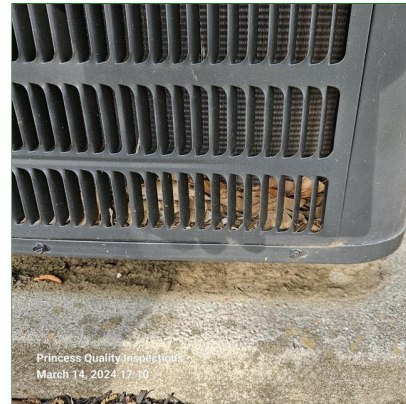
(1) The cooling system was performing with an air temperature variance between air supply plenum and air return plenum of 18 degrees and was consistent with a cooling system performing at the time of inspection.

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

I   NI   NP   D



B. Item 5(Picture) Debris observed inside condenser housing and service or repair by a qualified HVAC contractor to prevent reductions inefficiency from debris blockages.



B. Item 6(Picture) Debris observed inside condenser housing and service or repair by a qualified HVAC contractor to prevent reductions inefficiency from debris blockages.

(2) Debris observed inside condenser housing and service or repair by a qualified HVAC contractor to prevent reductions inefficiency from debris blockages.

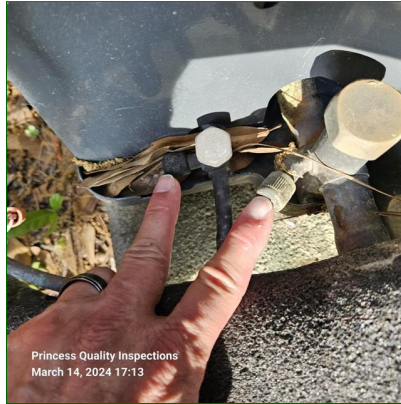


B. Item 7(Picture) Wasp nests observed inside of the condenser service disconnect panel and recommend removal by qualified HVAC or electrical contractor for safety.

(3) Wasp nests observed inside of the condenser service disconnect panel and recommend removal by qualified HVAC or electrical contractor for safety.

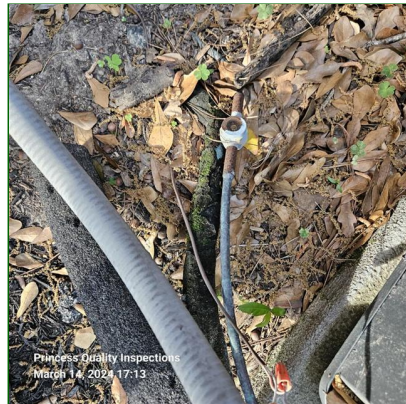
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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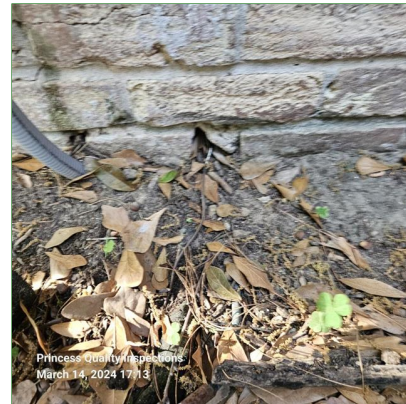


B. Item 8(Picture) The condenser service ports do not have the necessary tamper resistant caps installed.

(4) Condenser refrigerant circuit access ports (which carries the refrigerant to and from your outdoor AC, and indoor cold coil) are commonly fitted with locking type tamper-resistant caps to prevent unauthorized access and recommend correcting and are not present and by modern standards are required.



B. Item 9(Picture) The cooling system lineset is missing foam insulation and enters wall uncommonly low in wall and recommend repair of insulation and seal wall penetration to prevent vermin entry.



B. Item 10(Picture) The cooling system lineset is missing foam insulation and enters wall uncommonly low in wall and recommend repair of insulation and seal wall penetration to prevent vermin entry.

(5) The cooling system lineset is missing foam insulation and enters wall uncommonly low in wall and recommend repair of insulation and seal wall penetrations to prevent vermin entry.

