



**MLC Real Estate
Inspections
& Building Consulting**
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Inspection report of: 14318 Splendid Oak, Cypress Texas

Performed for: Anna Weatherstone

THE HOUSE IN PERSPECTIVE (Age taken from County Appraisal District if possible)

This is an average quality 2 year old home that has been lacking maintenance somewhat.

NOTE: For the purpose of this report, it is assumed that the house faces south.

THE SCOPE OF THE INSPECTION

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER/SOILS/UTILITIES/STRUCTURE CONDITIONS DURING/FOR INSPECTION

Wet Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Subject Property is: Occupied Vacant New Construction Foreclosure

Style: 1 story 1½ story 2 story 3 story tri-level other:

Occupancy: Single Family Condo Townhome Duplex Other:

Utilities on: Water Electricity Gas All Electric

Soil conditions per USDA; loamy forested soils in general area

Property description: single family detached structure, wood framed, masonry exterior veneers

Selling agent; Anna Weatherstone

Present for inspection;

Seller's Agent Buyer's Agent WDI Inspector Well Septic Inspector Buyer(s) Seller Other: Chris Theodoridis
Certified Roofing Contractor

Seller's Disclosure Viewed; No deficiencies


SANCTITY OF THIS REPORT

THIS REPORT MAY BE INITIALLY TRANSMITTED VIA THE INTERNET. IT IS TRANSMITTED IN A COMMON FORMAT TO ALLOW EASE OF ACCESS FOR THE RECEIVER. SINCE NO FORMAT IS COMPLETELY SECURE, IT CAN BE CHANGED BY THE RECEIVER. TO THIS END THE RECEIVER IS REMINDED THAT AMENDING THE REPORT, IN ANY WAY, IS CONSIDERED FRAUD UNDER STATE LAW AND DOES NOT REPRESENT THE INTENT OF THE WRITER. ADDITIONALLY THE REPORT IS COPYWRITED, SO AMENDMENTS TO IT ARE A VIOLATION OF FEDERAL LAW.

THE INSPECTOR SIGNED ORIGINAL REPORT, AND THE INSPECTOR'S OFFICE COPY TAKE PRECEDENCE OVER ALL COPIES.



PROPERTY INSPECTION REPORT

Anna Weatherstone Name of Client 14318 Splendid Oak, Cypress Texas, Copper Bend Address of Inspected Property	Monday, September 19, 2022 Date of Inspection
 Name of Inspector	2995 TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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

- Property conditions change with time and use. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.
- This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.
- Please note that some WARRANTY COMPANIES may require that the covered components or systems be installed in compliance with "current" codes rather than the codes applicable at the time of their installation. They may disallow coverage based on this regardless of whether the component was visible to us or not. They may also require a code certification. This inspection is a limited visual inspection based on performance and not a code inspection.

- REPAIRS - we recommend that all repairs be performed by licensed technicians (where possible). Repairs should be considered my request to have further due diligence performed. During this further due diligence, the technician should find more issues than did this inspector since he is permitted to be invasive. If the technician disagrees as to the need for repair, of any item which was designated as needing repair in this report, the technician should provide a written statement to our client that the item in question is in compliance with prevailing codes, is operating and functional, and not in need of repair.
- Most DEFICIENCY ITEMS (detailed in the comments sections) will be preceded by the “R - ...” symbol. Other entries under the comments will be ‘for your information’ items or recommendations. Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed.
- DEPARTURE PROVISION: In compliance with the departure provisions, it is our intent here to establish the limitations of this inspection. The following items are not inspected primarily due to, but not limited to, their inaccessibility, and the performance nature of this inspection:
 - Underground lines & piping, heat exchangers (no disassembly, flame test only), electric load analysis, environmental and microbial issues, gas lights, bar-b-ques, water softeners, alarm systems, intercoms, solar heating systems, evaporative coolers, solar energy systems, gas fired refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies, and cooling/heating calculations. Issues such as flooding, property lines and value are addressed by the appraisal. Accessible gas connections at appliances are checked by a combustible gas detector. Pressure testing of the lines must be done by a licensed plumber. Additional limitations may apply.
- This report is the EXCLUSIVE PROPERTY of M.L.C. REAL ESTATE INSPECTIONS. A property condition inspection was performed on the named property and this inspection report prepared at the request of the named Client(s) pursuant to a real estate transaction. The Client is authorized to use this report and provide copies to other interested parties in the transaction. The use of this report by other parties for any purpose not related to the Client’s transaction is strictly prohibited without written permission from M.L.C. REAL ESTATE INSPECTIONS. Due to the advent of electronic and computerized information transfer and manipulation, the original inspection report, with original signature, shall take precedence over any electronically transferred document.

