



21418 Park Rock Ln
Katy, TX 77450
Kachi Osuorji

06/27/2024

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupied Vacant

PRESENT AT INSPECTION: **Buyer / Buyer**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy

Outside Temperature: Arrival 92 ° Departure: 96 °

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Post Tension Slab**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer familiar with the soils and construction methods of the region in order to determine if permanent repairs are required.

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of the foundation is covered/obstructed, the foundation cannot be inspected.

Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

Additional Notes:

There is a hairline crack in the foundation on the at multiple locations around the home.



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There are exposed cable ends on the left side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.



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There is evidence of prior foundation repair. I recommend asking for any additional information regarding prior review and repair of the foundation, including who performed the repairs, when the repairs were completed, and where the repairs were made. I recommend asking the seller if there is a transferable warranty, and ask that all relevant forms be provided so that proper and timely transfer of any warranty may be completed accordingly.



Foundation shows evidence of minor movement. It appears that the home has had "hard settling" and in my opinion, there are no significant foundation issues. If the buyer has further concerns, they may consider consulting with a structural engineer.

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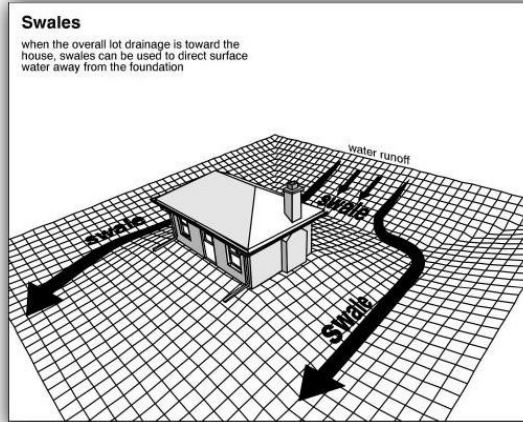
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B. Grading and Drainage

Comments:

Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.



There is high soil and heavy foliage at the left side of the home. This is conducive to water and pest penetration into the home.



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C. Roof Covering Materials

Type(s) of Roof Covering: **Composition Shingles**

Viewed From: **Walk some surfaces**

Comments:

Condition: **The entire roof should be evaluated by a qualified roofing contractor**

Note: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

Note: The under-layment cannot be inspected if shingles are properly secured to the roof.

Note: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

Additional Notes:

There is rot/deterioration on the soffit at the front left corner of the home.



There are splash blocks missing at the base of the down spouts around the home.



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There is an excessive amount of granules at the front right corner of the home.



There are torn, worn, damaged shingles on multiple sides of the roof in more than one location.



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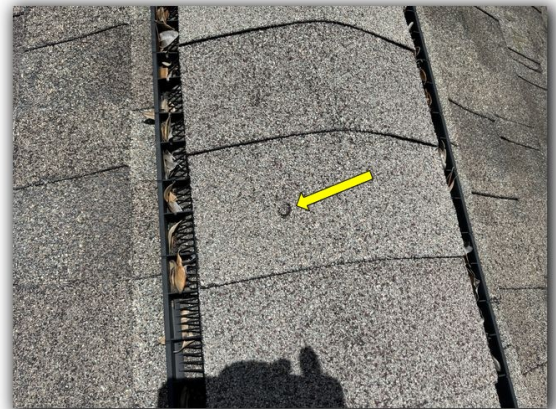
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There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.



There are unpainted roof fixtures on the right side of the roof at multiple locations. All roof fixtures are recommended to be painted for protection against the weather and environmental elements. I recommend having the fixtures painted to help extend the life of the fixture.



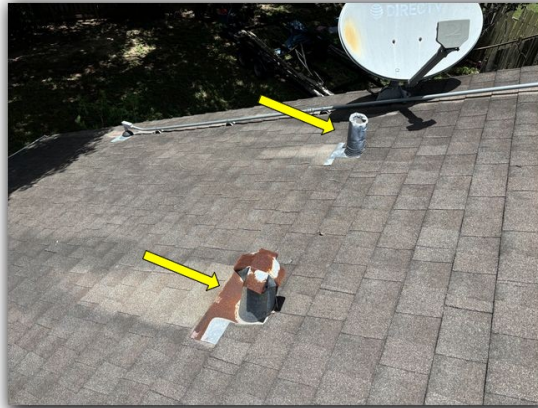
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NOTE: There are solar panels on the left side of the roof. I'm unable to verify all penetration points under the solar panels. I recommend monitoring as these may become water penetration points. If there is any concerns with the roof connections for the solar panels I recommend having a qualified roofer review the roof at the solar panels.



NOTE: There is a satellite dish on the roof. I recommend monitoring as these may become water penetration points.



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There is an excess of shingles granules accumulating in the gutters at multiple side of the home. This is an indication that the shingles have lost effectiveness of protection against the elements.



I recommend that the roof be evaluated by a qualified roofing contractor.

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D. Roof Structures and Attics

Viewed From: **Master Closet opening, Garage opening**

Approximate Average Depth of Insulation (Where visible): **4-6"**

Approximate Average Thickness of Vertical Insulation: **Not Visible**

Comments:

Attic

Attic Insulation: **Batt**

Roof

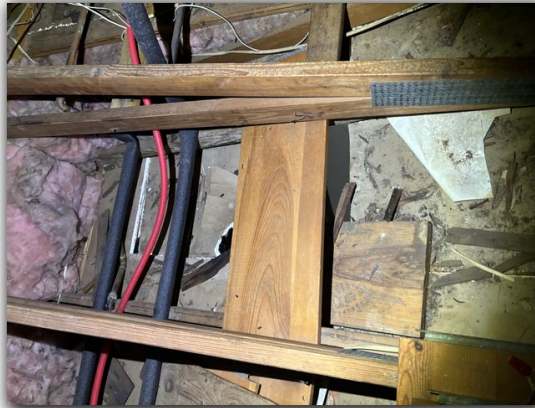
Ventilation Observed: **Yes** Condition: **Inadequate Ventilation**

Water leaks noted Previous repairs noted Vermin activity noted

Note: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

Additional Notes:

There is boards on the garage ceiling causing damage to the sheetrock.



Collar ties are required on the upper third of the rafters and placed no more than four feet apart in the attic. There are no collar ties in the attic.



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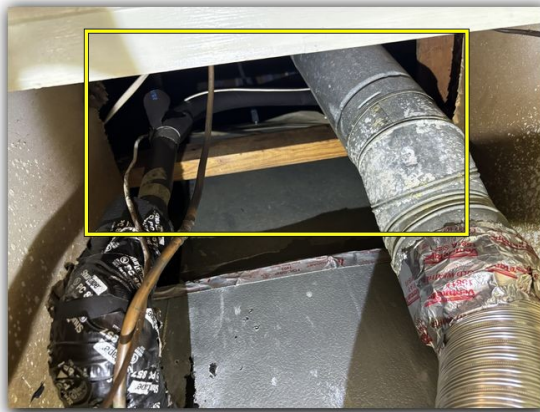
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There is water staining in the HVAC closet.



There is an open chase in the HVAC closet above the HVAC equipment, creating an exposed opening to the attic space above. This mitigates the required fire stop, designed to separate the attic from the living space.



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E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Masonry / Brick / Stone, Wood / Wood Product

NOTE: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.