The line set is old. The line set should be replaced every time the cooling is replaced. FYI



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

I   NI   NP   D

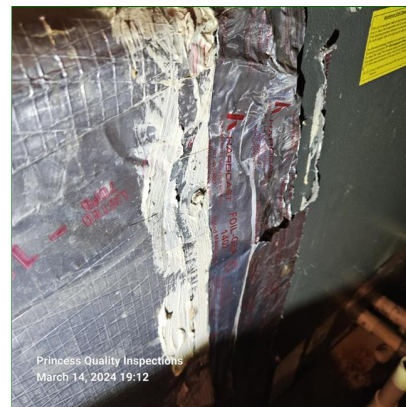


B. Item 11(Picture) The primary condensate drain line trap is not insulated. Insulating the Trap is recommended to prevent condensation and moisture damage.

(6) The primary condensate drain line trap is not insulated. Insulating the Trap is recommended to prevent condensation and moisture damage.



B. Item 12(Picture) Air leaks in air handler seams observed at various locations and recommend further examination by a qualified HVAC contractor and repair all air leaks to prevent condensation and moisture damage.



B. Item 13(Picture) Air leaks in air handler seams observed at various locations and recommend further examination by a qualified HVAC contractor and repair all air leaks to prevent condensation and moisture damage.

(7) Air leaks in air handler seams observed at various locations and recommend further examination by a qualified HVAC contractor and repair all air leaks to prevent condensation and moisture damage.

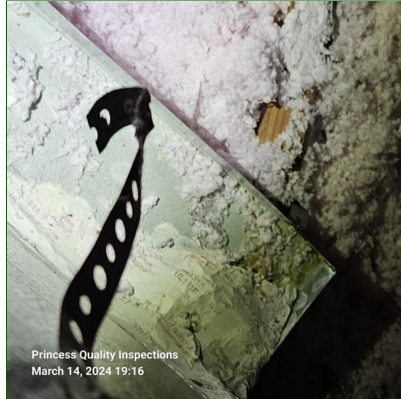
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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B. Item 14(Picture) Gaps/separation in foam insulation observed on the primary condensate drain line at evaporator and recommend insulating all exposed primary condensate drain line in attic space to prevent condensation and moisture damage..

(8) Gaps/separation in foam insulation observed on the primary condensate drain line at evaporator and recommend insulating all exposed primary condensate drain line in attic space to prevent condensation and moisture damage..

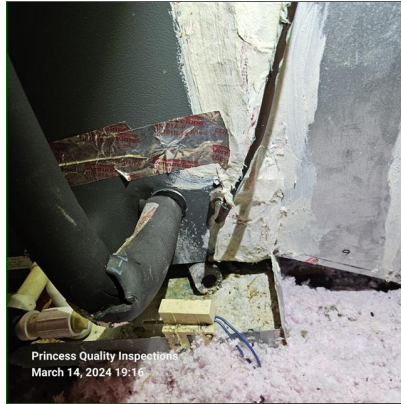


B. Item 15(Picture) Removal of all debris from evaporator drip pan is recommended to prevent clogging of drain line.

(9) Removal of all debris from evaporator drip pan is recommended to prevent clogging of drain line.

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

I   NI   NP   D

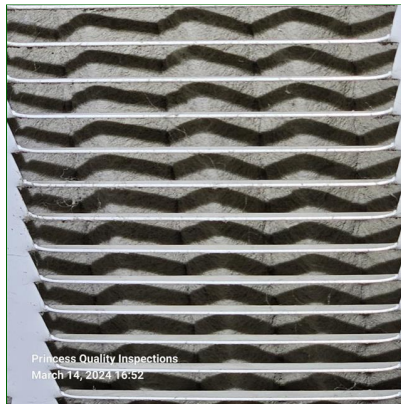


B. Item 16(Picture) The air handler is resting on top of drip pan vertical wall and is uncommon the inspector recommends further examination of the air handler installation and repair is necessary to prevent condensation and moisture damage.

(10) The air handler is resting on top of drip pan vertical wall and is uncommon the inspector recommends further examination of the air handler installation and repair is necessary to prevent condensation and moisture damage.