“The inspection and this report are focused exclusively on the identification of **significant** defects. There should be no expectation on your part that all defects, existing or potential, were discovered during the inspection.”

“The main objective of the inspection and of this report is to better apprise you, our client, of the conditions existing at the time of the inspection and to inform you of visible indications that indicate the need for continued due diligence investigation prior to the termination of any due diligence investigation period imposed by the contract between you and the seller of the property.”

“If additional defects, deficiencies and/or hazards are not discovered during the repair, adjustment or replacement of the items noted in this report you should be concerned about the competence or integrity of the persons making the repairs and the quality and effectiveness of the repairs that were allegedly made on the house, its parts, components or systems.”

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE

Inspector’s Voluntary Notice

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the inspector/surveyor to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended properties be re-inspected every two (2) years in order to keep up with any new standards developed or added.

Chattel items such as washers, dryers, water conditioners, refrigerators and other chattel items are not within the scope of this survey.

T.R.E.I. F.H.A. Fm.H.A. V.A. P.T.I. C.A.B.O. S.B.C.C.I. I.R.C. B.B.H.W. H.O.M.E. R.W.C. H.B.W. B.H.W. N.A.W.T. I.E.C.C.

Reader...

Seller agent indicated that the appropriate reservations were made for the inspection.

The following items prevented a full inspection;

Fence gates padlocked

Garage exit hall closet door locked

Pin for thermostat not presented

Remote for den light not found

Near end of inspection two men entered thru garage and walked to patio. They were disassembling the patio camera. This inspector inquired who they were and said owner had given permission to enter. They were requested to leave twice before doing so. This is inspector does not accept the liability of strangers on any sellers property. I am busy and do not have time to watch the sellers property.



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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation: This structure rests on a monolithically placed slab on grade foundation.

Slab-on-grade Foundation reinforcement:

Conventional Post tensioned Unknown

Method of inspection: The foundations was viewed at visible exterior beams and uncovered concrete floors. Other components used to judge performance were wall veneers, door/window operation, and framing. Tree proximity/location, gutter condition, grading and drainage were also evaluated.

Comments:

OPINION

The foundation(s) appears to be performing its intended function. No evidence of significant distress was observed.

OBSERVATIONS

No cracking was observed in the foundation.

Painted garage floors tend to hide any cracking at that location. Extra care was taken to observe with no cracking found



Floor coverings were installed in all living areas. The finished concrete was not visible for this inspection.

Tub drain accesses were not installed such that leakage from tub drain could not be determined.

Wall board repairs and fresh paint have been installed on the interior of this structure.

The masonry and drywall did not show sign of significant movement.

The doors and windows operated smoothly and reveals were adequate except as noted in those sections below.

Partial gutters are installed.

GRADING AND DRAINAGE

Underground drain(s) inlets are present on the property to aid in drainage; tied to gutters, parking lot, floor drains in bath and lounge. These were not tested today.

This sprinkler system was ON. It was left in the on position. It is needed to hydrate the perimeter soils to limit foundation movement. This is evidenced by the condition of the grass.



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Grading and drainage is reasonably established.

Grading and drainage is discussed in the next section.

SUMMARY

As of the time of this inspection, the subject property does not exhibit any evidence of major foundation deformities or excessive settlement distress conditions. While there may be indicators of minor to moderate movement, it is this inspector's opinion that the foundation is not suggestive of conditions requiring foundation repairs at this time.

Conditions conducive to movement were observed during the inspection which should be corrected for the benefit of the foundation's performance.

Please note that foundations perform over time and that factors such as grading, roots, plumbing leaks, weather, guttering, watering, etc. do affect the performance of the foundation. Foundations require maintenance as much as any other part of this structure.

General Soils Characteristics in the Gulf Coast Region

Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed "floating foundations".

The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress.