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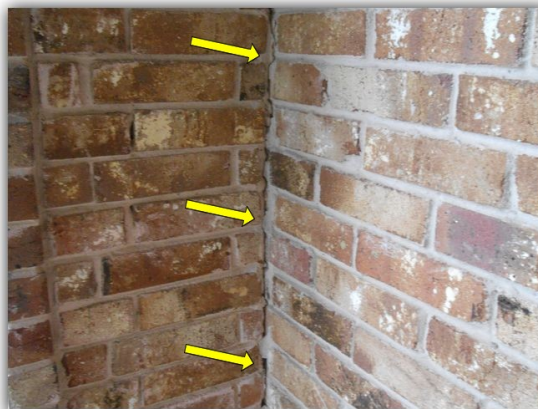
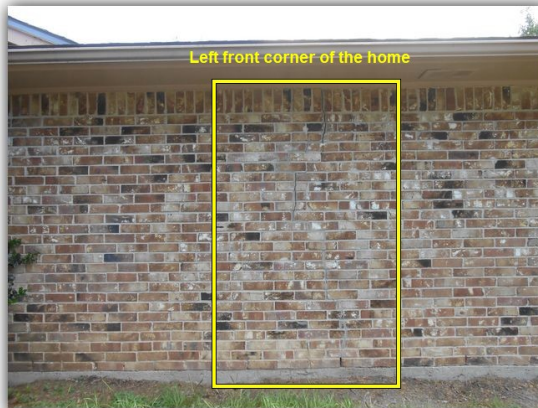
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There are mortar joint/brick cracks on the exterior walls at multiple locations.



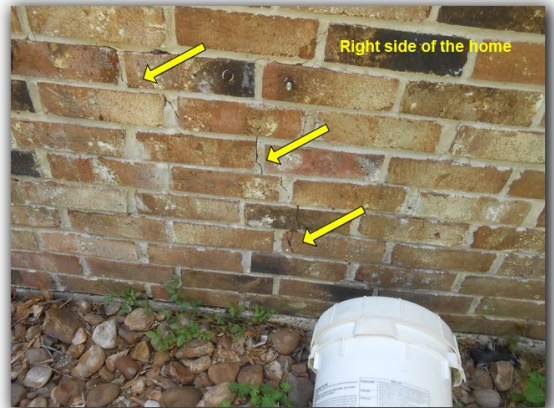
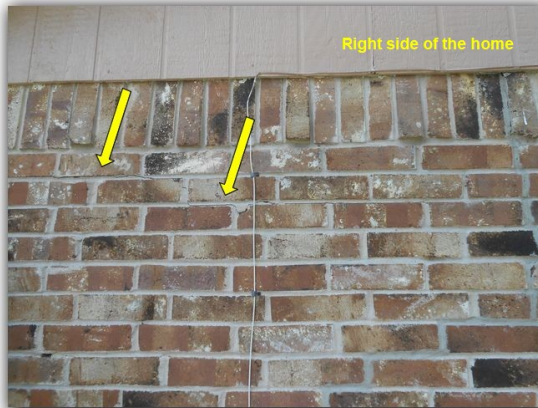
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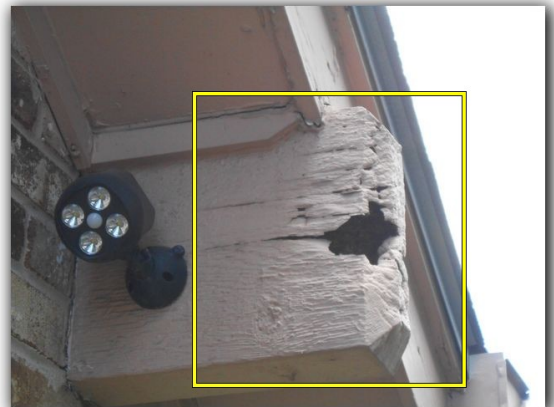
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There is rot/deterioration at the decorative beams at the front of the home at multiple locations.



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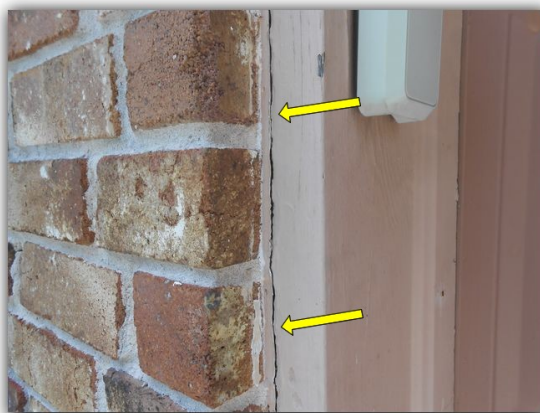
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The decorative beam is missing at the peak at the front of the home exposing an opening into the attic space. This is an entry point of water and pests.



There are caulking gaps / deterioration at the trim around the garage door in more than one location.



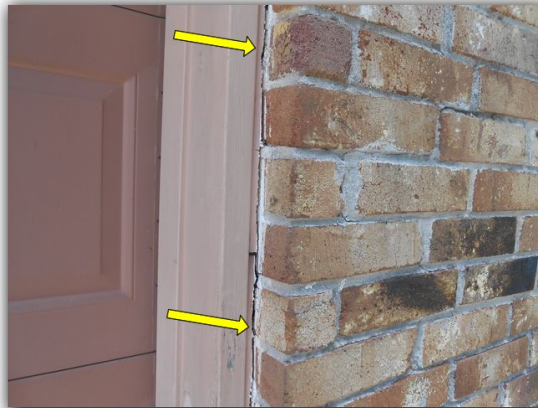
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The mortar at the bottom of the front left column/wall has deteriorated/caulked loose from the bricks.



The A/C disconnect is not properly weather sealed on the exterior wall.



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There are cracks in the walls in the garage at multiple locations.



There are signs of rot/deterioration on the exterior siding at multiple locations around the home.



There are cracks on the walls at multiple locations throughout the home.



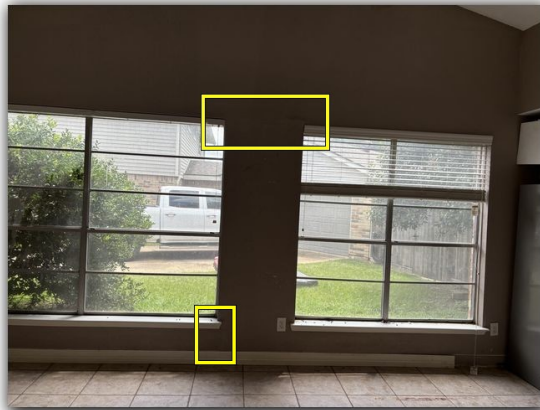
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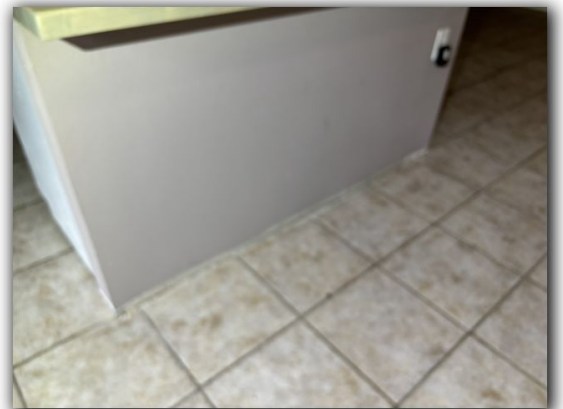
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NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.



There is missing base boards in the kitchen and living room at multiple locations.



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There is organic growth/mildew at the right side of the front right bedroom closet. NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.



