



Inspection Report

Malik Sherwani

Property Address:
6823 Garnet Trail Ln
Richmond TX 77469



Golden Scope Inspection, LLC

Xuan Tien Le - TREC License # 23885 Professional Inspector

Contact Number: (832) 833-2863

Email: Goldenscopeinspection@gmail.com

PROPERTY INSPECTION REPORT FORM

Malik Sherwani

6/27/2024

Name of Client

Date of Inspection

6823 Garnet Trail Ln, Richmond, TX 77469

Address of Inspected Property

Xuan Tien Le

23885

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Home faces (general direction):

East

In Attendance:

Inspector only

Home is:

Vacant

Temperature:

90 to 100 degrees

Weather:

Clear

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Date: 6/27/2024	Time:	Report ID: 240627_6823_Garnet_TIEN_FINAL
Property: 6823 Garnet Trail Ln Richmond TX 77469	Customer: Malik Sherwani	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

The Client MUST READ The ENTIRE Report

Buyers Limitation Notice: Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

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East

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Post tension slab on grade

Comments:

(1) **Buyers Advisory Notice: Limitations Regarding Foundation:** The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

Note: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

(2) Minor foundation movement were observed. In my opinion these conditions do not represent a failure of the foundation at this time. If concerned with this condition, consultation with a structural engineer or foundation specialist is advisable before purchasing the home, regarding both its current condition, and the best measures to prevent further movement in the future. Some notable indications of foundation movement observed are garage door frames separating at the brick veneer and trims separating or showing movement.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

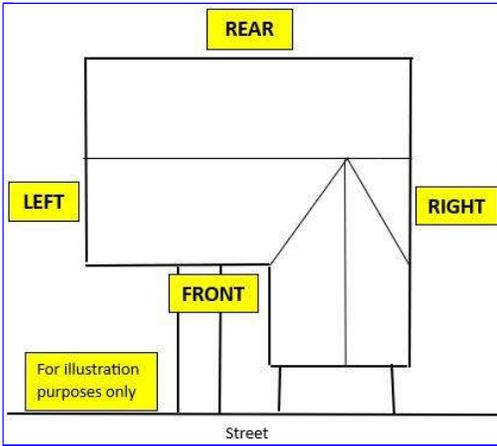
(3) *Foundation Measurements*

Based on the floor measurements taken, it is my opinion the slab was **reasonably level** at time of the inspection. The foundation level measurements indicated a variance of **+ 0.6" / - 0.3"**. The benchmark was taken at the center of the home. Floor covering is **vinyl/laminate** or similar material. Concrete Slab foundations most often reveal some unevenness due to workmanship at the time of construction. Therefore, these measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes is not, by themselves, a measurement of foundation movement. Golden Scope Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company. The elevation data are used for information purposes only and should not be used for serious negotiations.

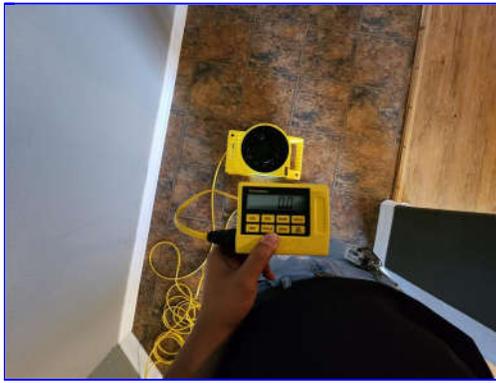
ABOUT FOUNDATION MEASUREMENT EQUIPMENT: Smart Leveler (Tolerant: +/- 0.1" and working temperature: 0-100 F.) The measurements from the Smart Leveler should be view as a reference data only. At the time of this writing there are no solid guidelines for acceptable and unacceptable slope specified by federal or state regulations for existing structures. An elevation survey is only one of several indications that structure or foundation problems exist. In most cases the inspector has no prior data to establish a benchmark or reference elevation.

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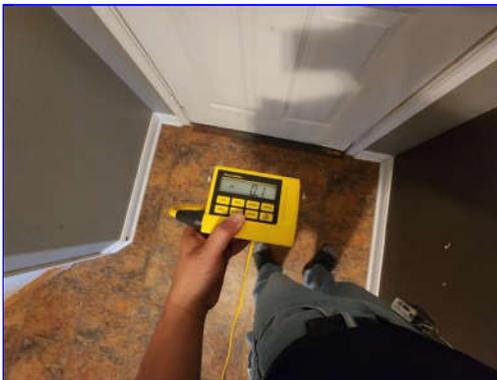
I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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

I NI NP D



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)

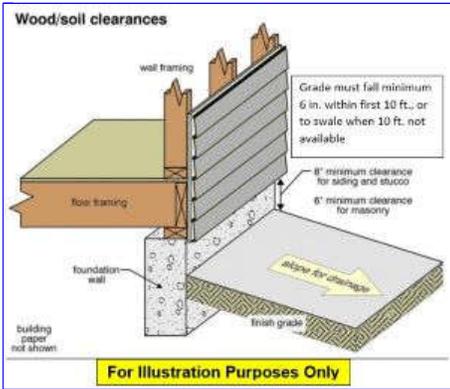
B. Grading and Drainage

Comments:

(1) General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.

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I NI NP D



B. Item 1(Picture)

B. Item 2(Picture)



B. Item 3(Picture)

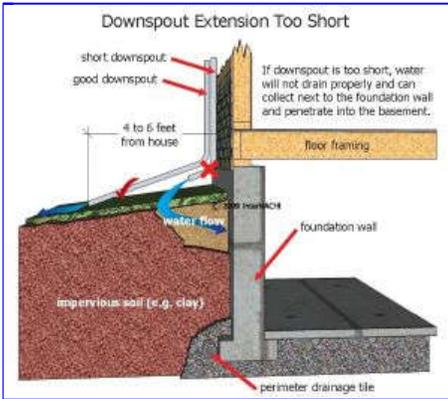


B. Item 4(Picture)

(2) The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

(3) **Buyers Advisory Notice:** A complete gutter system with extensions is recommended on this structure. The gutter system is designed to expedite the drainage of water away from the property. Splash blocks located under the down spouts can help direct water away from the foundation and reduce soil erosion, which can reduce the effectiveness of the termite chemicals placed in the soil. A properly installed gutter system is an important tool in maintaining even moisture content in the surrounding soil.