Generally foundation movement, in our geographic area, is typically the result of:

- >inadequate foundation design
- >improper execution of the foundation design
- >improper preparation of site prior to placement

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known.

Some other factors which cause foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

- >inadequate drainage away from the foundation
- >ponding or standing water at one or more areas around the foundation
- >soils erosion plumbing leaks around and under the foundation
- >excessive and close vegetation and trees
- >insufficient watering, of perimeter soils, during dry weather periods
- >excessively rainy or dry weather periods, lack of guttering

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations "float" to the extent that they reach their stress point they will generally "crack". The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended.

Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity.

As you might surmise, foundations require maintenance as much as any other part of this structure.

Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may require it in only certain areas. Usual flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

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B. Grading and Drainage 

Comments:

The grading generally flows away from the foundation.

The stone wainscoting on the front of the garage hides the slab allowing for insect entry without visibility. A WDI inspector is recommended.



The drainage runs to the rear, sides and the front. The inspector does not know if the subdivision has permission to exit to the rear.

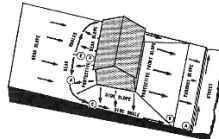
TYPICAL FHA-HUD LOT GRADING

TYPE "A" LOT GRADING

ALL DRAINAGE TO STREET

Rear yard swales behind the house carry surface water from rear yard to side yard swales (1% minimum) which carry this water for disposal through the street gutters and the public storm drainage system.

- A Outcrop on lot line extension at highest lot corner
- A-B Parkway slope
- B-C Side yard swale
- C-D Swale turn with 10' radius
- D-E Rear swale
- E-F Protective rear slope up from high point of swale

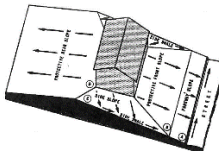


TYPE "B" LOT GRADING

DRAINAGE TO H-1 TO H-2 & TO REAR LOT LINE

Only side swales are needed to drain both to the street and rear lot line. They should extend back of the rear building with two slopes back from rear lot downspouts should be placed to direct roof water to the side swales for drainage directly to the street gutter. Thus the amount of water carried on the rear slope to easement or other property is kept as small as possible. This reduces erosion and disposal problems.

- A Outcrop on lot line extension at highest lot corner
- A-B Parkway slope
- B-C Side swale
- C-D Protective side slope at extension of rear wall

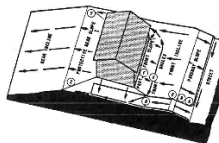


TYPE "C" LOT GRADING

ALL DRAINAGE TO REAR LOT LINE

Front swales are essential to carry surface water from the front yard to side yard swales which carry it to the rear lot disposal to easement or across other properties. Proper cross-slopes of the street gutter, curb and parkway are essential to stop street water from flowing onto the lot.

- A Outcrop at high side of driveway near lot corner
- A-B Parkway slope
- B Driveway grade change from upgrade drive in street to downgrade drive on lot
- C-D Driveway downgrade point out from front of building
- D-E Front swale
- E-F Protective front slope from high point of swales



Client notes:

As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity.

Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance.

Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement.

Solutions to drainage correction are varied and include; gutters, downspouts, splashblocking, regrading, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others.

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Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be rehydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts.

A great publication entitled "Maintenance of Existing Foundations on Expansive Clay Soils" is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

C. Roof Covering Materials

Types of Roof Covering: Asphalt - Laminated (Architectural)

Comments:

Reason for not accessing the roof;

- Slope
- Condition

Method of inspection: from the perimeter grade level due to;

- Grade level
- Edge
- Attic(s)
- Binoculars

R – The roof is nearing its replacement time. The following deficiencies were observed;

- Shingle damage
- Shingle slippage
- Visible nailing
- Raised shingles – smiling shingles subject to wind event damage
- Same issues found by roofing contractor



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R – The front elevation features most of the water shed exiting the roof in a small area on both sides of the front entry dormer. Both valleys die into the entry side walls. These valleys should be augmented with a cricket to redirect the valley to the front brick corner of the entry dormer. This type of shingle is designed by manufacturer’s instruction to slope to the edge of the roof. Also the gutters of the entry dormer should exit with a downspout at the same front corners with the spout extended to the lower roof gutter. The additional water from the entry dormer should not be directed to the already over-burdened valley which dies into the entry wall. **Additionally on the left side the flashing installer broke the brick and mortar allowing loose brick and water entry.******



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Areas where masonry is support on wood framing is not accessible and not able to be inspected for correct water and support installation.