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F. Ceilings and Floors

Comments:

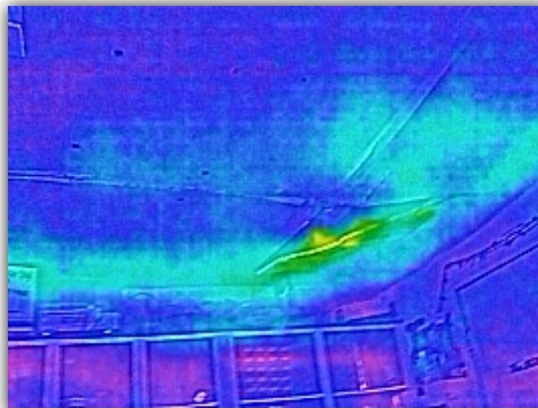
NOTE: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

There is an exposed opening where the A/C supply lines penetrate the ceiling/soffit.



There are cracks in the walls in the garage at multiple locations.



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There is a stain on the ceiling in the garage at multiple locations. NOTE: I recommend further investigation at areas where moisture stains are present. I cannot determine what may be present.



There is staining on the carpet in the front left bedroom and hallway.



There are cracked tiles in the living room and master bathroom.



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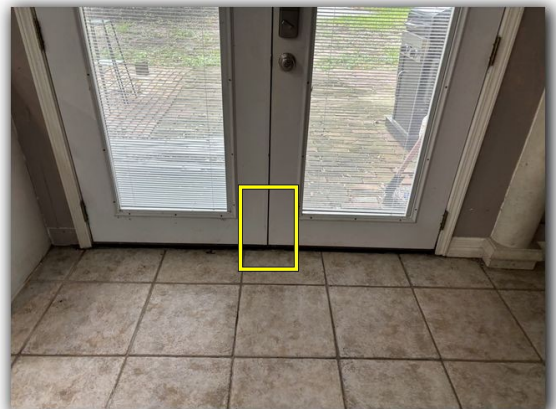
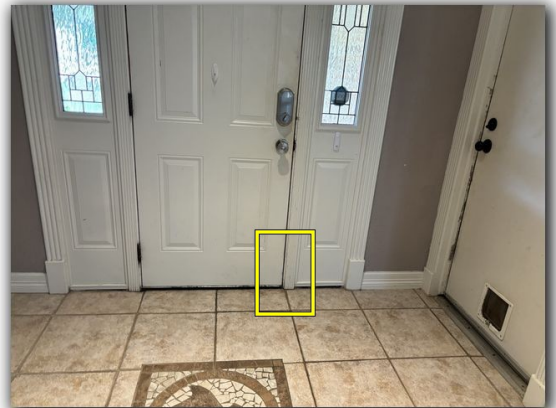
G. Doors (Interior and Exterior)

Comments:

There are doors that do not latch properly at more than one location around the home.



There is daylight showing through the jamb at the front and back doors. This is indicative that the door is not fully weather sealed.



I=Inspected

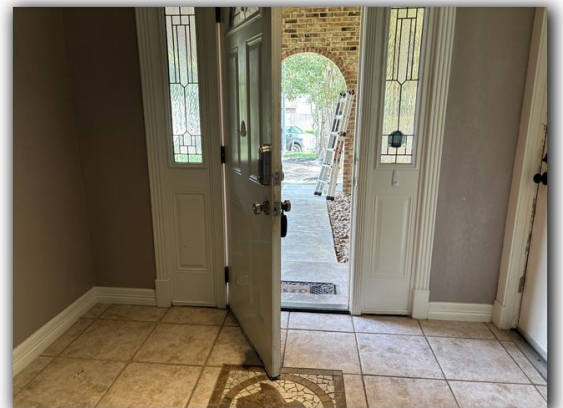
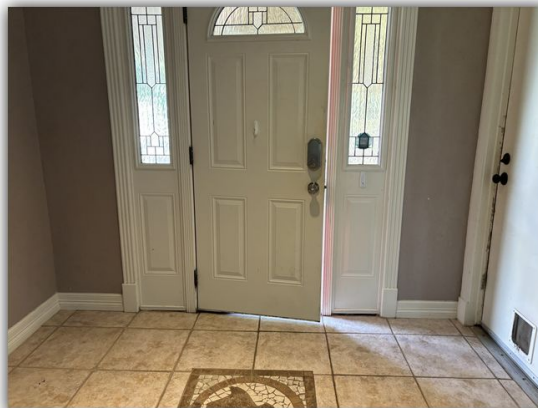
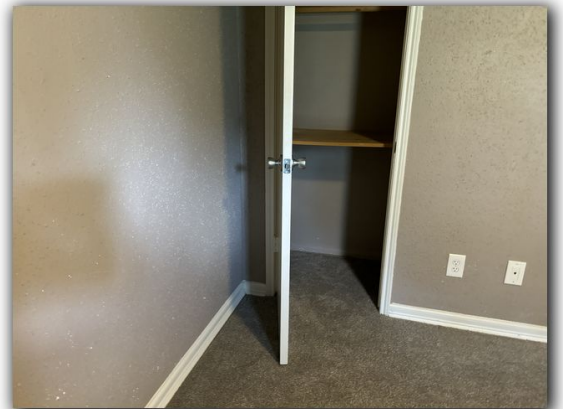
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There are doors that open / close on their own in more than one location including the left master bedroom door and the front left bedroom closet door.



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I	NI	NP	D
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There is a gap between the garage door and garage door trim at the right side of the garage door. This is a potential entry point for water and pests.



There is damage to the left garage door at the bottom left corner of the door.



There is deteriorated caulking around the front door opening.



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The front door deadbolt is not latching properly. The latch is hitting the strike plate causing the latch to not latch into the door frame. The door must be push against to get the latch to work. I recommend adjust the strike position to allow the deadbolt to latch properly.



The bottom latch at the master bedroom double door is stuck. I was unable to open the stationary door.



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The deadbolt at the front is not locking properly. The deadbolt latch does not complete a full rotation locking the latch in place. The latch is hitting the door frame preventing the latch from locking. I recommend having the latch opening extended to allow for the latch to extend fully.



There are door rubbing the carpet at multiple locations in the home.



There is damage to the left master bedroom door.



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The garage entry door is required to be solid core to maintain the fire stop between the garage and living space as well as help prevent exhaust gases from entering the home. The garage entry door does not meet this minimum requirement.



The house to garage door and the furnace room door do not have self closing hinges. R302.5.1 Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1³/₈ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1³/₈ inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

The garage entry door is not on self closing hinges.



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The left closet door in the front right bedroom is off the tracks.



I recommend having any deficiencies reviewed and corrected by a qualified door specialist.

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H. Windows

Comments: **Double Pane, Single Pane**

The caulking around the windows is showing signs of deterioration and may need to be replaced.



There is a cracked / broken window pane in the kitchen window and back living room window.



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There is water/moisture damage at the window sills at multiple locations in the home. This is an indication that the windows are not properly sealed.



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There are windows that are not latching properly at multiple locations in the home.