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

I NI NP D



B. Item 8(Picture)



B. Item 9(Picture)



B. Item 10(Picture)

C. Roof Covering Materials

Types of Roof Covering: Composition shingles, 3-Tab fiberglass

Viewed Roof From: Drone

Comments:

(1) The roof covering was observed to be near the end of its service life. When a roof is older, it is always advisable to consult with your insurance company regarding coverage prior to purchase of the home.

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I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)

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

I NI NP D



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)

- (2) **Buyers Advisory Notice:** Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing contractors. As with any repair person or repair company, references should always be verified to protect the homeowners interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>
- (3) **Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems :** Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.
- (4) Multiple shingle(s) was/were observed have the following defect(s): broken or loss of granules. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.

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

I NI NP D



C. Item 16(Picture)



C. Item 17(Picture)



C. Item 18(Picture)



C. Item 19(Picture)



C. Item 20(Picture)



C. Item 21(Picture)



C. Item 22(Picture)



C. Item 23(Picture)



C. Item 24(Picture)



C. Item 25(Picture)

(5) One or more plumbing vents were observed to have damaged vent boots. Repairs should be made to

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

I NI NP D

prevent moisture intrusion into the attic space. A qualified, verified roofing contractor should be consulted regarding further evaluation and potential repairs.



C. Item 26(Picture)



C. Item 27(Picture)



C. Item 28(Picture)



C. Item 29(Picture)

(6) Exposed nail heads at the roof surface should be sealed to prevent water intrusion.



C. Item 30(Picture)

(7) Drip edge flashing along the roof edge was observed to be missing, damaged or installed improperly. Drip edge flashing is needed to support roofing at the roof edge and to protect the roof decking from moisture. A qualified, verified roofing contractor should be consulted regarding this condition or any repairs that may be needed.



C. Item 31(Picture) Right side

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

I NI NP D

(8) A flashing, sometimes called a "California Gutter" is installed. This flashing diverts the intended flow of water down the roof, to a direction parallel with the shingles. In some case this can cause water to back up under the shingles, damaging the roof decking.



C. Item 32(Picture)



C. Item 33(Picture)

D. Roof Structures and Attics

Attic info: Pull Down stairs

Method used to observe attic: From attic walkways

Roof decking: OSB

Roof Ventilation: Ridge vents, Soffit Vents

Roof Structure: Stick-built

Attic Insulation: Fiberglass

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Comments:

(1) Examples of Attic Views

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)



D. Item 6(Picture)



D. Item 7(Picture)



D. Item 8(Picture)

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I NI NP D



D. Item 9(Picture)



D. Item 10(Picture)



D. Item 11(Picture)

(2) **Accessibility and Limitation Notice:** Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic.

(3) Various sheathing was observed to be discolored. This appears to be from moisture intrusion. It is unknown if the cause of this condition has been repaired. A qualified, verified roofing contractor should be consulted for further evaluation.

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I NI NP D



D. Item 12(Picture)



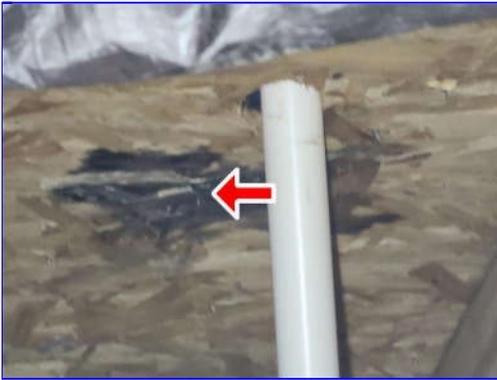
D. Item 13(Picture)



D. Item 14(Picture)



D. Item 15(Picture)



D. Item 16(Picture)

(4) Insulation was observed to be misplaced or moved from its proper location. Insulation should be replaced to the intended location. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.

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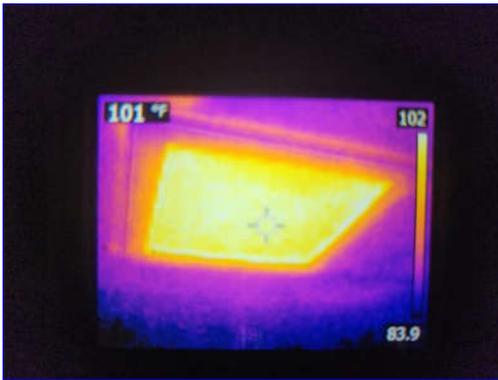
I NI NP D



D. Item 17(Picture)



D. Item 18(Picture)



D. Item 19(Picture)



D. Item 20(Picture)

E. Walls (Interior and Exterior)

Exterior Wall Covering: Brick veneer, Fiber cement siding

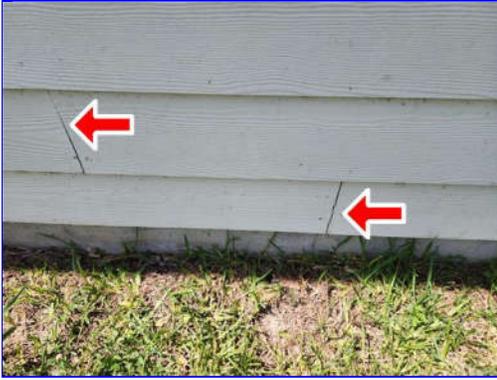
Comments:

(1) **Buyers Advisory Notice:** Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.

(2) Caulking trim, siding and windows in various locations, was observed to need improvement. Make improvements as needed.