Full gutters are recommended. Maintenance and cleaning of the gutters is recommended.

Client Advisory:

The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability.
 The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements.
 Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.
 This inspector departs from standards and does not pull up shingles to confirm adhesion since this action destroys the adhesion of the shingles which will not re-adhere according to the manufacturers.

D. Roof Structures and Attics

Viewed From: Attic, service passage and decking

Approximate Average Depth of Insulation: 10 inches.

Comments:

Viewed Attic From: Entered attic and performed a visual inspection from catwalked areas due to safety hazards.

Attic stairs Weight Rating: unknown*****

Attic Venting Supplied By: ridge, no soffit venting is installed

Approximate Average Thickness of Vertical Insulation: unknown

The attic framing and bracing appears adequate for this installation. The load bearing support members were not visible. With the exception of the top portion of the rear roof span which has two deflections. Near are braced and appear to be installed in this manner. Recommend monitoring these areas.



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R – The attic stairs has the following deficiencies;

0 lb. capacity

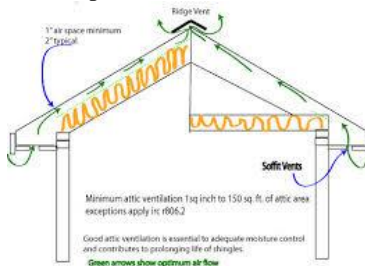
- Does not have a weight rating, magic marker is not adequate or recognized

- Is not fire rated for use in garage



R – Venting requirements...

Most codes use the 1/300 rule for minimum residential attic ventilation recommendations. This means that for every 300 square feet of enclosed attic space, 1 square foot of ventilation is required – with half at the upper portion (exhaust vents) and half in the lower portion (intake vents). Attic venting is very important for heat and moisture removal. The present of the passive and motorized vents prevents the natural flow of air from the lower soffit vents allowing the area under the level of the passive and motorized vents to become stagnant and without air flow. IBC 1203.2 requires 1/150th of the attic area to be ventilated but there is an exception that is commonly used instead. Attic venting is very important for heat and moisture removal year ‘round. The present of the passive and ridge vents prevents the natural flow of air from the lower soffit vents allowing the area under the level of the passive/turbine and ridge vents to become stagnant and without air flow. The ideal is pictured below.



Reader be aware that the seller may be upset at the builder about this issue as it prevents moisture and heater removal from the attic.



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Client note:

This inspection survey does not include an I.E.C.C. Internat'l Energy Code inspection. Information on D.O.E. energy savings can be found at: <http://www.energy.gov/yourhome.htm>

If entered, the attic was viewed from the catwalks installed in the attic space only.

The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection.

In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis.

E. Walls (Interior and Exterior)

Comments:

Exterior veneer type: Brick Wood FiberCement Vinyl Adhered Masonry
 Stucco Stone PressBoard Metal

INTERIOR

Wall board repairs and fresh paint have been installed on the interior of this structure. Visual movement indicators (if any) have been covered.

EXTERIOR

R – Loose brick and cracked mortar on left side wall of entry. See Roof Coverings****



R – The front porch arch is constructed as a self supporting arch but on a flexing foundation is in need of a steel support lintel. IRC R608.8.2 Lintels



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R – The mortar at the brick/stone junctions is cracked as it is too brittle to withstand the expansion/contraction there. Sealant would be appropriate here.



R – Seal other open expansion joints. This prevents water intrusion into the wall cavity.



Client Information:

Drywall repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same.

Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed. This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be performed at the buyer's options.

Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials.

The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls.

Structural components concealed behind finished surfaces could not be inspected.

Special Note: Chinese Drywall – Homes constructed or renovated between 2001 and 2009 may have had sub-standard drywall installed which could result in damage to electrical wiring and other installed components as well as some health concerns. I performed a cursory examination in this home for the most obvious telltale indications of this drywall. A more extensive "threshold inspection" (as recommended by CPSC and HUD) is available and would be recommended if I find indicators. Contact our office to make arrangements, if desired.

Cabinets are not with the scope of this inspection as they are not structural components. The integrity of the fasteners or fastening are dependent on the manufacturers installation instructions but outside of the TREC SoPs.