C. Duct Systems, Chases and Vents

**Ductwork:** Insulated  
**Filter Type:** Disposable  
**Filter Size:** N/A  
**Comments:**



C. Item 1(Picture) Dirty filters observed and recommend replacement and return duct cleaning part of routine maintenance as recommended by the HVAC manufacturer for long-term performance of equipment.

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

**I   NI   NP   D**

Dirty filters observed and recommend replacement and return duct cleaning part of routine maintenance as recommended by the HVAC manufacturer for long-term performance of equipment.

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

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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 (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The following **Structural** 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 building. 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 = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient**

**I   NI   NP   D**

## IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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

**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper, PEX, Not visible

**Water Heater Manufacturer:** GE

**Location of water meter:** Front Between Homes

**Location of main water supply valve:** Right Side of Home Facing Rear, Front of Home

**Static water pressure reading:** 68 PSI

Comments:

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

I   NI   NP   D



A. Item 1(Picture) The water meter and Municipal cutoff is located next to the driveway at the left side of Home facing front. FYI

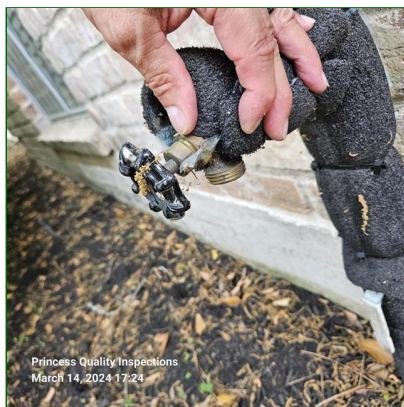


A. Item 2(Picture) The natural gas service entrance and cut off is located at the rear of the garage. FYI

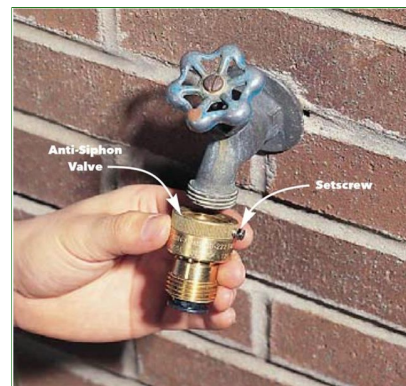


A. Item 3(Picture) Copper water service entrance

(1) The plumbing supply,distribution system and fixtures were performing as intended at the time of inspection and any deficiencies observed will be noted in this section of the report.



A. Item 4(Picture) Anti-siphon devices were not present and recommend installing anti-siphon devices.



A. Item 5(Picture) Example of a anti-siphon device.

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

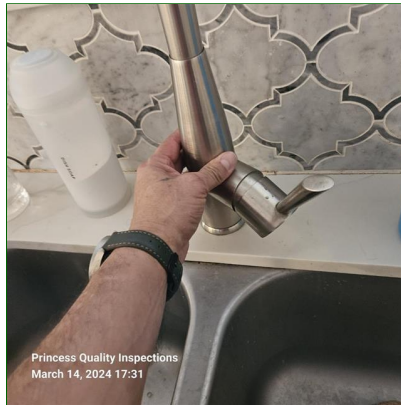
I   NI   NP   D

(2) The exterior hose bibs are missing anti-siphon devices and recommend installing anti-siphon/vacuum breaker devices. A hose connection vacuum breaker should be installed on each faucet or hose bibb that is connected to the potable water supply to prevent backflow to the water supply.



A. Item 6(Picture) The old abandoned galvanized pipe at water service entrance is open and recommend sealing off to prevent insect and or Vermin entry.

(3) The old abandoned galvanized pipe at water service entrance is open and recommend sealing off to prevent insect and or Vermin entry.