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

I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)



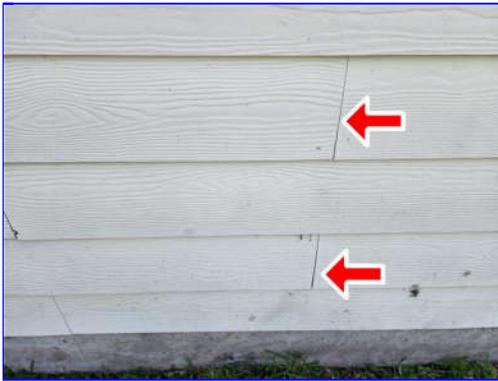
E. Item 7(Picture)



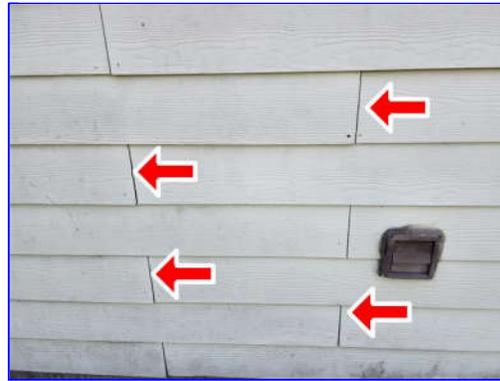
E. Item 8(Picture) Left side

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

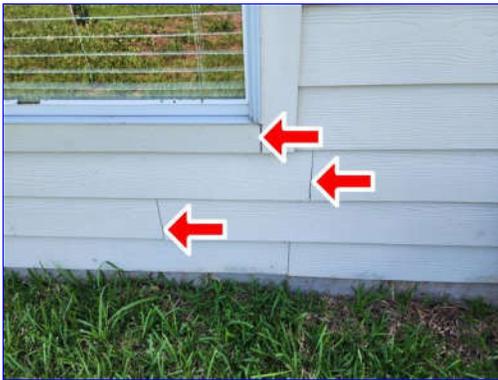
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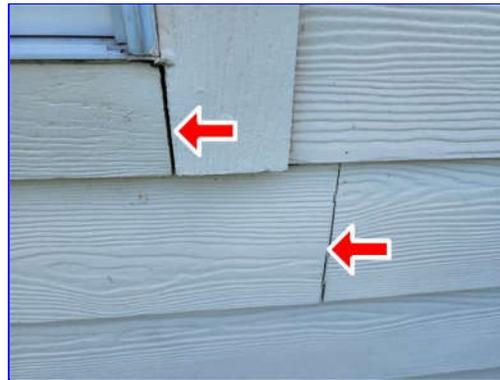
E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

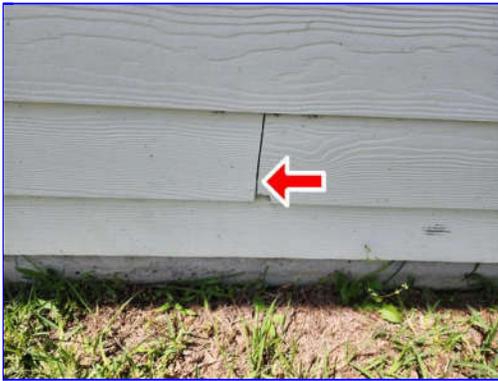


E. Item 13(Picture)

(3) The siding and/or trim was/were observed to have the following defect(s): in poor condition, loose or broken. This condition could lead to moisture intrusion into the home.

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

I NI NP D



E. Item 14(Picture) Right side



E. Item 15(Picture)



E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture) Rear



E. Item 19(Picture)

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

I NI NP D



E. Item 20(Picture)



E. Item 21(Picture)



E. Item 22(Picture)

(4) Caulking should be installed at the top and sides of the enclosure. The bottom should not be caulked.



E. Item 23(Picture)

(5) The walls in right bedroom closets were observed to have the following defect(s): excessive moisture at the drywall and at the base boards. Excessive moisture at the wall was confirmed with a moisture meter. In the Inspectors opinion, this condition should be further investigated and repaired.

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

I NI NP D



E. Item 24(Picture)



E. Item 25(Picture)



E. Item 26(Picture)



E. Item 27(Picture)

(6) Evidence of repairs/previous damage were observed. The repair should be improved by qualified professional.



E. Item 28(Picture) Left bedroom



E. Item 29(Picture) Living room

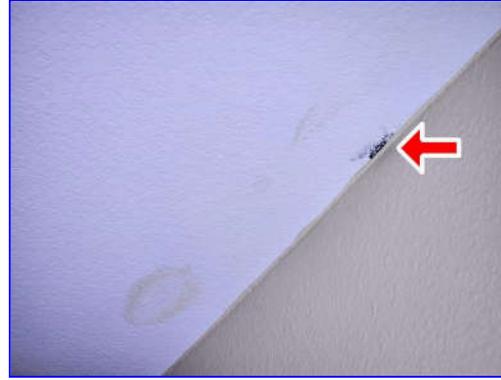
(7) An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

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I NI NP D



E. Item 30(Picture) Hall bathroom sink



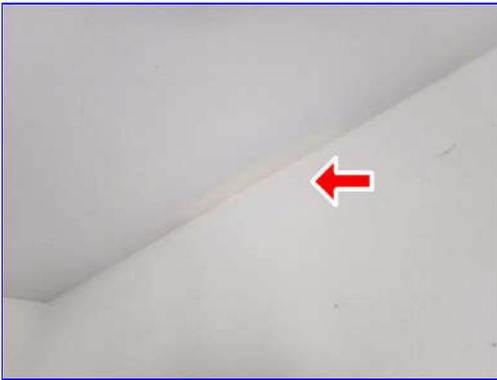
E. Item 31(Picture) Master bedroom

F. Ceilings and Floors

Comments:

(1) **Buyers Advisory Notice:** Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

(2) Evidence of repairs/previous damage were observed. No evidence of excessive moisture was observed (confirmed when tested with a moisture meter). The cause of this condition was not determined. If sheetrock and insulation were affected by moisture, it should be removed, replaced and preventive measures for microbial hazards should be undertaken by a qualified, verified, licensed professional. The structural components related to this condition are not accessible to inspect for quality of installation, or possible component failure. This leave some degree of uncertainty regarding the condition. The buyer should obtain any and all information available regarding this condition prior to closing.