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F. Ceilings and Floors

Comments:

The raised ceiling areas are known as gambrel ceilings. They are prone to cracking in the angles due to thermal expansion/contraction. They are cracked now.

G. Doors (Interior and Exterior)

Comments:

R – Inoperable door(s)/door latch(es);
➤ Right master closet

Client Advisory:
Whether new or pre-owned, the unknown is who has a key to the exterior door locks.

H. Windows

Comments:

Client information:
Only readily accessible windows were tested.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Additional Comments:
The inspector did not inspect yard enclosures / fences.
The inspector did not inspect detached structures, if present.

L. Water Intrusion Events

Comments:

R – Potential/actual water intrusion locations:
➤ Roofing/Flashing issues
➤ Unsealed expansion joints

This inspection does not include invasive testing and observation. Areas of rotted wood were visually inspected only. To determine the actual extent of damage, the wall coverings would need to be removed.

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Breaker Amps 200

Breaker box entrance conductor wire:

Aluminum Copper Copper-clad aluminum

The following bonding wires or bonding jumpers were either not visible but should be or could not be confirmed as bonding fully. Components verified as not electrically bonded have an asterisk*;

- Gas line – or was not verified to run to the breaker panel
- No equipotential bonding visible
- Appliances connectors (CSST)

*More information on grounding and bonding and electrical system;
<http://mlcinspections.com/grounding.htm>

*More information on appliance connector bonding (CSST):
<http://mlcinspections.com/csst.htm>

The recommendation is that a licensed electrician confirms proper bonding.

R – The following are confirmed as not installed or effective bonding path or bonding jumpers;

- Water heater across the gas lines
- Furnace across the gas lines

R – A supplemental grounding rod is directed for this area’s soil conditions where the resistance is greater than 25 ohms – No supplemental rod is present – The electrician should provide written confirmation that he has tested the soils and they are not over 25 Ohms or a secondary ground should be installed.

NFPA Volume 70 National Electrical Code 2011 Edition

Chapter 2 Wiring and Protection

Article 250 - Grounding and Bonding

Part III. Grounding Electrode Systems and Grounding Electrode Conductors

Section 250.53 Grounding Electrode System Installation.

Subsection: (A) Rod, Pipe, and Plate Electrodes.

(1) Below Permanent Moisture Level.

(2) Supplemental Electrode Required.

(3) Supplemental Electrode.

Information/Maintenance: For an effective earth ground if clients electrician cannot demonstrate a resistance to ground of 25 Ohm or less then a additional grounding electrode (rod type or other) is recommended to be installed not less than 6 feet apart. [ref: 1978 NEC 250-84 to current 2011 NEC 250.53(A)] Foundations placed upon plastic sheeting or vapor barriers are not considered to be in contact with the earth. [ref: 2011 NEC 250.52(A)(3) Note]

The electrician may say that the concrete encased electrode is the supplemental but no such installation is present because it would have to have an access to the connection to the grounding conductor and concrete encased grounding electrodes should not be used when the foundation has a plastic barrier between it and the soil. The lack of plastic (non conductive barrier) on