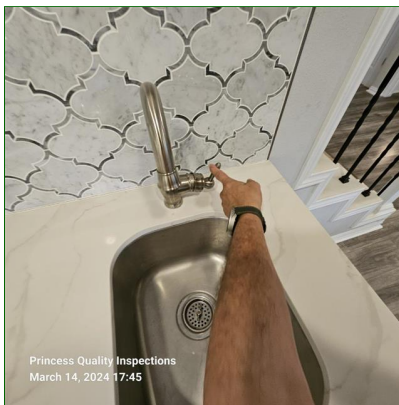


A. Item 7(Picture) The kitchen sink fixture was loose and recommend adjustment or repair.

(4) The kitchen sink fixture was loose and recommend adjustment or repair.

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

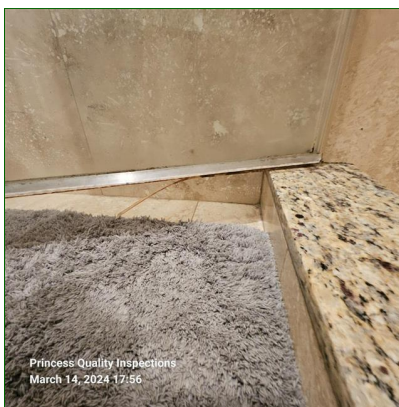
I   NI   NP   D



A. Item 8(Picture) The smaller sink fixture water supply may have been cut off and was not working at the time of inspection.

FYI

(5) The smaller sink fixture water supply may have been cut off and was not working at the time of inspection. FYI

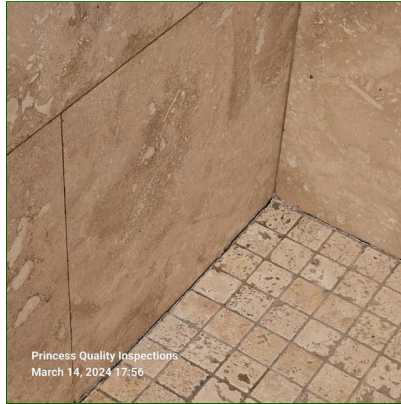


A. Item 9(Picture) The Master shower door bottom seal is damaged and recommend replacement to prevent moisture from leaving shower enclosure.

(6) The Master shower door bottom seal is damaged and recommend replacement to prevent moisture from leaving shower enclosure.

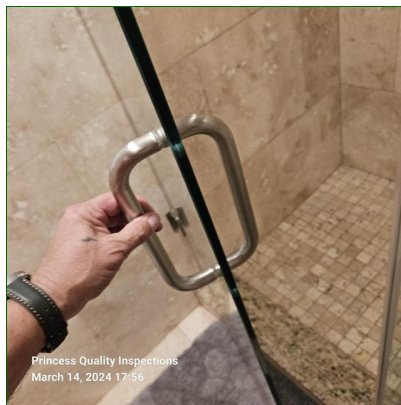
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



A. Item 10(Picture) Gaps/ separation in tile grout observed at Master shower tile and recommend touching up grout for sealant application.

(7) Gaps/separation in tile grout observed at Master shower tile and recommend touching up grout for sealant application.



A. Item 11(Picture) The shower door handle was observed loose.  
FYI

(8) The shower door handle was observed loose. FYI

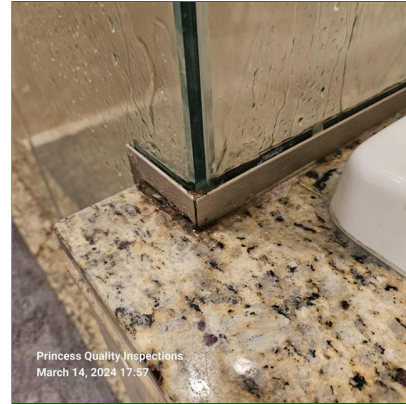


I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



A. Item 12(Picture) Shower enclosure leaks observed at 2 or locations of Master shower and recommend repairing leaks to prevent moisture damage to materials.



A. Item 13(Picture) Shower enclosure leaks observed at 2 or locations of Master shower and recommend repairing leaks to prevent moisture damage to materials.

(9) Shower enclosure leaks observed at 2 or locations of Master shower and recommend repairing leaks to prevent moisture damage to materials.