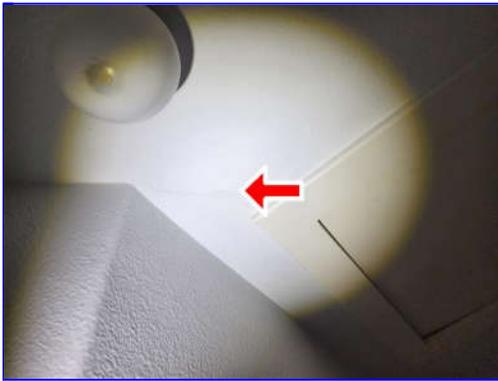


F. Item 1(Picture) Right bedroom

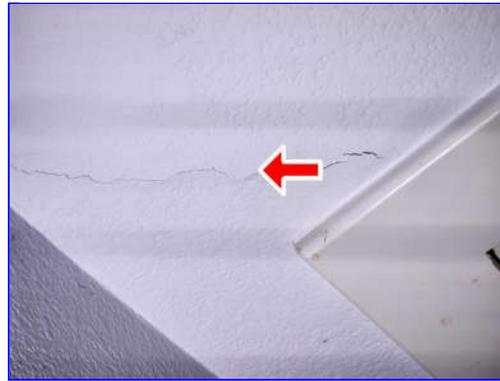
(3) Minor ceiling cracks were observed in master closet. Recommend to repair and monitor.

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

I NI NP D



F. Item 2(Picture)



F. Item 3(Picture)

(4) Evidence of moisture intrusion was observed at the ceiling. No evidence of excessive moisture was observed (confirmed when tested with a moisture meter). Sheetrock and insulation were affected by moisture should be removed, replaced. Preventive measures for microbial hazards should be further evaluated or undertaken by a qualified, verified, licensed professional. The buyer should obtain any and all information available regarding this condition prior to closing.



F. Item 4(Picture) Master bedroom



F. Item 5(Picture)

(5) The linoleum/vinyl flooring was observed to have the following defects: warped or initial deterioration. Repair or replace as needed.

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

I NI NP D



F. Item 6(Picture)



F. Item 7(Picture)



F. Item 8(Picture) Living room

(6) There were cracks in the garage floor. This is typical of concrete and is not considered significant. it should be monitor for large separations or differential movement.



F. Item 9(Picture)



F. Item 10(Picture)

G. Doors (Interior and Exterior)

Comments:

(1) The garage entry door(s) was/were observed to have the following defect(s): self closer is missing, this is a potential fire and safety hazard. Repair or replacement is needed.

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

I NI NP D



G. Item 1(Picture)

(2) The exterior door(s) at the rear of home was/were observed to have the following defect(s): does not shut properly. Repair or replacement is needed.



G. Item 2(Picture)

(3) The garage door(s) was/were observed to have the following defect(s): does not close tight at opening. Repair or replacement is needed.



G. Item 3(Picture)



G. Item 4(Picture)

(4) The interior door at the in right bedroom was observed to have the following defect(s): damaged.

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

I NI NP D



G. Item 5(Picture)

H. Windows

Window type: Double Pane, Vinyl / PVC

Comments:

One or more window screens were observed to be missing or damaged. Repair or replacement is needed.



H. Item 1(Picture)

I. Stairways (Interior and Exterior)

Comments:

Stairs Views

J. Fireplaces and Chimneys

Types of Fireplaces: None

Comments:

(1) Fireplace and Chimney Views

(2) **Buyers Advisory Notice:**

Inspector does not light gas fireplaces and does not start fires with organic materials. Many potential safety hazards exist lighting units that are not in regular use. Given the limited winter in our area of Texas, many fireplaces are not used regularly. A qualified, verified chimney professional and/or plumber should be consulted regarding further inspection, should the buyer need a full inspection of the gas aspects of the fireplace.

If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org).

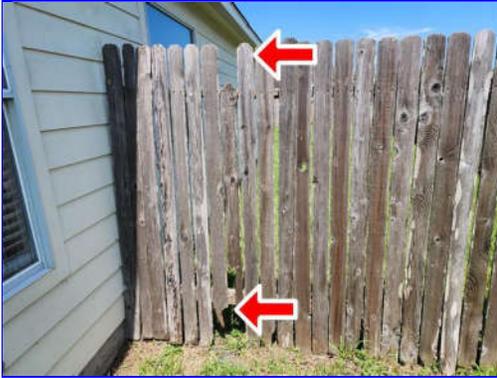
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

K. Porches, Balconies, Decks and Carports

Comments:

Fencing is old and deteriorated. Repairs should be made. A qualified contractor should be consulted regarding repair or replacement.



K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)



K. Item 4(Picture)

L. Other

Home Is: Vacant

Structure Type: Single Family

Comments:

(1) Examples of exterior views at the time of the inspection

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

I NI NP D



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)



L. Item 4(Picture)



L. Item 5(Picture)



L. Item 6(Picture)

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

I NI NP D



L. Item 7(Picture)



L. Item 8(Picture)



L. Item 9(Picture)

(2) Examples of interior views at the time of the inspection

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

I NI NP D



L. Item 10(Picture)



L. Item 11(Picture)



L. Item 12(Picture)



L. Item 13(Picture)



L. Item 14(Picture)



L. Item 15(Picture)



L. Item 16(Picture)



L. Item 17(Picture)

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

I NI NP D



L. Item 18(Picture)



L. Item 19(Picture)

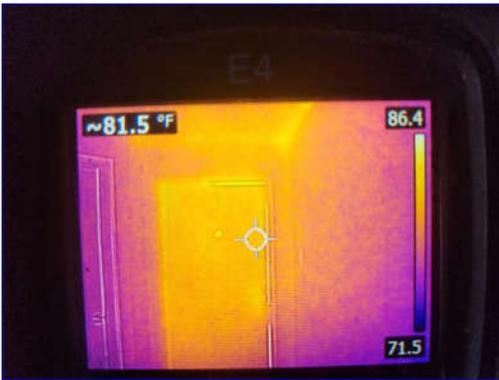


L. Item 20(Picture)



L. Item 21(Picture)

(3) Examples of infrared views at the time of the inspection



L. Item 22(Picture)



L. Item 23(Picture)

(4) There is evidence of possible vermin activity in the attic. A qualified, verified, licensed pest control specialist should be consulted regarding this condition and remediation.

