

Property Inspection Report

LOCATED AT:
155 Vine Mint
Magnolia, Texas 77316

PREPARED EXCLUSIVELY FOR:
Calvin Davis

INSPECTED ON:
Tuesday, February 14, 2023



Inspector, Cary Kelley 23074
French Inspection

Tuesday, February 14, 2023
Calvin Davis
155 Vine Mint
Magnolia, Texas 77316

Dear Calvin Davis,

We have enclosed the report for the property inspection we conducted for you on Tuesday, February 14, 2023 at:

155 Vine Mint
Magnolia, Texas 77316

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Cary Kelley
French Inspection

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PROPERTY INSPECTION REPORT FORM

<u>Calvin Davis</u> <i>Name of Client</i>	<u>Tuesday, February 14, 2023</u> <i>Date of Inspection</i>
<u>155 Vine Mint Magnolia, Texas 77316</u> <i>Address of Inspected Property</i>	
<u>Cary Kelley 23074</u> <i>Name of Inspector</i>	<u>23074</u> <i>TREC License #</i>

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

For purposes of identification and reporting, the front of this building faces southwest.

The house was estimated to be approximately 4 years old, HAR information indicates the home was built in 2019.

Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

The weather was cloudy at the time of our inspection.

A light rain was falling at the time of our inspection.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

BASIC INFORMATION

Slab material: Poured concrete

FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

The foundation serves to provide support and serves as a buffer between the Earth and the structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content of the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible without invasive inspection methods.

Functioning is defined by the Texas Real Estate Commission's Standards of Practice (Rule 535.227) as "Performing in an expected or required manner; carrying out the designed purpose or intended operation of a part, system, component, or member". An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. Future performance cannot be predicted or stability represented based on a single observation.

In the opinion of this inspector the foundation was functional at the time of the inspection.

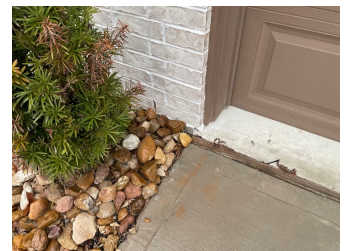
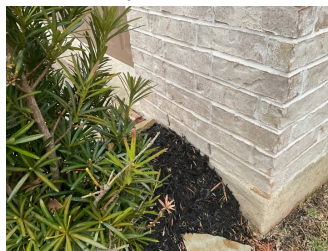
B. Grading and Drainage

Comments:

GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Correcting these areas would help ensure that surface water flows away from the structure.



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GUTTERS

There are gutters installed on the front of the home and they direct water as they were intended. The rest of the house does not have gutters. It is recommended that the entire house be fitted with gutters to direct water away from the foundation.



DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition.

Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.



C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: The roof was viewed from the ground with binoculars and with a drone.

Comments:

BASIC INFORMATION

Location: Covers whole building

Layers: Single layer

SURFACE

The roofing surface appears to have been properly installed and is in serviceable condition, with exceptions noted below. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its useful life.

I NI NP D

There are minor areas of damage and/or deterioration of shingles.



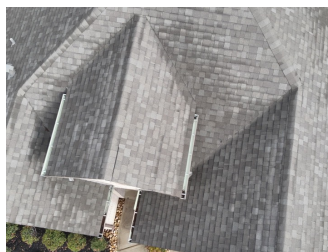
Minor tear



Minor damage



Overhead view



There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.



Debris rear of roof

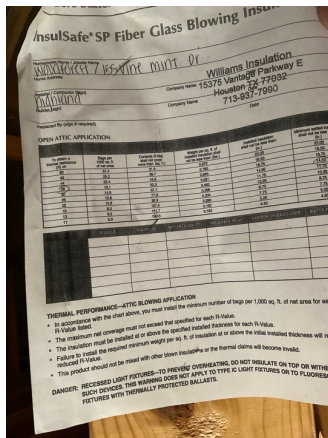
D. Roof Structures and Attics

Viewed From: garage
Approximate Average Depth of Insulation: 12+ inches
Comments:

I NI NP D

ATTIC INSULATION

The attic has blown-in fiberglass insulation.



SHEATHING

The roof sheathing is the material directly supporting the roof covering.