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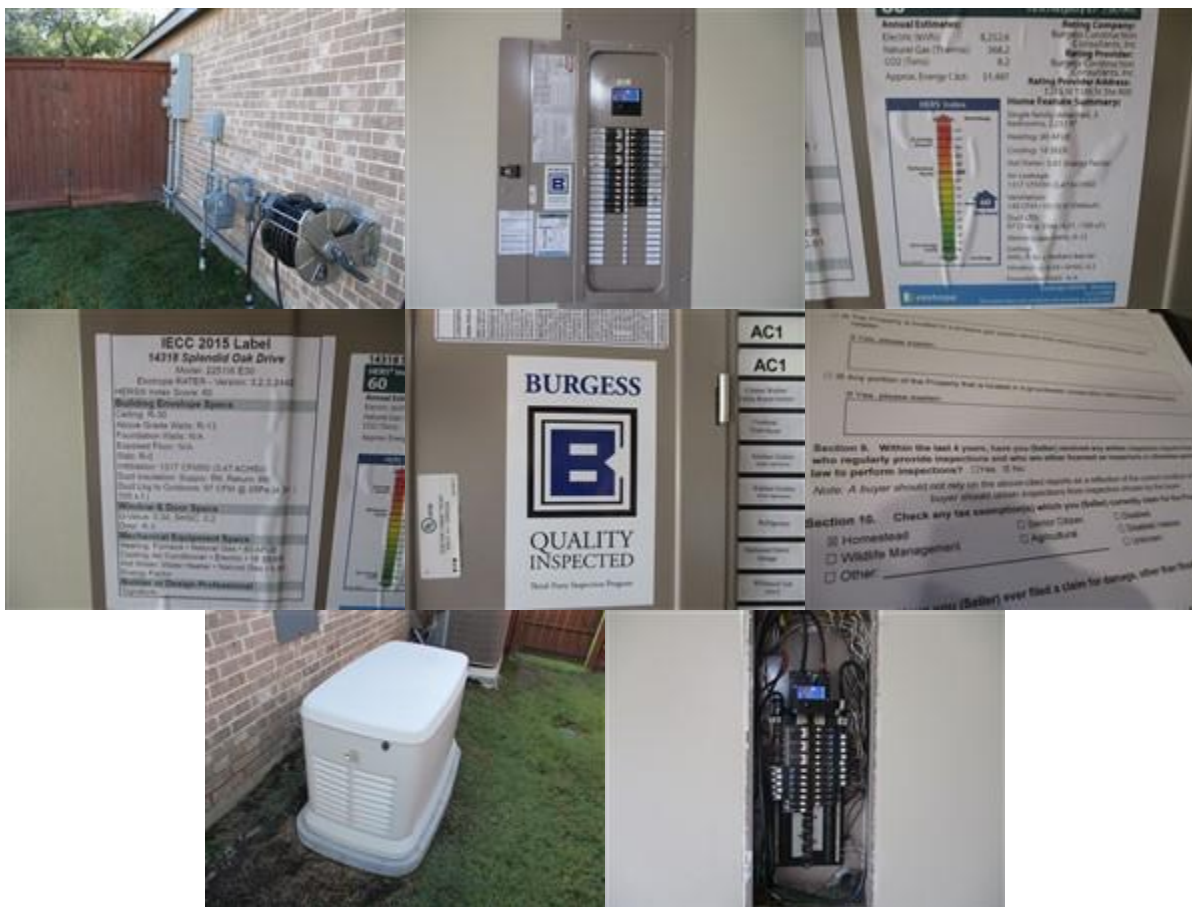
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the sides of the exterior of the foundation is a mute point as during dry times the surrounding soils shrink away from the foundation leaving no contact between the concrete and the soils. NATIONAL ELECTRICAL CODE – 2011, Chapter 2, Article 250, Part III, Section Report Identification: 322 250.52 Grounding Electrodes. Subsection (A)(3) Concrete-Encased Electrode.

The generac system appears to have been wired to improperly replace the original panel box. This system is not within the scope of this survey. You are recommended to engage a generac installed to evaluate this system.



Additional Comments:

Although the Standards of Practice call for confirmation of all bonding for the electrical system, this is not possible as confirmed by Master Electricians. You are notified that I limit this inspection from that requirement. This inspection and report invokes the departure provision from the Standards of Practice. Bonding is part of grounding but not the same as grounding.

Arc Fault Protection is also inspected when present and recommended when not present. In occupied homes, I do not trip A.F.C.I.'s due to a potential for damaging components on those circuits. This is a departure from the TREC Standards of Practice. Consider this notification.

Breaker manufacturers only warranty their products for "one" use or a single tripping of the breaker. They were not tripped...

Unless specifically noted, bonding and grounding was not verified. Verification of proper and complete bonding and grounding of a completed home is not possible under this survey due to a lack of access to all points requiring such bonding and ground and the need for testing equipment. If this is desired a licensed electrician can be engaged.

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B. Branch Circuits, Connected Devices, and Fixtures Type of Wiring:

Type of Wiring: Choose an item.