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

I NI NP D



L. Item 24(Picture)



L. Item 25(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed (if required) contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Located: Exterior of the home

Main Disconnet Located: In the main panel

Electrical Service Connectors: Underground

Electric Panel Manufacturer: Cutler Hammer

Main Breaker Amps: 150 AMP

Feeder wire type: Aluminum

Branch wire type: Copper

Comments:

(1) Panel Views

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

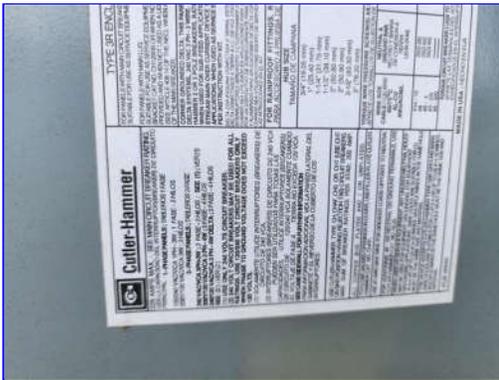
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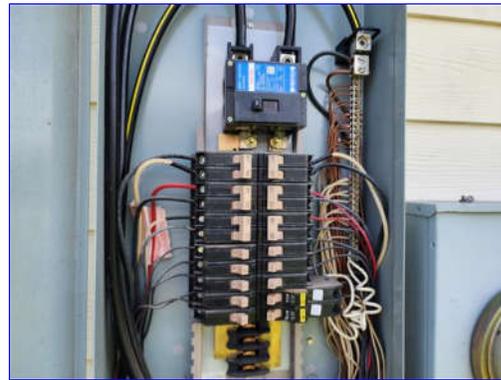
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(2) **Buyers Advisory Notice:** Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

(3) The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

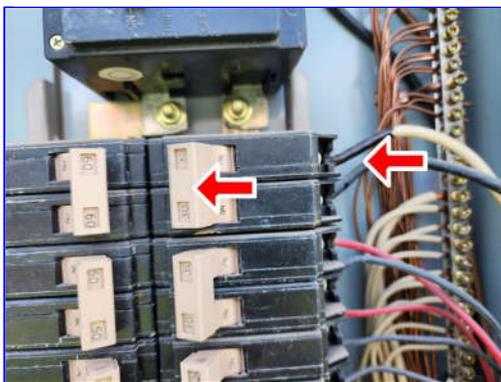


A. Item 5(Picture)

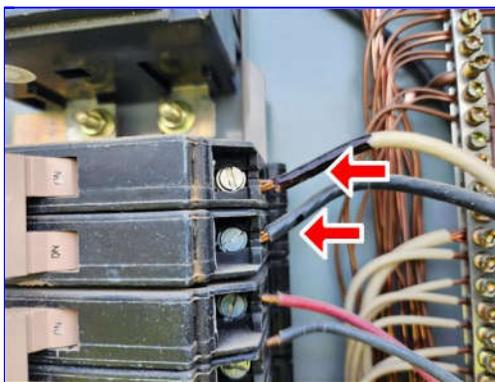
(4) Improper wire size (40 amp) for breaker (30 amp) it services was observed in the main panel.

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

I NI NP D



A. Item 6(Picture)



A. Item 7(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

(1) **Buyers Advisory Notice:** The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

(2) **Buyers Notice:** Inspector is unable to verify if can fixture(s) in the attic are "IC", in contact, rated. Some fixtures are rated for contact with insulation and other combustibles and some are not. Fixtures that are NOT IC rated should have a minimum clearance from combustibles that follow manufacturer instructions.

(3) **Buyers Advisory Notice:**

Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

Carbon monoxide detectors should be present in the home and installed to manufacturer instructions when gas utilities are present in the home.

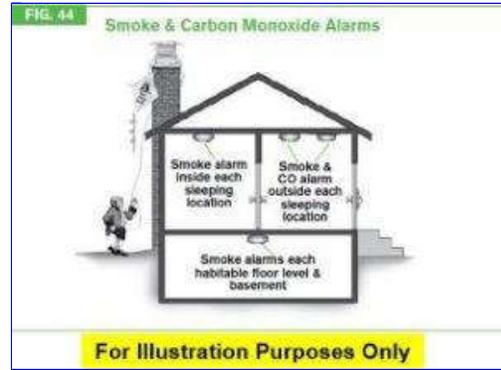
(4) Smoke detector(s) was/were observed to have the following defect(s): is/are chirping indicating the batteries are in need of replacement. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

(5) Light fixture(s) in the interior/exterior was/were inoperative. If the fixture(s) does not work after replacing the bulb(s), a licensed electrician should be consulted.

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

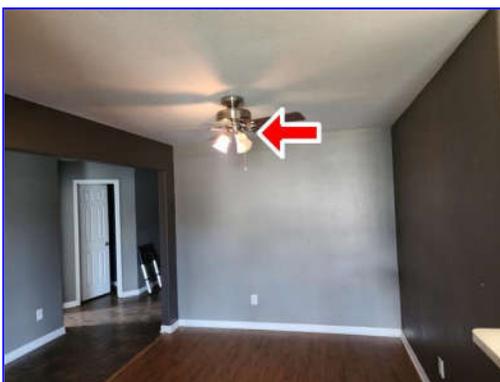
I NI NP D



B. Item 4(Picture)



B. Item 5(Picture) Laundry



B. Item 6(Picture) Dining



B. Item 7(Picture) Master bathroom

(6) One ground fault interrupt receptacle(s) in the master bathroom was observed to have the following defect(s): did not work or there is no power to outlet. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection.