The roof sheathing appears to be properly installed and in good condition. The sheathing is Tech Shield radiant barrier.



VENTILATION

Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

DUCTS

The ducts appear to be properly installed and are in serviceable condition.

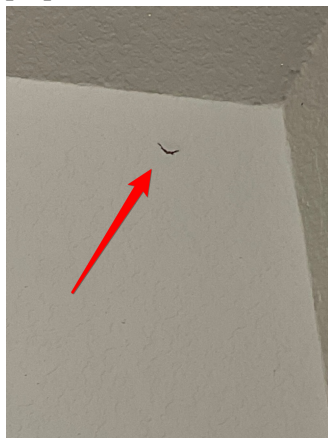
I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALLS

There are nail pops in the wall surfaces in two bathrooms. We recommend these areas be prepared and refinished to restore their appearance.



Nail pop



Nail pop

The seal between the granite backsplash and the wall in the public bathroom has separated. Recommend recaulking this area to prevent water from getting between the granite and the wall.



WOOD SIDING

The siding appears to be properly installed and in good condition.

MASONRY WALLS

The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency.

F. Ceiling and Floors

Comments:

FLOORS: OVERALL

The floors have a good appearance and are in serviceable condition.

G. Doors (Interior and Exterior)

Comments:

DOORS

The exterior doors appear to be properly installed and in serviceable condition.

DOORS: OVERALL

The interior doors appear to be properly installed and in good condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments:

WINDOWS

Several window screens are damaged. We recommend they be repaired or replaced.



Bent

The screens for several of the windows are missing. We recommend they be replaced.



Per company policy and Texas SOP all accessible windows were operated and found to be in proper working order at the time of the inspection.

I. Stairways (Interior and Exterior)

Comments:

Not Inspected & Not Present

J. Fireplaces and Chimneys

Comments:

Not Inspected & Not Present

K. Porches, Balconies, Decks, and Carports

Comments:

Not Inspected & Not Present

L. Other

Comments:

Not Inspected & Not Present

I	NI	NP	D
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There are instances of vegetation in contact with the home. These areas present several potential problems and should be avoided. Recommend cutting vegetation back away from the structure.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

BASIC INFORMATION

Service entry into building: Underground service lateral

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 150 amperes



System grounding source: Driven copper rod and foundation steel



Branch circuit protection: Circuit breakers

Wiring material: Copper wiring where seen

Wiring method: Non-metallic sheathed cable or 'romex'

I NI NP D

ELECTRIC METER

The electric meter is outside near the back fence, away from the house.



MAIN SERVICE

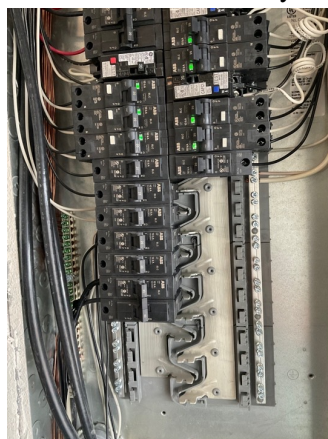
The main electrical service panel is in the garage.

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

Based upon our inspection of all accessible receptacles as per company policy and Texas SOP, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

All kitchen GFCI receptacles are reset locally in the kitchen.

All bathroom GFCI receptacles are reset in the hallway (public) bathroom.

All garage GFCI receptacles reset locally in the garage. All exterior GFCI receptacles are reset in the garage.

AFCI PROTECTION

Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. We do not review or test these specialized devices or circuitry and suggest further review by a licensed electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

OUTDOOR RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition.

The GFCI protection for the exterior receptacles is provided by a GFCI receptacle located in the garage. We advise testing on a monthly basis.

C. Other

Comments:

All smoke detectors were located properly and were found audibly operational when tested. We recommend this important safety device be tested monthly.