A. Item 14(Picture) The gas meter regulator/vent is closer to ground than the common 18" and the gas cut off valve is closer to the ground than the common 8 in. Any repairs to these items would be performed by the gas service provider with no charge. FYI

(10) The gas meter regulator/vent is closer to ground than the common 18" and the gas cut off valve is closer to the ground than the common 8 in. Any repairs to these items would be performed by the gas service provider with no charge. FYI

B. Drains, Waste and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC, ABS

Extra Info: Not visible

Comments:

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

I   NI   NP   D



B. Item 1(Picture) Occupant stored items under sinks obscured items to be inspected



B. Item 2(Picture) Occupant stored items under sinks obscured items to be inspected

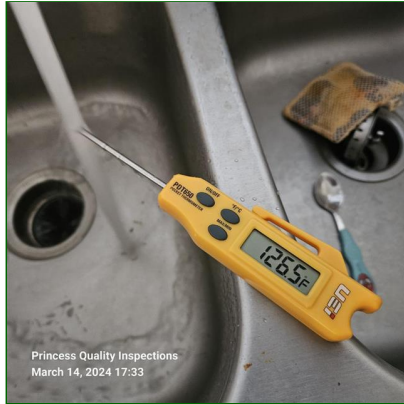
Occupant stored items under sinks obscured items to be inspected. Plumbing supply, drainage piping, attic spaces and electrical panels are important items that are inspected during a home inspection and should be made readily available and visible. The inspector recommends scheduling a reinspection of water supply piping and drainage under cabinets that were obscured by occupants stored items and the locked attic space at the second floor left side with access through left front bedroom closet to determine if any deficiencies are present at these areas.

C. **Water Heating Equipment**

**Water Heater Power Source:** Natural Gas  
**Water Heater Capacity:** 40 Gallon  
**Water Heater Location:** Attic  
**Comments:**

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

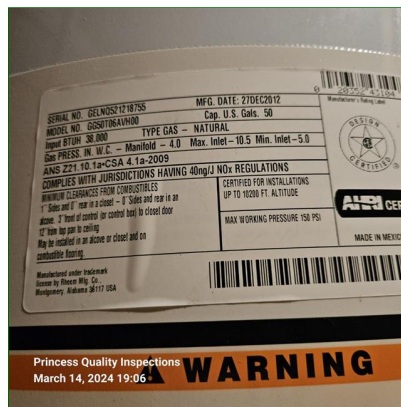
I   NI   NP   D



C. Item 1(Picture) Water heating temperature ok



C. Item 2(Picture) The water heater is located in the high attic



C. Item 3(Picture) The water heater was manufactured in 2012 and is over 11years old. Well maintained gas water heaters normal service life is between 10 and 15 years and recommend budgeting for replacement in the near future based on the history of damage caused by bursting water heater tank.

(1) The water heater was performing at the time of inspection.

The water heater was manufactured in 2012 and is over 11years old. Well maintained gas water heaters normal service life is between 10 and 15 years and recommend budgeting for replacement in the near future based on the history of damage caused by bursting water heater tank.

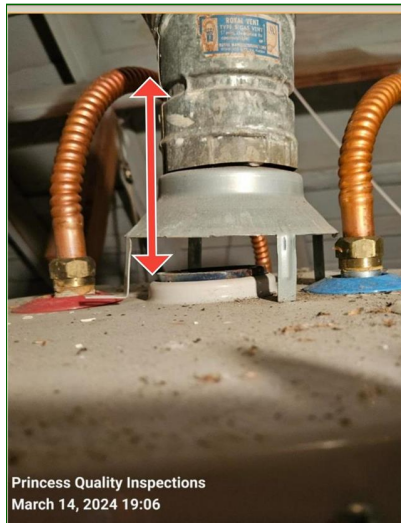
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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C. Item 4(Picture) Removal of all debris from water heater drip pan is recommended to prevent clogging of drain.

(2) Removal of all debris from water heater drip pan is recommended to prevent clogging of drain.



C. Item 5(Picture) The water heater exhaust draft Hood is not centered over exhaust outlet and recommend adjustment or repair by qualified plumbing contractor to prevent exhaust gases for entering attic space.