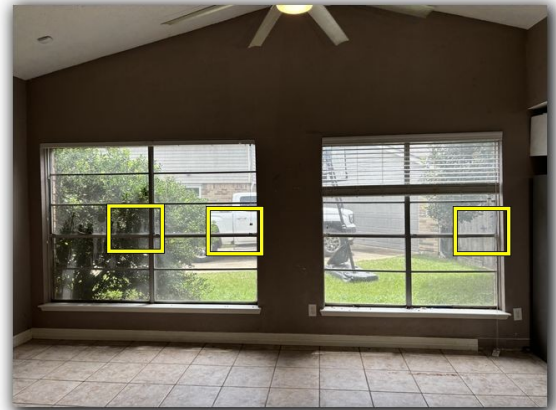
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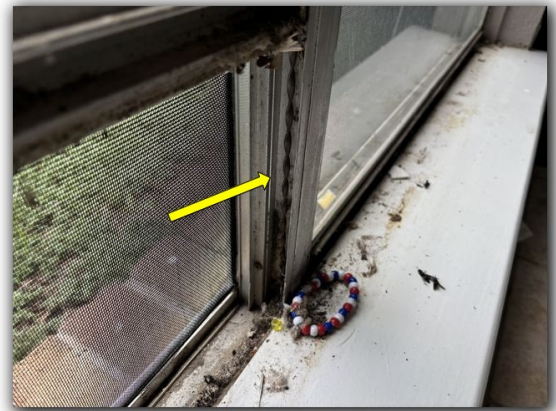
NP=Not Present

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The springs have popped in the window frames inside the home at more than one location.



I=Inspected

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NP=Not Present

D=Deficient

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I recommend having any deficiencies reviewed and corrected by a qualified window specialist.

I=Inspected

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I. Stairways (Interior and Exterior)

Comments:

I=Inspected

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J. Fireplaces and Chimneys

Comments:

Type: **Masonry**

Fuel Source: **Gas Log**

Damper: **Acceptable**

Chimney: **Acceptable**

NOTE: The top of the chimney was inaccessible and not inspected.

NOTE: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only.

NOTE: On a direct vent fireplace, the vent could not be inspected.

Additional Notes:

I was unable to get the fireplace to light. There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.



Note: The gas valve is located on the wall to the right of the fireplace.



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K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected.

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L. Other

Comments:

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.

The fence/gate is leaning forward at the front right side of the home.



The wooden structure on the back of the back yard has rot/deterioration. I recommend removing this structure.



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There is no back splash at the kitchen countertop and hall bathroom countertop.



The right top cabinet in the kitchen is loose on the wall. I recommend securing the cabinet to avoid accident/injury.



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There are loose cabinet handles at the kitchen cabinets.



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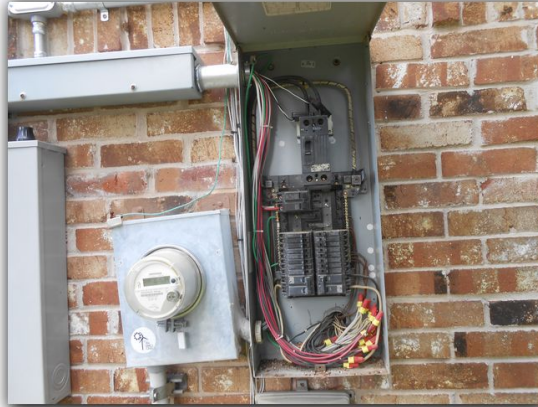
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: **Right Exterior wall** Solar Panel Panel: **Right exterior wall**



Brand: **GE, Eaton**
Size: **200 amp**



Type of wiring: **Copper**



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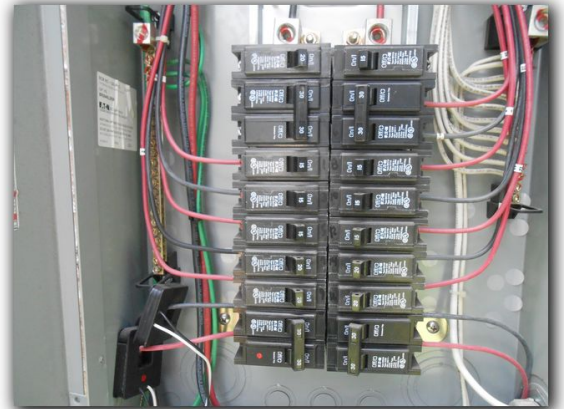
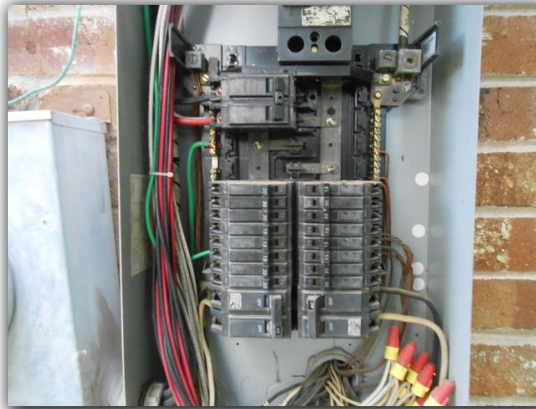
ARC Fault:

- | | | |
|---------------------------------|---|---------------------------------------|
| ARC outlet locations(s): Master | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| 2nd Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| 3rd Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| 4th Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| 5th Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Comn | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |

E3902.12 Arc-fault circuit-interrupter protection

All branch circuits that supply 120 volt, single phase, 15 and 20 ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

There are no AFCI (Arc Fault Circuit Interrupter) breakers in the service panel as is currently required.



Grounding Electrode present: **Yes**



Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

I=Inspected

NI=Not Inspected

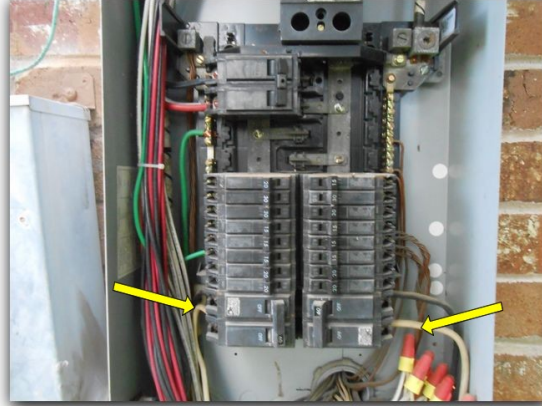
NP=Not Present

D=Deficient

I	NI	NP	D
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Additional Notes:

The color of branch circuit wires are required to be black, red, or marked. There are white branch circuit wires that have not been marked as required.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s)	Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Garage:	<input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Not tripping
	Exterior:	<input checked="" type="checkbox"/> Missing	<input checked="" type="checkbox"/> Not tripping

Note: A GFCI (Ground Fault Circuit Interrupter) receptacle is a special type of power outlet that can stop electrical power within milliseconds as a safety precaution. It is designed to protect people from electrical shock and electrocution by monitoring the flow of electrical current through the wires and tripping the circuit if it detects a ground fault. GFCI outlets should be installed in any potentially wet or damp area such as kitchens, bathrooms, laundry rooms, outdoor spaces, basements, garages, and workshops.

There are no GFCI outlets in the required locations in the unit.