B. Item 8(Picture)



B. Item 9(Picture)

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

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Number of electric central heat systems: One

Heat System Brand: Rheem

Comments:

(1) View of Furnace(s) and Data Plate(s) (if available)



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

(2) **Buyers Advisory Notice:** Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

B. Cooling Equipment

Outdoor Temperature at Time of Inpection (Approximate Range): 90 to 100 Degrees

Cooling system brand / BTU: Rheem, 30,000 BTU

Cooling system Delta T: 10

Comments:

(1) View of Condensing Unit(s) and Data Plate(s) (if available)

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

- (2) **Buyers Advisory Notice:** Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.
- (3) **Buyers Advisory Notice:** The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.
- (4) Deficient temperature differential (Delta-T) was observed at the time of inspection. The Delta-T of a cooling system ideally should be between 14-22 degrees from supply to return. The observed condition indicates repairs may be needed. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and potential repairs to the system.

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)



B. Item 10(Picture)

(5) The refrigerant hood is in need of caulking improvements to prevent moisture or insect/vermin entry

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

I NI NP D

points. The top and sides should be caulked, as well as any opening sealed, but the bottom should not be caulked to allow any trapped moisture to escape.



B. Item 11(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Flexible duct

Filter Type: Disposable

Filter Size: 20x25

Comments:

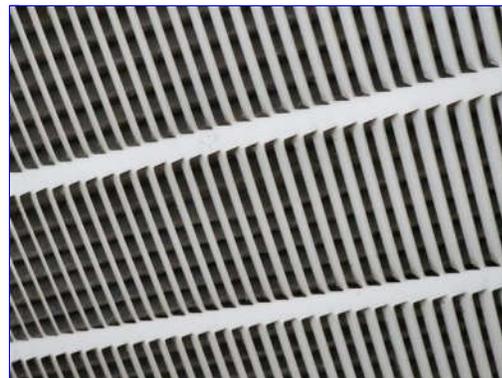
(1) **Buyers Advisory Notice:** Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

(2) The filter(s) was/were observed to be dirty and should be replaced. Inspector recommends replacing filters according to the manufacturers instructions, typically once monthly for disposable filters and every 6 months for media filter, to ensure the health of the HVAC system. Manufacturer instructions on the unit and filter should be followed.

Buyers Advisory Notice: Missing/excessively dirty filters can cause the evaporator unit to become dirty, and may need cleaning or repair. When missing/excessively dirty filters are observed, the inspector recommends the unit be evaluated by a qualified, verified, licensed HVAC technician.



C. Item 1(Picture)



C. Item 2(Picture)

(3) HVAC flexible ducting should be hung and not left laying on the insulation and framing members. Ducts can sweat when in contact with other materials and or structural members. This can lead to organic microbial growth if not adjusted.

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)

D. Other

Comments:

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

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Garage

Static water pressure reading: 50 pounds/square inch

Water Source: Public

Plumbing Water Distribution (inside home): PEX with Manifold

Location of interior shut offs: At fixtures

Comments:

(1) EXTERIOR PLUMBING

No visible leaks were observed

(2) HALL BATHROOM PLUMBING

No visible leaks were observed

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(3) PRIMARY BATHROOM PLUMBING

No visible leaks were observed

The toilet base was broken and loose at the floor. The toilet should be removed and replaced. The toilet and flange should be inspected for damage. When a toilet leaks at the floor is is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.

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

I NI NP D



A. Item 5(Picture)



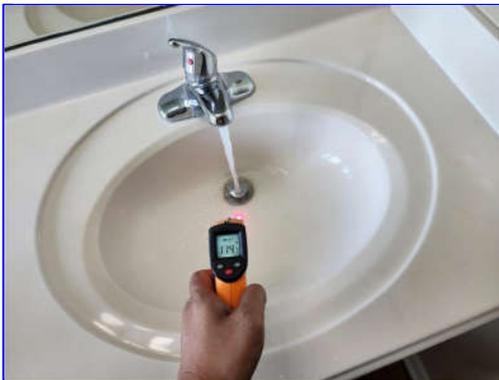
A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

(4) KITCHEN PLUMBING

No visible leaks were observed

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

I NI NP D



A. Item 10(Picture)



A. Item 11(Picture)

(5) LAUNDRY PLUMBING

No visible leaks were observed

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

I NI NP D



A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)



A. Item 16(Picture)

(6) ATTIC PLUMBING

No visible leaks were observed

(7) **Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems:** Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

(8) PEX plumbing supply was observed in the home. The shut off valves for the plumbing fixtures is located in the PEX manifold panel.

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

I NI NP D



A. Item 17(Picture)

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

Buyers Advisory Notice - Limitations Regarding Drain Systems: The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

C. Water Heating Equipment

Water Heater Manufacturer: A.O. Smith

Water Heater Capacity: 40 Gallon

Number of water heaters: One

Water Heater Energy Sources: Electric

Water Heater Location: Garage

Comments:

View of Water Heater(s) and Data Plate(s)

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

n/a

E. Gas Distribution Systems and Gas Appliances

Gas Meter Location: None

Type of Gas Distribution Piping Material: None

Comments:

n/a

F. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified and licensed plumber be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

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

I NI NP D

A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

(1) View of Dishwasher and Data Plate (if available)



A. Item 1(Picture)



A. Item 2(Picture)

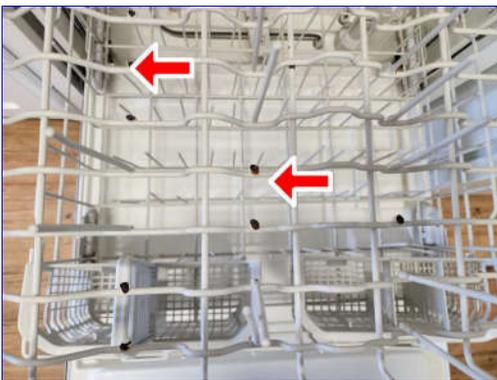


A. Item 3(Picture)



A. Item 4(Picture)

(2) Rust was observed on the dish racks. This may damage fragile dishes.