No carbon monoxide detector was located at the time of inspection. We recommend installing at least one carbon monoxide detector per manufacturer's instructions as this is a vital safety device.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Hot Air

Energy Sources: Energy source: Natural gas

Comments:

BASIC INFORMATION

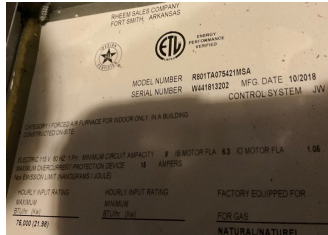
Furnace location: Attic

Furnace btu input rating: 75,000 btu's

Age: 4 years old

I NI NP D

Manufacturer: Rheem/ RUUD



SYSTEM NOTES

The heating system was tested and temperature differentials were found to be well within manufacturer's specifications.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

BURNERS

The burners were inspected and found to be clean and in good working order.

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.



DUCTS

The ducts appear to be properly installed and are in serviceable condition.



B. Cooling Equipment

Type of Systems: Central Split System

Comments:

BASIC INFORMATION

Method of cooling: Gas compression

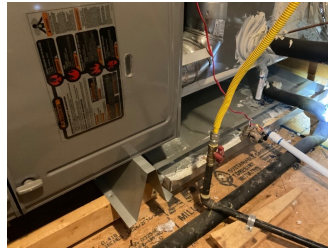
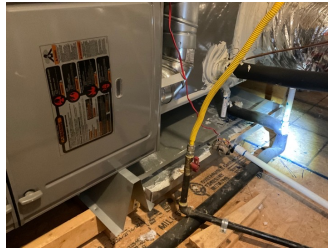
Type of system: Gas heat with air conditioning

Number of units: 1

Estimated to be approximately 4 years old

I NI NP D

Manufacturer: Rheem/RUUD



Condenser location: Right side of structure

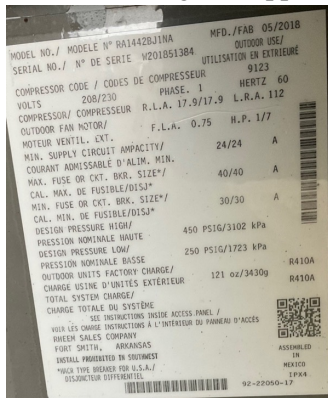
Electrical disconnect location: Adjacent to condensing unit

HVAC DISCONNECT

The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

The condensing unit appears to be properly installed and in serviceable condition.



EVAPORATOR COIL

The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

REFRIGERANT LINES

The accessible refrigerant lines appear to be in good condition.

DUCTS

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

I	NI	NP	D
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THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.



C. Duct Systems, Chases, and Vents

Comments:

DUCTS

The ducts appear to be properly installed and are in serviceable condition.

A/C DUCTS

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

D. Other

Comments:

Not Inspected & Not Present

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front of building

Location of Main Water Supply Valve: The domestic water supply main shut-off valve is outside at the left side of the building.

Static Water Pressure Reading: 50 - 60 psi

Type of Supply Piping Material: The visible portions of the water supply piping appear to be plastic, specifically PEX on the interior of the home.

Comments:

WATER SHUTOFF COMMENTS

The main shut-off valve was operating with no excessive or unusual wear observed.

Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

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INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.



BASIC INFORMATION

Domestic water source: Public supply

Landscape water source: Public supply

Main water line: Plastic

GENERAL COMMENT

The plumbing system appears to be in good condition.

A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: The visible portions of the drain system were observed to be PVC. The clean out is on the right side of the home.

Comments:

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

The sewer cleanout is located on the right side of the structure.

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C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: Tankless water heaters do not store water like traditional units and are therefore not classified by a gallon rating. Instead they are rated by recovery rate, meaning how much water they can supply in a given time period. This unit has a recovery rate of 184 gallons per hour at the set temperature.

Comments:

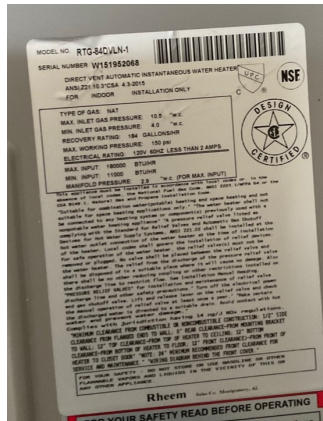
BASIC INFORMATION

Location: In the garage

Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding



The water heater is a tankless gas fired unit.



T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GENERAL COMMENT

This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years. We recommend flushing this unit annually with an approved flush kit, or having a plumber flush the unit per manufacturer's instructions.