Notes:

Note: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

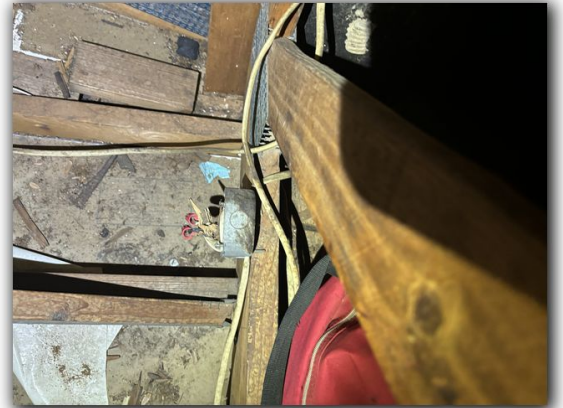
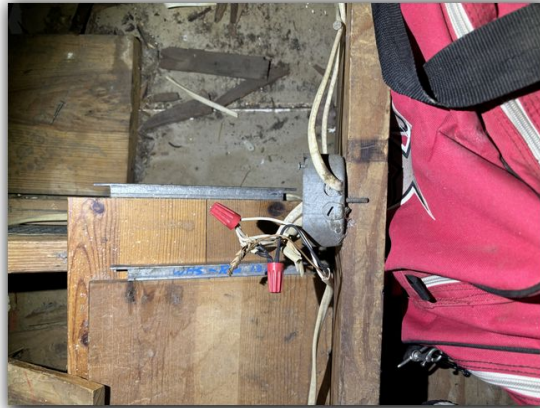
I	NI	NP	D
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Additional Notes:

The exterior outlets are not enclosed in a weather proof protective cover. I recommend placing a protective cover over all exterior outlets.



There are spliced wires that are not fully or properly contained inside a junction box in the attic at multiple locations and in the garage at the back wall.



I=Inspected

NI=Not Inspected

NP=Not Present

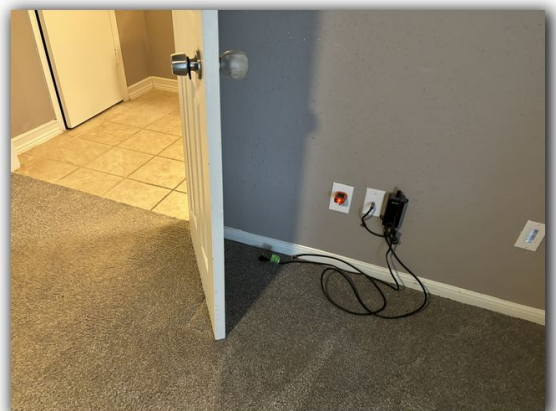
D=Deficient

I	NI	NP	D
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There are light fixtures that did not work when tested at multiple locations. I recommend replacing the light bulbs in these locations to see if that corrects the issue with the lights.



There are open ground outlets at the left wall in the master bedroom.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The smoke detectors are missing in the home.

Note: Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. There is a missing smoke detector in all currently required locations. I recommend installing interconnected smoke detectors in all sleeping rooms and in the adjacent hallways within 6 linear feet of the doors. I also recommend installing carbon monoxide detectors in all currently required locations.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: **Forced Air**

Energy Source: **Natural Gas**

Comments:

Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Unit 1

Filter Type: **Disposable**

Condition: **Dirty**



Notes:

NOTE: As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Due to defects observed, recommend service by qualified H.V.A.C Service Company. Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. **RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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B. Cooling Equipment

Type of System: **Central - Air Conditioner**

Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1 Supply Temp: **55.9** Return Temp: **82.2** Difference: **26.3**



Note: High/low differential (Temperature differential should fall between 15° and 22°)

The temperature differential between the supply and return registers should be no more than 20 degrees. The unit is producing a temperature differential that exceeds this maximum requirement. This could be symptomatic of other issues inside the system. I recommend asking the sellers if the unit has had recent service, including adding freon.

Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

Based on the information label the AC unit was built in 2008.



NOTE: Due to the age of the HVAC unit, I recommend having the unit serviced by a licensed HVAC technician.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Due to defects observed, recommend service by qualified H.V.A.C. Service Company.
Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE. The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

There is a temperature variance across the main living area of approximately 4-5 degrees. This may indicate a balancing issue and I recommend having the system reviewed by a qualified HVAC technician.



There is damage to the duct work at multiple locations in the attic and is blowing into the attic space. The cooling and heating of the home will not work as efficiently due to the damage to the duct work.



NOTE: As a precautionary measure and routine maintenance, I recommend periodic review and cleaning of the duct work in the home.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Left side front yard near the street**



Location of main water supply valve: **Left exterior wall near the front corner**



Static water pressure reading: **55 psi**



Type of supply piping material: **Copper, PEX, Galvanized**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas meter location: **Right side of the home**



Comments:

Type: **Copper, PEX, Galvanized**



Kitchen Sink:

There was no water at the kitchen sinks. I could not confirm but the valves could be closed. I recommend having the water supplies tested once water has been restored to the sink.



I=Inspected

NI=Not Inspected

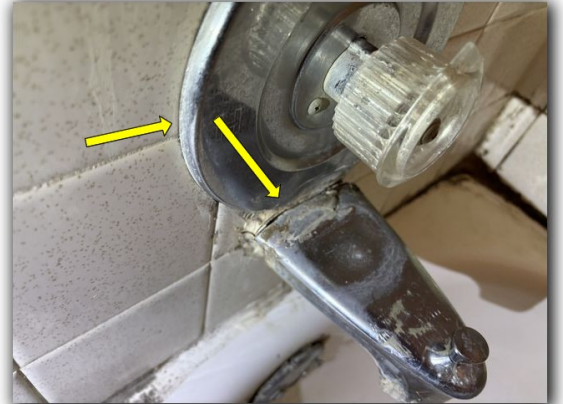
NP=Not Present

D=Deficient

I	NI	NP	D
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Master Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the master bathroom.



There is missing/deteriorated caulking at the base of the master bathroom toilet.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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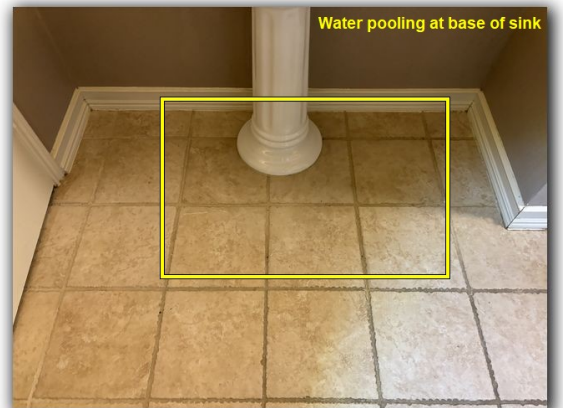
There is missing/deteriorated caulking at the base of the tub/shower in the bathroom toilet.



There is damage/staining on the master bathroom tub.



There is a leak at the master bathroom drain connection. Water is pouring on the floor when the water is running.



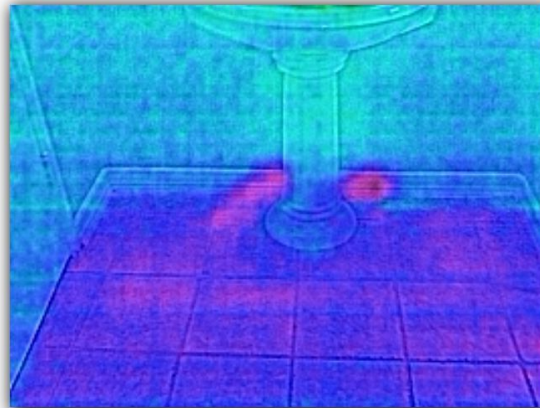
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The master bathroom sink plungers are not working properly. The sinks will not hold water.

Tub/Shower plumbing connections are required to be readily accessible. There is no immediate access opening installed at the master bathroom. The water supply and drain connections could not be inspected in this area.

Bath 2: (Hall Bathroom)

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.