A. Item 5(Picture)

(3) After operating for several minutes, the dishwasher did not fill with water. The dishwasher was shut off to prevent possible damage to the appliance. This condition should be further investigated by a qualified appliance professional.

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

I NI NP D



A. Item 6(Picture)



A. Item 7(Picture)

B. Food Waste Disposers

Disposer Brand: Badger / InSinkErator

Comments:

(1) View of Disposal and Data Plate (if available)

(2) The food disposal was observed to have the following defect(s): rusted inside at the blades. Repair as needed.



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Whirlpool

Range hood is vented: to the interior of the home

Comments:

(1) View of Exhaust System and Data Plate (if available)

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(2) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.



C. Item 4(Picture)



C. Item 5(Picture)

D. Ranges, Cooktops and Ovens

Range: Whirlpool, electric range

Oven: Whirlpool, electric oven

Shut Off Location for Gas Appliance: None

Comments:

(1) View of Cooking Appliance(s) and Data Plate(s) (if available)

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

(2) **Buyers Advisory Notice:** The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

(3) The range was observed to be properly functioning as intended.



D. Item 4(Picture)

E. Microwave Ovens

Built in Microwave: Whirlpool

Comments:

(1) View of Microwave and Data Plate (if available)

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

I NI NP D



E. Item 1(Picture)

- (2) **Buyers Advisory Notice:** The inspector does not test microwave for radiation leakage.
- (3) The microwave oven was observed to be properly functioning as intended.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Number of garage door openers: One

Garage door operator brand: Chamberlain / LiftMaster

Comments:

- (1) View of Opener(s) and Data Plate(s) (if available)



G. Item 1(Picture)



G. Item 2(Picture)

- (2) Garage door sensors were observed to be improperly installed. Garage door sensors should be below 6" of the garage floor. As always with appliances, manufacturer instructions should be followed.

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

I NI NP D



G. Item 3(Picture)



G. Item 4(Picture)

(3) The garage door operator and/or hardware was noisy and in need of lubrication, maintenance or other repairs.



G. Item 5(Picture)



G. Item 6(Picture)

H. Dryer Exhaust Systems

Comments:

Buyers Advisory Notice: Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or are not visible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, verified appliance repair specialist to the deficient system be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

Customer
Malik Sherwani

Address
6823 Garnet Trail Ln
Richmond TX 77469

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

Foundations

Inspected, Deficient

- 1 (2) Minor foundation movement were observed. In my opinion these conditions do not represent a failure of the foundation at this time. If concerned with this condition, consultation with a structural engineer or foundation specialist is advisable before purchasing the home, regarding both its current condition, and the best measures to prevent further movement in the future. Some notable indications of foundation movement observed are garage door frames separating at the brick veneer and trims separating or showing movement.

Grading and Drainage

Inspected, Deficient

- 2 (1) General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.
- 3 (3) **Buyers Advisory Notice:** A complete gutter system with extensions is recommended on this structure. The gutter system is designed to expedite the drainage of water away from the property. Splash blocks located under the down spouts can help direct water away from the foundation and reduce soil erosion, which can reduce the effectiveness of the termite chemicals placed in the soil. A properly installed gutter system is an important tool in maintaining even moisture content in the surrounding soil.

Roof Covering Materials

Inspected, Deficient

- 4 (4) Multiple shingle(s) was/were observed have the following defect(s): broken or loss of granules. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.
- 5 (5) One or more plumbing vents were observed to have damaged vent boots. Repairs should be made to prevent moisture intrusion into the attic space. A qualified, verified roofing contractor should be consulted regarding further evaluation and potential repairs.
- 6 (6) Exposed nail heads at the roof surface should be sealed to prevent water intrusion.
- 7 (7) Drip edge flashing along the roof edge was observed to be missing, damaged or installed improperly. Drip edge flashing is needed to support roofing at the roof edge and to protect the roof decking from moisture. A qualified, verified roofing contractor should be consulted regarding this condition or any repairs that may be needed.

- 8 (8) A flashing, sometimes called a "California Gutter" is installed. This flashing diverts the intended flow of water down the roof, to a direction parallel with the shingles. In some case this can cause water to back up under the shingles, damaging the roof decking.

Roof Structures and Attics

Inspected, Deficient

- 9 (3) Various sheathing was observed to be discolored. This appears to be from moisture intrusion. It is unknown if the cause of this condition has been repaired. A qualified, verified roofing contractor should be consulted for further evaluation.
- 10 (4) Insulation was observed to be misplaced or moved from its proper location. Insulation should be replaced to the intended location. Insulation should cover the ceiling joists to prevent potential thermal bridging. Thermal bridging is the movement of heat across the framing that is more conductive than the materials around it. The framing material creates a path of least resistance for heat. Thermal bridging can be a source of energy loss in homes. This can lead to increased energy bills.