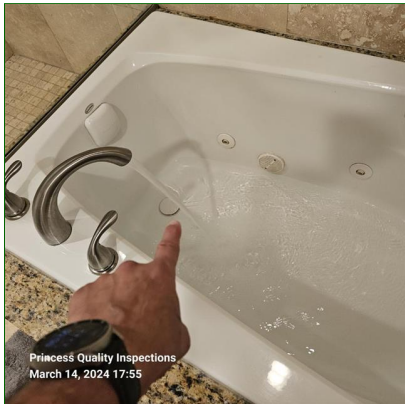
(3) The water heater exhaust draft Hood is not centered over exhaust outlet and recommend adjustment or repair by qualified plumbing contractor to prevent exhaust gases for entering attic space.

**D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D
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D. Item 1(Picture) The jetted tub drain stop would not hold water with the drain stop engaged in the closed position.

The jetted tub drain stop would not hold water with the drain stop engaged in the closed position and therefore the jetted tub could not be tested for performance and recommend asking seller to demonstrate performance of jetted tub and repair if necessary.

The inspector was unable to locate GFCI protection for jetted tub and recommend asking seller if GFCI protection is present and where it is located for future reference.

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.

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

I	NI	NP	D
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## V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

A. Dishwasher

Comments:

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

I   NI   NP   D



A. Item 1(Picture) The dishwasher was performing at the time of inspection.



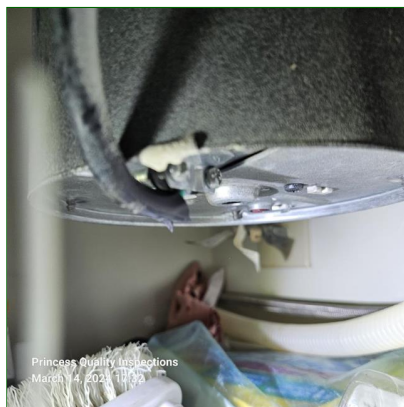
A. Item 2(Picture) The dishwasher drain line was installed without the benefit of an air gap or high loop in drain line to prevent food particles from reentering dishwasher.

The dishwasher drain line was installed without the use of an air gap or high loop to prevent food particles from reentering dishwasher and recommend correcting.

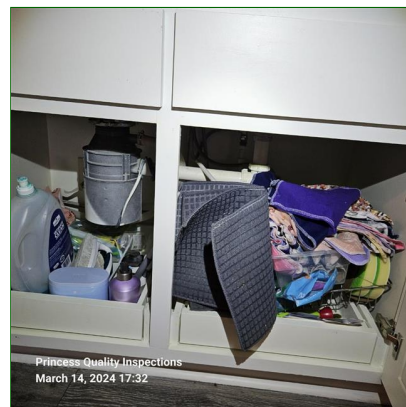
The dishwasher was performing at the time of inspection.

**B. Food Waste Disposers**

Comments:



B. Item 1(Picture) The garbage disposal power supply sheathing was removed exposing the individual sheathed wires the outer sheathing should remain intact beyond unit entry. FYI

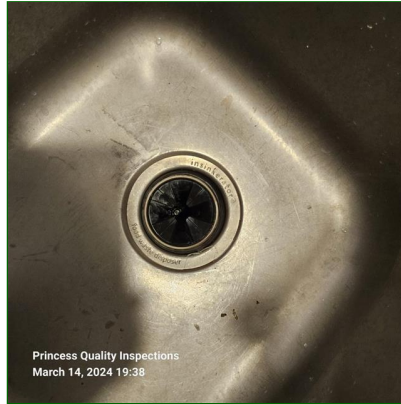


B. Item 2(Picture) Occupant stored items prevent full view under cabinets. FYI

(1) The garbage disposal power supply sheathing was removed exposing the individual sheathed wires the outer sheathing should remain intact beyond unit entry. FYI

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

I   NI   NP   D



B. Item 3(Picture) The garbage disposal was noisy and appeared to have an item trapped in the unit. FYI

(2) The garbage disposal was noisy and appeared to have an item trapped in the unit. FYI

C. Range Hood and Exhaust System

Comments:



C. Item 1(Picture) The downdraft ventilation was performing at the time of inspection.



C. Item 2(Picture) The downdraft ventilation was performing at the time of inspection.



C. Item 3(Picture) The downdraft ventilation was performing at the time of inspection.

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

I   NI   NP   D

(1) The downdraft ventilation was performing at the time of inspection.