I=Inspected

NI=Not Inspected

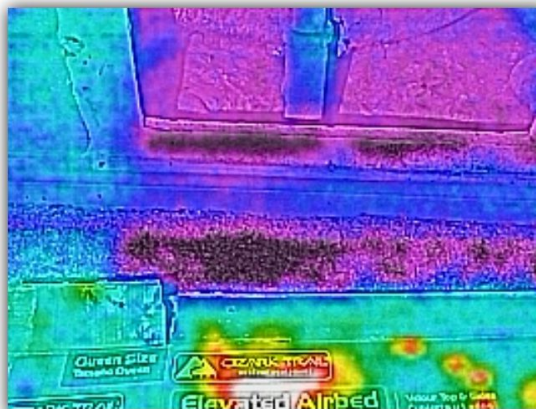
NP=Not Present

D=Deficient

I	NI	NP	D
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There is damage/cracking to the tub walls at the faucets. Water is leaking behind the shower wall and back wall of the hall closet.



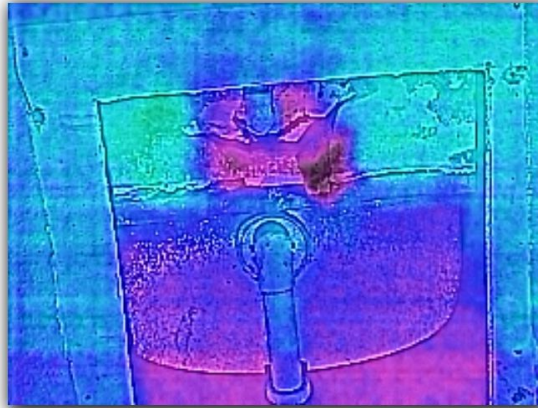
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

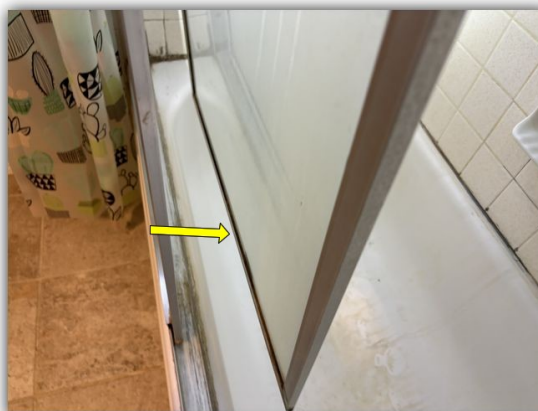
I	NI	NP	D
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There is organic growth/mildew at the hall closet. NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.



The shower door is loose and not attached to the track in the hall bathroom.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is damage/staining to the hall bathroom tub.



There is a leak at the shower wand supply connection.



The sink plunger is not working properly at the hall bathroom. This sink will not hold water.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is rust in the hall bathroom toilet.



There is missing/deteriorated caulking at the base of the hall bathroom toilet.



Outside Faucets:

There are anti siphon devices missing at the hose bibs around the home.

Laundry Room:

I recommend having a licensed plumber review and repair the deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of drain piping material: **PVC**

Comments:

Note: The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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C. Water Heating Equipment

Energy Source: **Natural gas**

Capacity: **40 gallons**

Comments:

Unit 1:

Location: **Garage**

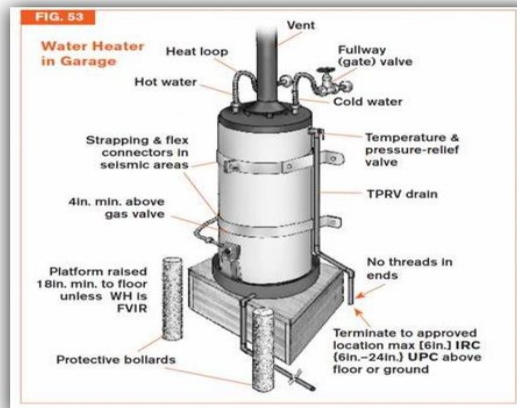
Brand: **Rheem**

Age: **2019**

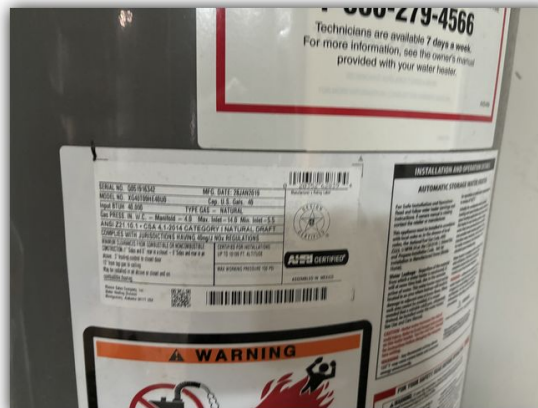
Garage Unit:

Physically protected: No

18" clearance: Yes



NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance. Based on the information label the water heater was built in 2019.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The vent pipe is corrugated material instead of smooth wall. Only smooth wall material is allowed as it promotes proper ventilation of exhaust gases. The vent pipe has been improperly installed at the connections. All connections should go into the adjoining pipe above to promote proper exhaust and help prevent spillage into the adjacent space. Approved flex vent material should have a label indicating that it is approved for gas venting. No label is present or visible.



I recommend having a licensed plumber review and repair the deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side of the home



Type of gas distribution piping material: Black Steel
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

Note: The water supply pipes in this home are made of Galvanized Pipes. I have attached a document to the bottom of this inspection report giving more information and history about this type of water supply pipe. It is the buyers discretion to have the water supply pipes reviewed by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher is not properly secured inside the cabinet.



The high loop is missing. This can allow waste water to leak back into the dishwasher.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

Oven Source: Electric

Cooktop Source: Electric

Thermostat set at 350°F

Achieved: Oven 350 °F



The oven is unlevel and moves when using.



The burners on the cooktop top did not heat up when tested.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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NOTE: I recommend having the unit reviewed by a qualified appliance contractor.

E. Microwave Ovens

Comments:

The light on the microwave did not work when tested. I recommend replacing the light bulbs to see if that corrects the issue with light.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: No

Pressure is applied to the door to simulate hitting a child or object and should auto reverse. I applied pressure and it did not auto reverse. The unit should be adjusted.



Electric eye reverse test acceptable: Yes

I recommend having the door reviewed by a qualified garage door contractor and then have the automatic opener tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

I. Other

Comments:

Summary

1.1 FOUNDATIONS

- ◆ There is a hairline crack in the foundation on the at multiple locations around the home.
- ◆ There are exposed cable ends on the left side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.
- ◆ There is evidence of prior foundation repair. I recommend asking for any additional information regarding prior review and repair of the foundation, including who performed the repairs, when the repairs were completed, and where the repairs were made. I recommend asking the seller if there is a transferable warranty, and ask that all relevant forms be provided so that proper and timely transfer of any warranty may be completed accordingly.
- ◆ Foundation shows evidence of minor movement. It appears that the home has had "hard settling" and in my opinion, there are no significant foundation issues. If the buyer has further concerns, they may consider consulting with a structural engineer.

1.2 GRADING AND DRAINAGE

- ◆ Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.
- ◆ There is high soil and heavy foliage at the left side of the home. This is conducive to water and pest penetration into the home.