Comments:

Type of Wiring: Copper

- R – The circuits have the following deficiencies;
 - Not able to find den fan remote

Client information:

Only readily accessible receptacles and fixtures were tested.
 Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution.
 For Arc Fault Protections Interrupters (AFCI) information please see resources page.
 Furniture and storage items, if present were not relocated for inspection purposes.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central heat, ducted

Energy Sources: Gas

Comments:

- BTU's: 80K
 Not labeled
 Label missing

Visible gas lines to unit: Galvanized Flex Copper Black steel

Type of combusted air venting:

Double wall (type 'B') Single wall Mixed types Mixed sizes Plastic

Comments:

- R – The deficiencies for the heating system are;
 - System thermostat pin engaged and tstat set to 76 when room temperature at 71, system did not engage



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Client information:
 In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was performed by this inspector Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual servicing of the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.
 The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

B. Cooling Equipment

Type of Systems: **Central, split system, ducted**

Comments:

Type of System: Central Forced Air System

Energy source: Electricity

Evaporator access panel: Not installed.

Tonnage:

Evaporator:

Not labeled or coded into model number

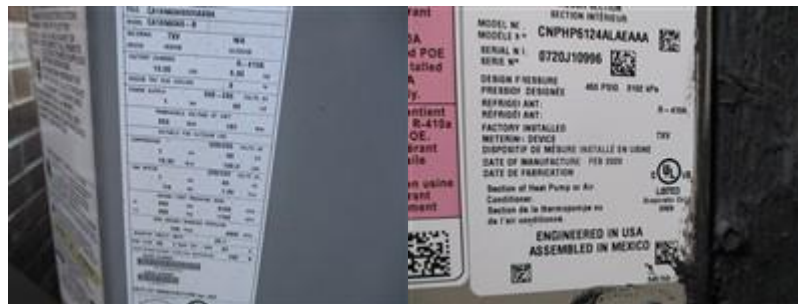
Label missing/covered

Condenser: 4

Not labeled or coded into model number

Label missing/weathered

Temperature differential: Supply 63 Return: 78 Differential: 15



Client information:
 Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents hazards such as fire and carbon monoxide.
 The inspector did not determine the efficiency, adequacy or capacity of the system(s).
 Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual servicing of the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.
 Individual wall units (if present) were not inspected.
 The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

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C. Duct Systems, Chases, and Vents:

Comments:

The system is equipped with a media filter located in the attic.

This home has a fresh air intake which has no mitigation for;

- Temperature
- Pollen etc.

There is an Aprilair connected to the intake which is not within the scope of this survey.



Additional Comments:

The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street right-of-way on right

Location of main water supply valve: Right side

Static waster pressure reading: 52 psi.

Type of supply piping material: PEX

Comments:

R – The water system deficiencies are;

- The kitchen sink spout ‘stops’ are not installed allowing the spout to turn 360 degrees during operation. This allows water to run other than in the sink.
- Pressure at both master vanities is low
- The vegetable sprayer on the side of the master toilets has the following deficiencies;
 - No drain for leaks or drips
 - No back flow prevention to protect water system integrity

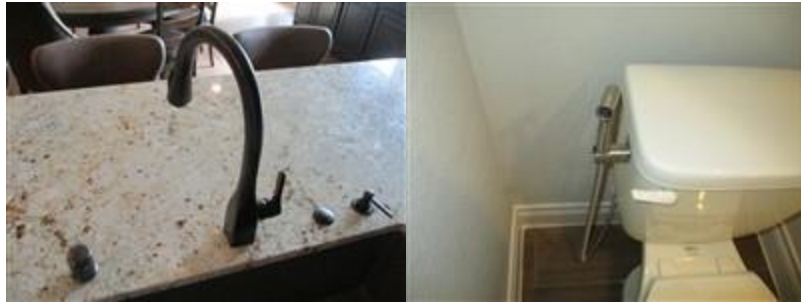
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The water lines in this structure are known as PEX which can be installed with or without a main panel called a Manabloc. This system is installed without a Manabloc and depends on splices enclosed in the walls.

Water softeners and conditioners are not within the scope of this survey.

R – The softeners are typically installed after market and move in allowing installers no inspection oversight. They lack an air gap in the drain line to prevent syphonage.

R – This water system does not have an air gap on the drain line.

Water purifiers are not within the scope of this survey. The type of connectors used tend to leak.



B. Drains, Wastes, and Vents

Type of drain piping material: Choose an item.

Comments:

Visible piping type(s): Plastic Iron Chrome Vinyl Other

Comments:

Recommend providing a tub drain access to periodically check the tub drains for leakage.

The showers were run with no leakage found.