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:
Not Inspected & Not Present

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Type of Gas Distribution Piping Material: Galvanized steel

Comments:

GAS METER COMMENT

This meter is bonded as it should be.



Bonded

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

F. Other

Comments:

FIXTURES

The escutcheons in all showers are loose. We recommend sealing these trim pieces for a better appearance and to avoid leakage in these areas.



Master



Public bathroom shower



Shared bathroom

I NI NP D

The exterior hose bibs do not have vacuum breaker devices installed. These devices protect the local water supply from contamination due to back flowing water and should be installed on all exterior hose bibs.



AIR GAP

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

TOILET

The toilets were flushed and appeared to be functioning properly.

SINK

The sinks appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.



BATHTUB

The drain stop in the shared bathroom is not operational. We recommend it be repaired or replaced.



I NI NP D

SHOWER

The showers were operated for the inspection and appeared to be in serviceable condition.

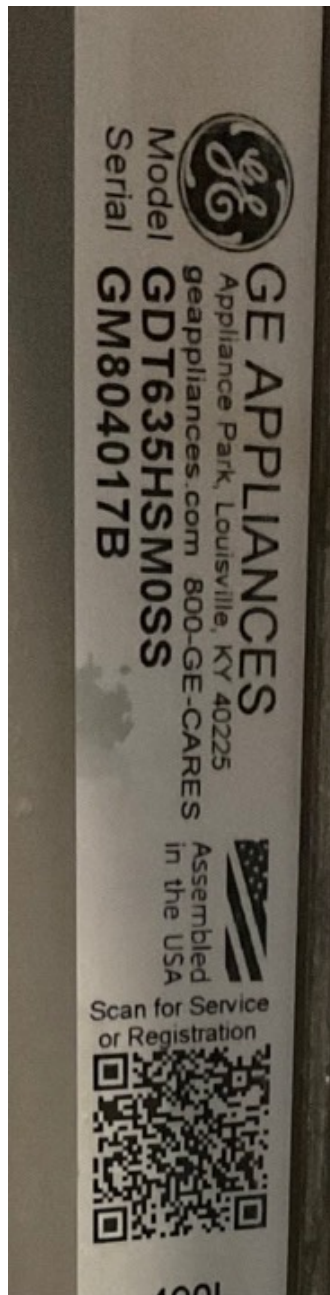
V. APPLIANCES

A. Dishwashers

Comments:

DISHWASHER

The dishwasher responded to normal user controls and was found in good condition. We recommend the filter be cleaned monthly to ensure proper operation of the unit.



Removable filter

I NI NP D

We recommend the use of a cleaner like Affresh or Lemi-shine to keep the machine free of mineral deposits. The monthly use of these cleaners will extend the life of the dishwasher and help limit unnecessary service calls.



B. Food Waste Disposers

Comments:

DISPOSAL

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

C. Range Hood Exhaust Systems

Comments:

VENTILATION

Kitchen ventilation is provided by a microwave over the burners,



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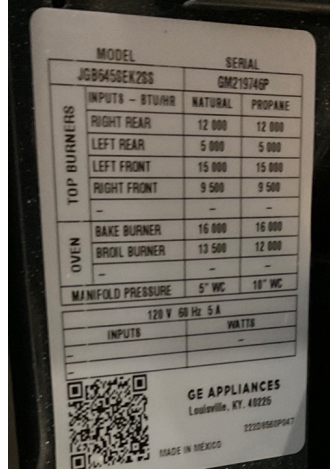
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D. Ranges, Cooktops, and Ovens

Comments:

OVEN

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.



STOVE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



The gas shut off valves is located to the right of the stove in the lower cabinet.



E. Microwave Ovens

Comments:

MICROWAVE

The microwave was tested with a microwave emission detector and found to be working. The Microwave was also operationally tested and found to be operating within normal specifications at the time of inspection.



I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

VENTILATION

The ventilation in the garage is adequate.

G. Garage Door Operators

Comments:

GARAGE DOOR OPENER

The garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature. We recommend the mechanism be repaired or replaced.

H. Dryer Exhaust Systems

Comments:

DRYER VENT

The dryer vent is installed through the roof. Installation in this manner makes condensation problems or lint buildup likely in the vent pipe. We recommend regular (annual) cleaning of this vent pipe to prevent lint buildup which can cause damage to dryers and can also present a fire hazard.