1.3 ROOF COVERING MATERIALS

- ◆ There is rot/deterioration on the soffit at the front left corner of the home.
- ◆ There are splash blocks missing at the base of the down spouts around the home.
- ◆ There is an excessive amount of granules at the front right corner of the home.
- ◆ There are torn, worn, damaged shingles on multiple sides of the roof in more than one location.
- ◆ There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.
- ◆ There are unpainted roof fixtures on the right side of the roof at multiple locations. All roof fixtures are recommended to be painted for protection against the weather and environmental elements. I recommend having the fixtures painted to help extend the life of the fixture.
- ◆ NOTE: There are solar panels on the left side of the roof. I'm unable to verify all penetration points under the solar panels. I recommend monitoring as these may become water penetration points. If there is any concerns with the roof connections for the solar panels I recommend having a qualified roofer review the roof at the solar panels.
- ◆ NOTE: There is a satellite dish on the roof. I recommend monitoring as these may become water penetration points.
- ◆ There is an excess of shingles granules accumulating in the gutters at multiple side of the home. This is an indication that the shingles have lost effectiveness of protection against the elements.
- ◆ I recommend that the roof be evaluated by a qualified roofing contractor.

1.4 ROOF STRUCTURES AND ATTICS

- ◆ There is boards on the garage ceiling causing damage to the sheetrock.
- ◆ Collar ties are required on the upper third of the rafters and placed no more than four feet apart in the attic. There are no collar ties in the attic.

- ◆ There is water staining in the HVAC closet.
- ◆ There is an open chase in the HVAC closet above the HVAC equipment, creating an exposed opening to the attic space above. This mitigates the required fire stop, designed to separate the attic from the living space.

1.5 WALLS (INTERIOR AND EXTERIOR)

- ◆ All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.
- ◆ There are mortar joint/brick cracks on the exterior walls at multiple locations.
- ◆ There is rot/deterioration at the decorative beams at the front of the home at multiple locations.
- ◆ The decorative beam is missing at the peak at the front of the home exposing an opening into the attic space. This is an entry point of water and pests.
- ◆ There are caulking gaps / deterioration at the trim around the garage door in more than one location.
- ◆ The mortar at the bottom of the front left column/wall has deteriorated/caulked loose from the bricks.
- ◆ The A/C disconnect is not properly weather sealed on the exterior wall.
- ◆ There are cracks in the walls in the garage at multiple locations.
- ◆ There are signs of rot/deterioration on the exterior siding at multiple locations around the home.
- ◆ There are cracks on the walls at multiple locations throughout the home.
- ◆ NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.
- ◆ There is missing base boards in the kitchen and living room at multiple locations.
- ◆ There is organic growth/mildew at the right side of the front right bedroom closet. NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.

1.6 CEILINGS AND FLOORS

- ◆ There is an exposed opening where the A/C supply lines penetrate the ceiling/soffit.
- ◆ There are cracks in the walls in the garage at multiple locations.
- ◆ There is a stain on the ceiling in the garage at multiple locations. NOTE: I recommend further investigation at areas where moisture stains are present. I cannot determine what may be present.
- ◆ There is staining on the carpet in the front left bedroom and hallway.
- ◆ There are cracked tiles in the living room and master bathroom.

1.7 DOORS (INTERIOR AND EXTERIOR)

- ◆ There are doors that do not latch properly at more than one location around the home.
- ◆ There is daylight showing through the jamb at the front and back doors. This is indicative that the door is not fully weather sealed.
- ◆ There are doors that open / close on their own in more than one location including the left master bedroom door and the front left bedroom closet door.
- ◆ There is a gap between the garage door and garage door trim at the right side of the garage door. This is a potential entry point for water and pests.
- ◆ There is damage to the left garage door at the bottom left corner of the door.

- ◆ There is deteriorated caulking around the front door opening.
 - ◆ The front door deadbolt is not latching properly. The latch is hitting the strike plate causing the latch to not latch into the door frame. The door must be push against to get the latch to work. I recommend adjust the strike position to allow the deadbolt to latch properly.
 - ◆ The bottom latch at the master bedroom double door is stuck. I was unable to open the stationary door.
 - ◆ The deadbolt at the front is not locking properly. The deadbolt latch does not complete a full rotation locking the latch in place. The latch is hitting the door frame preventing the latch from locking. I recommend having the latch opening extended to allow for the latch to extend fully.
 - ◆ There are door rubbing the carpet at multiple locations in the home.
 - ◆ There is damage to the left master bedroom door.
 - ◆ The garage entry door is required to be solid core to maintain the fire stop between the garage and living space as well as help prevent exhaust gases from entering the home. The garage entry door does not meet this minimum requirement.
 - ◆ The house to garage door and the furnace room door do not have self closing hinges.
- R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1³/₈ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1³/₈ inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.
- ◆ The garage entry door is not on self closing hinges.
 - ◆ The left closet door in the front right bedroom is off the tracks.
 - ◆ I recommend having any deficiencies reviewed and corrected by a qualified door specialist.

1.8 WINDOWS

- ◆ The caulking around the windows is showing signs of deterioration and may need to be replaced.
- ◆ There is a cracked / broken window pane in the kitchen window and back living room window.
- ◆ There is water/moisture damage at the window sills at multiple locations in the home. This is an indication that the windows are not properly sealed.
- ◆ There are windows that are not latching properly at multiple locations in the home.
- ◆ The springs have popped in the window frames inside the home at more than one location.
- ◆ I recommend having any deficiencies reviewed and corrected by a qualified window specialist.

1.9 FIREPLACES AND CHIMNEYS

- ◆ I was unable to get the fireplace to light. There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.
- ◆ Note: The gas valve is located on the wall to the right of the fireplace.

1.10 OTHER

- ◆ The fence/gate is leaning forward at the front right side of the home.
- ◆ The wooden structure on the back of the back yard has rot/deterioration. I recommend removing this structure.
- ◆ There is no back splash at the kitchen countertop and hall bathroom countertop.
- ◆ The right top cabinet in the kitchen is loose on the wall. I recommend securing the cabinet to avoid accident/injury.

- ◆ There are loose cabinet handles at the kitchen cabinets.

1.11 SERVICE ENTRANCE AND PANELS

- ◆ E3902.12 Arc-fault circuit-interrupter protection
- ◆ All branch circuits that supply 120 volt, single phase, 15 and 20 ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.
- ◆ There are no AFCI (Arc Fault Circuit Interrupter) breakers in the service panel as is currently required.
- ◆ The color of branch circuit wires are required to be black, red, or marked. There are white branch circuit wires that have not been marked as required.
- ◆ I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

1.12 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ Note: A GFCI (Ground Fault Circuit Interrupter) receptacle is a special type of power outlet that can stop electrical power within milliseconds as a safety precaution. It is designed to protect people from electrical shock and electrocution by monitoring the flow of electrical current through the wires and tripping the circuit if it detects a ground fault. GFCI outlets should be installed in any potentially wet or damp area such as kitchens, bathrooms, laundry rooms, outdoor spaces, basements, garages, and workshops
- ◆ There are no GFCI outlets in the required locations in the unit.
- ◆ The exterior outlets are not enclosed in a weather proof protective cover. I recommend placing a protective cover over all exterior outlets.
- ◆ There are spliced wires that are not fully or properly contained inside a junction box in the attic at multiple locations and in the garage at the back wall.
- ◆ There are light fixtures that did not work when tested at multiple locations. I recommend replacing the light bulbs in these locations to see if that corrects the issue with the lights.
- ◆ The smoke detectors are missing in the home.
Note: Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. There is a missing smoke detector in all currently required locations. I recommend installing interconnected smoke detectors in all sleeping rooms and in the adjacent hallways within 6 linear feet of the doors. I also recommend installing carbon monoxide detectors in all currently required locations
- ◆ I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

1.13 HEATING EQUIPMENT

- ◆ NOTE: As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

1.14 COOLING EQUIPMENT

- ◆ The temperature differential between the supply and return registers should be no more than 20 degrees. The unit is producing a temperature differential that exceeds this maximum requirement. This could be symptomatic of other issues inside the system. I recommend asking the sellers if the unit has had recent service, including adding freon.