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C. Water Heating Equipment

Energy Sources: Gas Electric

Capacity: On demand

Comments:

Visible gas lines to unit: Galvanized Flex Copper Black steel

Type of combusted air venting:

Double wall (type 'B') Single wall Mixed types Mixed sizes Plastic

Comments:

- R – The deficiencies are;
 - Removal of the cover of this outside installed unit revealed;
 - No insulation on water lines
 - No conduit on wiring
 - No bonding jumper on flex gas line



D. Hydro-Massage Therapy Equipment

Comments:

- R – Deficiencies are;
 - No GFCI shock protection found – do not use until found and tested
 - No access to motor or drains

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: left side

Type of gas distribution piping material: Iron (black)

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Vented air vents to: Recirculating Exterior

D. Ranges, Cooktops, and Ovens

Comments:

Unit(s) fueled by: Electric Gas

Oven temperature, when set at 350 degrees, is 343/342

Timers and cleaning systems are not inspected.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Infrared light installed: Yes No*

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H. Dryer Exhaust Systems

Comments:

R – The deficiencies for the dryer vent are:

- No able to pull out dryer to confirm vent distance sticker
- Please check dryer specs to confirm that it will carry air, humidity and lint up and out the distance required.
- There should be a sticker indicating the length of venting extending upward to the exit of the dryer vent.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Due to time constraints, the timers were not tested. Total zones 13.
System was found and left with water on.

The following resources are provided to help you navigate thru the purchasing process from this point.

Now I have an inspection and a report...what do I do with it?
http://mlcinspections.com/what_to_do_with_report.htm

National Homebuilders Association life expectancy of home components
<http://www.nahb.org/fileUpload>

Area Crime Reports as recommended by the Texas Associations of Realtors
<https://www.crimereports.com/>

Equipment and Appliance Manuals on Line
<http://www.manualslib.com/>

How much does it costs to have things repaired?
http://mlcinspections.com/what_to_do_with_report.htm

I am fixin' to have a home in Texas but I will bet that it will not maintain itself so how do I keep it managed?
 USAA has a great resource on this!
https://www.usaaedfoundation.org/Safety/safety_543_a_guide_to_home_maintenance#TakingCareOfYourHome

This inspector is not aware that this home had ever flooded or had windstorm damage. While there may not have been any visible evidence of moisture damage, repairs may hide such evidence. A **Comprehensive Loss Underwriting Exchange Report (C.L.U.E. ©)** may offer additional information on losses or payments for loses on this property. I recommend that you check with your agent for more information.

If you are buying a home with a pool you should take a look at the Consumer Protection Services Commission Pool Barriers Guidelines.
<https://cpsc.gov/s3fs-public/362%20Safety%20Barrier%20Guidelines%20for%20Pools.pdf>

Go to my inspector association and subscribe to the monthly newsletter on helpful tips for home maintenance at
www.nachi.org/go/newsletter

FLOOD INSURANCE is not required of every home and depends on the location in relation to surrounding area drainage routing and the amount of rain in a specified time. While not required of every home, the good news is that where not required it becomes less expensive and a value. In either case it is a good investment in the Houston area regardless of location. You should investigate the cost and need. Your inspector carries it on his home but is not required to do so.

What does FHA and HUD think about having a home inspected?
http://mlcinspections.com/what_to_do_with_report.htm

For many years homeowner's insurance companies have relied on some aspect of a home inspection to underwrite insurance. Unfortunately some of them have been making claims on inspectors in order to recover claims expenses. As a result this report may not be used for any aspect of insurance underwriting. If your insurance company would like to present a specific list of their requirements the inspector will be glad to negotiate a contract and inspect the house for their needs. Your insurance company should inspect the home to their requirements before underwriting insurance and no party may rely on this report for insurance information.

This report and inspection does not encompass recalls for the various appliances, however the Consumer Products Safety Commission has established a site were such information can be gathered:
SaferProducts.gov

Homes Do Not Maintain Themselves
 You are about to take on the joys and responsibilities of home ownership. Your new home will require some TLC. The first thing to remember is that code establishes minimal standards for keeping the structure's occupants safe, sound and sanitary. Maintenance is meant to keep components in the same condition as when they were installed. Once in a while the component will need to be replaced in order to maintain those conditions.

Buena suerte with your new home. I hope your home is always be filled with good fortune.