C. Item 4(Picture) The downdraft termination damper would not close fully and maybe caused by the cardboard for paper attached to damper and recommend further examination and correct as necessary to prevent Vermin entry through open damper.

(2) The downdraft termination damper would not close fully and maybe caused by the cardboard for paper attached to damper and recommend further examination and correct as necessary to prevent Vermin entry through open damper.

D. Ranges, Cooktops and Ovens

Comments:



D. Item 1(Picture) The cooktop contained grease on cooking areas and therefore was not tested for performance and recommend testing cooktop for performance and repair if necessary.

(1) The cooktop contained grease on cooking areas and therefore was not tested for performance and recommend testing cooktop for performance and repair if necessary.

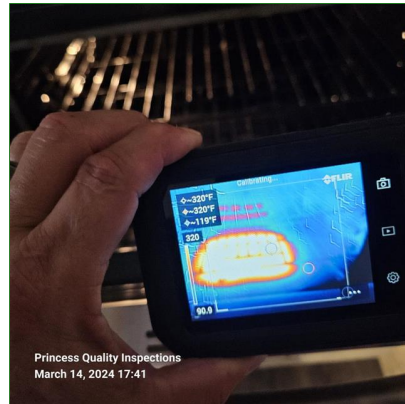


I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I	NI	NP	D
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D. Item 2(Picture) The built-in oven was performing at the time of inspection.



D. Item 3(Picture) The built-in oven was performing at the time of inspection.

(2) The built-in oven was performing at the time of inspection.

E. Microwave Ovens

Comments:

The built-in microwave was performing at the time of inspection.

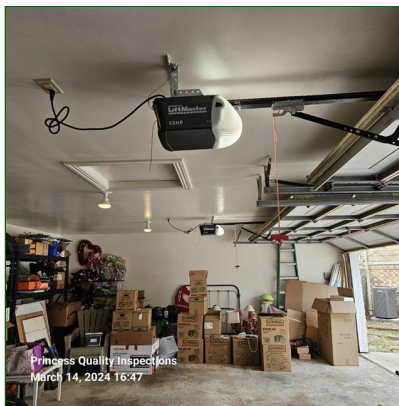
F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

The mechanical ventilation systems termination locations for not observed at the time of inspection and may terminate in the Attic soffit and were not visible. Mechanical ventilation systems should terminate at the exterior of the home and recommend further examination to identify termination locations and correct as necessary to prevent fungi growth in attic.

G. Garage Door Operator(s)

Comments:



G. Item 1(Picture) Garage door operators

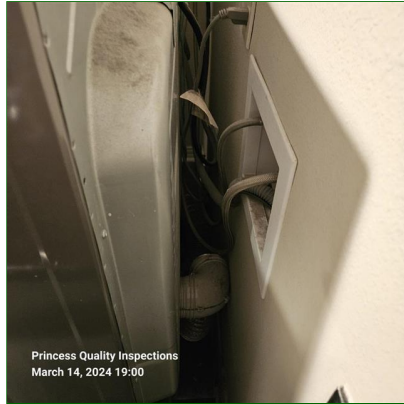
The garage door will reverse when met with resistance. The sensors are in place for garage door(s) and will reverse the door. The garage door(s) were performing as intended at the time of inspection.

H. Dryer Exhaust System

Comments:

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

I   NI   NP   D



H. Item 1(Picture) The dryer was connected to the dryer exhaust system at the time of inspection and recommend disconnecting dryer from vent , clean all the way to the point of termination and then at least once per year to prevent the accumulation of clothes lint and potential fire hazards.