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

I. Other

Comments:

APPLIANCES: OVERALL

All kitchen appliances were tested using normal operating controls and were found to be in satisfactory working condition.

While not normally included in the appliance inspection, the inspector noted that the refrigerator was staying with the home. The refrigerator was checked for proper operation and damage, and the unit was found to be keeping proper temperature without noted physical defect at the time of the inspection. It was noted that the ice maker indicates it was in the "on" position, but no ice was noted in the bin. The water dispenser and ice chute were not tested.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Not Inspected

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

Comments:

Not Inspected & Not Present

C. Outbuildings

Comments:

Not Inspected & Not Present

D. Private Water Wells

Comments:

Not Inspected & Not Present

E. Private Sewage Disposal Systems

Comments:

Not Inspected & Not Present

F. Other Built-in Appliances

Comments:

Not Inspected & Not Present

G. Other

Comments:

Not Inspected & Not Present

Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

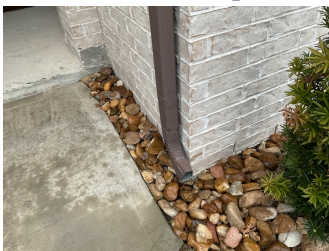
I. STRUCTURAL SYSTEMS B. GRADING AND DRAINAGE GRADING & DRAINAGE GRADING

1: Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Correcting these areas would help ensure that surface water flows away from the structure.



I. STRUCTURAL SYSTEMS B. GRADING AND DRAINAGE GRADING & DRAINAGE DOWNSPOUTS

2: Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.



I. STRUCTURAL SYSTEMS C. ROOF COVERING MATERIALS SURFACES SURFACE

3: There are minor areas of damage and/or deterioration of shingles.



Minor tear



Minor damage



Overhead view



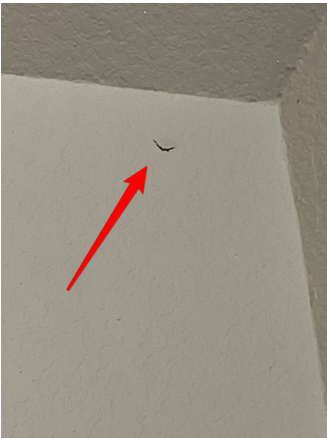
4: There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.



Debris rear of roof

I. STRUCTURAL SYSTEMS E. WALLS (INTERIOR AND EXTERIOR) INTERIOR WALLS

5: There are nail pops in the wall surfaces in two bathrooms. We recommend these areas be prepared and refinished to restore their appearance.



Nail pop



Nail pop

6: The seal between the granite backsplash and the wall in the public bathroom has separated. Recommend recaulking this area to prevent water from getting between the granite and the wall.



I. STRUCTURAL SYSTEMS H. WINDOWS

7: Several window screens are damaged. We recommend they be repaired or replaced.



Bent

8: The screens for several of the windows are missing. We recommend they be replaced.



I. STRUCTURAL SYSTEMS L. OTHER COMMENTS

9: There are instances of vegetation in contact with the home. These areas present several potential problems and should be avoided. Recommend cutting vegetation back away from the structure.



II. ELECTRICAL SYSTEMS C. OTHER COMMENTS

10: No carbon monoxide detector was located at the time of inspection. We recommend installing at least one carbon monoxide detector per manufacturer's instructions as this is a vital safety device.

IV. PLUMBING SYSTEMS F. OTHER PLUMBING FIXTURES

11: The escutcheons in all showers are loose. We recommend sealing these trim pieces for a better appearance and to avoid leakage in these areas.



Master



Public bathroom shower



Shared bathroom

12: The exterior hose bibs do not have vacuum breaker devices installed. These devices protect the local water supply from contamination due to back flowing water and should be installed on all exterior hose bibs.



IV. PLUMBING SYSTEMS F. OTHER PLUMBING BATHTUB

13: The drain stop in the shared bathroom is not operational. We recommend it be repaired or replaced.



V. APPLIANCES G. GARAGE DOOR OPERATORS GARAGE DOOR OPENER

14: The garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature. We recommend the mechanism be repaired or replaced.