Walls (Interior and Exterior)

Inspected, Deficient

- 11 (2) Caulking trim, siding and windows in various locations, was observed to need improvement. Make improvements as needed.
- 12 (3) The siding and/or trim was/were observed to have the following defect(s): in poor condition, loose or broken. This condition could lead to moisture intrusion into the home.
- 13 (4) Caulking should be installed at the top and sides of the enclosure. The bottom should not be caulked.
- 14 (5) The walls in right bedroom closets were observed to have the following defect(s): excessive moisture at the drywall and at the base boards. Excessive moisture at the wall was confirmed with a moisture meter. In the Inspectors opinion, this condition should be further investigated and repaired.
- 15 (6) Evidence of repairs/previous damage were observed. The repair should be improved by qualified professional.
- 16 (7) An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

Ceilings and Floors

Inspected, Deficient

- 17 (2) Evidence of repairs/previous damage were observed. No evidence of excessive moisture was observed (confirmed when tested with a moisture meter). The cause of this condition was not determined. If sheetrock and insulation were affected by moisture, it should be removed, replaced and preventive measures for microbial hazards should be undertaken by a qualified, verified, licensed professional. The structural components related to this condition are not accessible to inspect for quality of installation, or possible component failure. This leave some degree of uncertainty regarding the condition. The buyer should obtain any and all information available regarding this condition prior to closing.
- 18 (3) Minor ceiling cracks were observed in master closet. Recommend to repair and monitor.
- 19 (4) Evidence of moisture intrusion was observed at the ceiling. No evidence of excessive moisture was observed (confirmed when tested with a moisture meter). Sheetrock and insulation were affected by moisture should be removed, replaced. Preventive measures for microbial hazards should be further evaluated or undertaken by a qualified, verified, licensed professional. The buyer should obtain any and all information available regarding this condition prior to closing.
- 20 (5) The linoleum/vinyl flooring was observed to have the following defects: warped or initial deterioration. Repair or replace as needed.
- 21 (6) There were cracks in the garage floor. This is typical of concrete and is not considered significant. it should be monitor for large separations or differential movement.

Doors (Interior and Exterior)

Inspected, Deficient

- 22 (1) The garage entry door(s) was/were observed to have the following defect(s): self closer is missing, this is a potential fire and safety hazard. Repair or replacement is needed.
- 23 (2) The exterior door(s) at the at the rear of home was/were observed to have the following defect(s): does not shut properly. Repair or replacement is needed.

24 (3) The garage door(s) was/were observed to have the following defect(s): does not close tight at opening. Repair or replacement is needed.

25 (4) The interior door at the in right bedroom was observed to have the following defect(s): damaged.

Windows

Inspected, Deficient

26 One or more window screens were observed to be missing or damaged. Repair or replacement is needed.

Porches, Balconies, Decks and Carports

Inspected, Deficient

27 Fencing is old and deteriorated. Repairs should be made. A qualified contractor should be consulted regarding repair or replacement.

Other

Inspected, Deficient

28 (4) There is evidence of possible vermin activity in the attic. A qualified, verified, licensed pest control specialist should be consulted regarding this condition and remediation.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels

Inspected, Deficient

29 (3) The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

30 (4) Improper wire size (40 amp) for breaker (30 amp) it services was observed in the main panel.

Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

31 (4) Smoke detector(s) was/were observed to have the following defect(s): is/are chirping indicating the batteries are in need of replacement. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

32 (5) Light fixture(s) in the interior/exterior was/were inoperative. If the fixture(s) does not work after replacing the bulb (s), a licensed electrician should be consulted.

33 (6) One ground fault interrupt receptacle(s) in the master bathroom was observed to have the following defect(s): did not work or there is no power to outlet. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Inspected

34 (2) **Buyers Advisory Notice:** Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

Cooling Equipment

Inspected, Deficient

35 (4) Deficient temperature differential (Delta-T) was observed at the time of inspection. The Delta-T of a cooling system ideally should be between 14-22 degrees from supply to return. The observed condition indicates repairs may be needed. A qualified, verified, licensed HVAC technician should be consulted regarding this condition and potential repairs to the system.

- 36 (5) The refrigerant hood is in need of caulking improvements to prevent moisture or insect/vermin entry points. The top and sides should be caulked, as well as any opening sealed, but the bottom should not be caulked to allow any trapped moisture to escape.

Duct Systems, Chases, and Vents

Inspected, Deficient

- 37 (2) The filter(s) was/were observed to be dirty and should be replaced. Inspector recommends replacing filters according to the manufacturers instructions, typically once monthly for disposable filters and every 6 months for media filter, to ensure the health of the HVAC system. Manufacturer instructions on the unit and filter should be followed.

Buyers Advisory Notice: Missing/excessively dirty filters can cause the evaporator unit to become dirty, and may need cleaning or repair. When missing/excessively dirty filters are observed, the inspector recommends the unit be evaluated by a qualified, verified, licensed HVAC technician.

- 38 (3) HVAC flexible ducting should be hung and not left laying on the insulation and framing members. Ducts can sweat when in contact with other materials and or structural members. This can lead to organic microbial growth if not adjusted.

IV. PLUMBING SYSTEM

Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

- 39 (3) PRIMARY BATHROOM PLUMBING

No visible leaks were observed

The toilet base was broken and loose at the floor. The toilet should be removed and replaced. The toilet and flange should be inspected for damage. When a toilet leaks at the floor is is possible for the leak to go between the foundation and the flooring cover and cause damage that is not visible to the inspector at the time of inspection. Further repairs may be possible.

V. APPLIANCES

Dishwashers

Inspected, Deficient

- 40 (2) Rust was observed on the dish racks. This may damage fragile dishes.
- 41 (3) After operating for several minutes, the dishwasher did not fill with water. The dishwasher was shut off to prevent possible damage to the appliance. This condition should be further investigated by a qualified appliance professional.

Food Waste Disposers

Inspected, Deficient

- 42 (2) The food disposal was observed to have the following defect(s): rusted inside at the blades. Repair as needed.

Range Hood and Exhaust Systems

Inspected, Deficient

- 43 (2) The bulb for the range hood was observed to be inoperative. I recommend repair or replacement as needed.

Garage Door Operator(s)

Inspected, Deficient

- 44 (2) Garage door sensors were observed to be improperly installed. Garage door sensors should be below 6" of the garage floor. As always with appliances, manufacturer instructions should be followed.
- 45 (3) The garage door operator and/or hardware was noisy and in need of lubrication, maintenance or other repairs.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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