- ◆ Based on the information label the AC unit was built in 2008.
- ◆ NOTE: Due to the age of the HVAC unit, I recommend having the unit serviced by a licensed HVAC technician.
- ◆ I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

1.15 DUCT SYSTEMS, CHASES, AND VENTS

- ◆ There is a temperature variance across the main living area of approximately 4-5 degrees. This may indicate a balancing issue and I recommend having the system reviewed by a qualified HVAC technician.
- ◆ There is damage to the duct work at multiple locations in the attic and is blowing into the attic space. The cooling and heating of the home will not work as efficiently due to the damage to the duct work.
- ◆ NOTE: As a precautionary measure and routine maintenance, I recommend periodic review and cleaning of the duct work in the home.
- ◆ I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

1.16 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ◆ There was no water at the kitchen sinks. I could not confirm but the valves could be closed. I recommend having the water supplies tested once water has been restored to the sink.
- ◆ All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the master bathroom.

- ◆ There is missing/deteriorated caulking at the base of the master bathroom toilet.
- ◆ There is missing/deteriorated caulking at the base of the tub/shower in the bathroom toilet.
- ◆ There is damage/staining on the master bathroom tub.
- ◆ There is a leak at the master bathroom drain connection. Water is pouring on the floor when the water is running.
- ◆ The master bathroom sink plungers are not working properly. The sinks will not hold water.

- ◆ Tub/Shower plumbing connections are required to be readily accessible. There is no immediate access opening installed at the master bathroom. The water supply and drain connections could not be inspected in this area.
- ◆ All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.
- ◆ There is damage/cracking to the tub walls at the faucets. Water is leaking behind the shower wall and back wall of the hall closet.
- ◆ There is organic growth/mildew at the hall closet. NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.
- ◆ The shower door is loose and not attached to the track in the hall bathroom.
- ◆ There is damage/staining to the hall bathroom tub.
- ◆ There is a leak at the shower wand supply connection.
- ◆ The sink plunger is not working properly at the hall bathroom. This sink will not hold water.
- ◆ There is rust in the hall bathroom toilet.
- ◆ There is missing/deteriorated caulking at the base of the hall bathroom toilet.
- ◆ There are anti siphon devices missing at the hose bibs around the home.

- ◆ I recommend having a licensed plumber review and repair the deficiencies.

1.17 DRAINS, WASTES, AND VENTS

◆ **Note:** The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

1.18 WATER HEATING EQUIPMENT

- ◆ Based on the information label the water heater was built in 2019.
- ◆ The vent pipe is corrugated material instead of smooth wall. Only smooth wall material is allowed as it promotes proper ventilation of exhaust gases. The vent pipe has been improperly installed at the connections. All connections should go into the adjoining pipe above to promote proper exhaust and help prevent spillage into the adjacent space. Approved flex vent material should have a label indicating that it is approved for gas venting. No label is present or visible.
- ◆ I recommend having a licensed plumber review and repair the deficiencies.

1.19 DISHWASHERS

- ◆ The dishwasher is not properly secured inside the cabinet.
- ◆ The high loop is missing. This can allow waste water to leak back into the dishwasher.

1.20 RANGES, COOKTOPS, AND OVENS

- ◆ The oven is unlevel and moves when using.
- ◆ The burners on the cooktop top did not heat up when tested.
- ◆ **NOTE:** I recommend having the unit reviewed by a qualified appliance contractor.

1.21 MICROWAVE OVENS

◆ The light on the microwave did not work when tested. I recommend replacing the light bulbs to see if that corrects the issue with light.

1.22 GARAGE DOOR OPERATORS

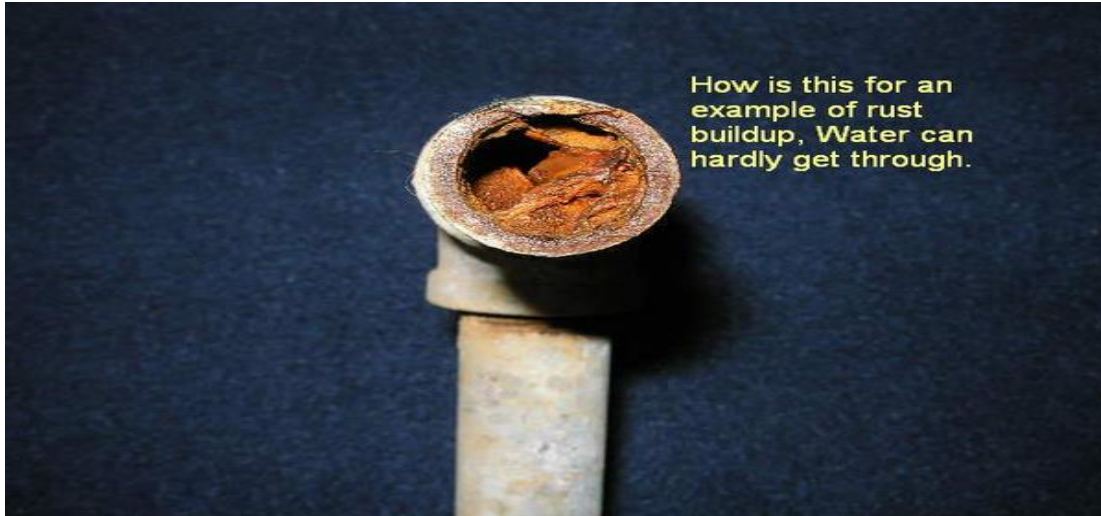
- ◆ Pressure is applied to the door to simulate hitting a child or object and should auto reverse. I applied pressure and it did not auto reverse. The unit should be adjusted.
- ◆ I recommend having the door reviewed by a qualified garage door contractor and then have the automatic opener tested.

1.23 DRYER EXHAUST SYSTEMS

- ◆ **NOTE:** The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.
- ◆ **NOTE:** I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint

build up will reduce the efficiency of the dryer and represents a potential fire hazard.

What Causes Galvanized Steel Pipe to Leak? (pipe failure)



Brown or discolored water and low water flow in galvanized piping systems is a sign of rust and corrosion buildup within the pipe.

Galvanized pipe is steel pipe covered with a protective coating of zinc which greatly reduces its tendency to corrode and extends its life expectancy.

No longer used in homes, galvanized pipe was used extensively as water supply lines in new construction prior to the 1960's. Today it is most often found in water well applications of all types.

Galvanized pipe has a tendency to react with minerals in water, producing a buildup of calcium deposits (scale) that can lead to lower water pressure.

A moderate level of calcium helps form a protective coating on the pipe, which may slow down corrosive effects. The operative word is moderate. High levels of calcium may build up in the pipe and restrict water flow.

Galvanized steel also corrodes over a period of time. The pipe rusts from the inside out. Over time, the pipes might corrode to the point where the pipes are completely restricted due to rust.

Galvanized steel can last roughly forty years until it needs to be replaced. Hard water in the home generally reduces the life expectancy of galvanized pipe.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____ .

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Jason Michael Green LICENSE #: 25908