H. Item 2(Picture) The old dryer exhaust system termination above roof does not contain a backdraft damper to prevent flying insect or vermin entry and recommend replacing the dryer vent termination with a termination containing a backdraft damper at next roof covering change. FYI

The dryer was connected to the dryer exhaust system at the time of inspection and recommend disconnecting dryer from vent , clean all the way to the point of termination and then at least once per year to prevent the accumulation of clothes lint and potential fire hazards. One of the most important but often overlooked maintenance tasks for your home is cleaning the dryer exhaust system. This includes the duct that runs from the dryer to the outside vent, as well as the vent itself. Why is this so important? Because lint buildup in the dryer exhaust system can reduce the efficiency of your dryer, increase your energy bills, and create a serious fire hazard. According to the NFPA, dryers and washing machines are responsible for nearly 16,000 fires every year in the U.S., with dryers accounting for 92% of them. These fires result in an average of \$200 million in property damage, as well as injuries and deaths. The leading cause of these fires is failure to clean the dryer exhaust system. To prevent this from happening, you should clean your dryer exhaust system at least once a year, or more often if you notice any signs of lint accumulation, such as longer drying times, overheating, or a burning smell. You can hire a professional service to do this for you, or you can do it yourself with some basic tools and safety precautions.

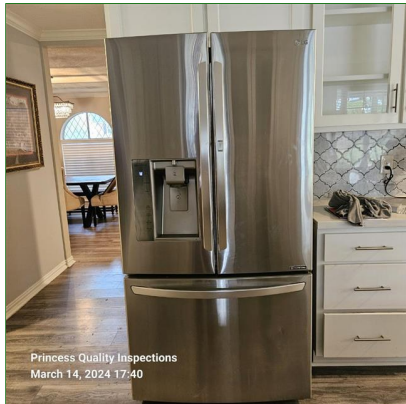
The old dryer exhaust system termination above roof does not contain a backdraft damper to prevent flying insect or vermin entry and recommend replacing the dryer vent termination with a termination containing a backdraft damper at next roof covering change. FYI

I. Refrigerator

Comments:

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

I   NI   NP   D



I. Item 1(Picture) Refrigerator

I. Item 2(Picture) No ice in ice bin

The refrigerator was performing at the time of inspection. However, there was no ice in ice bin and therefore could not determine whether the ice maker is working or not. FYI

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

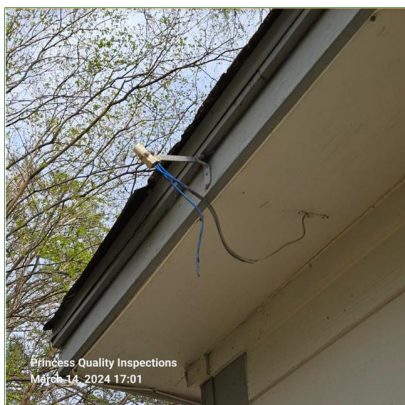
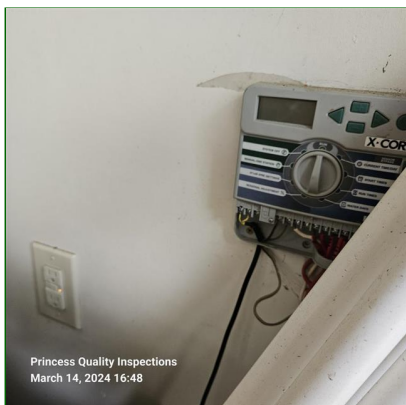
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D

## VII. Lawn Sprinklers

A. Sprinkler Operation

Comments:



A. Item 1(Picture) The lawn sprinkler system did not respond to testing at the time of inspection. The rain sensor is out of adjustment and has a loose wire, and a backflow preventer was not observed. The inspector recommends further examination of the lawn sprinkler system and repair as necessary to perform its intended function.

A. Item 2(Picture) The lawn sprinkler system rain sensor wiring disconnection and out of adjustment from vertical repair and adjustment will be necessary in order for rain sensor to perform its intended function.

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

**I   NI   NP   D**

The lawn sprinkler system did not respond to testing at the time of inspection. The rain sensor is out of adjustment and has a loose wire, and a backflow preventer was not observed. The inspector recommends further examination of the lawn sprinkler system and repair as necessary to perform its intended function.