

Quality Home Inspections



George Ramos Ericka Montiel
10519 Creektree Drive
Houston, TX 77070
04/18/2023 @ 4:00 pm

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at: 10519 Creektree Drive 77070. The terms below govern this Agreement.

1. The fee for our inspection is \$500.00, payable in full at \$500.00 at a time before the appointment.
2. We will perform a **VISUAL** inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
2. **SCOPE OF INSPECTION:** The inspection will be performed in accordance with the Texas Standards of Practice of the Texas Real Estate Commission (TREC). Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.** The Inspector agrees to:
 - a. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 - b. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings, furniture, and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

Unless otherwise noted, the following will not be inspected: pools, spas, hot tubs and related equipment; private water wells; septic systems.

c. The inspection is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection. This inspection is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the Inspector. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the property, etc.

d. The Inspection Report will be provided on the current Property Report Form promulgated by TREC. This Form and the Standards of Practice stipulate the requirements and limitations of real estate inspections. It is recommended that the Client review this information prior to signing this Agreement. This Form and the Standards of Practice are available upon request from the Inspector, or at www.trec.texas.gov.

e. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item or system inspected.

f. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.

3. LICENSED INSPECTOR:

Inspector is a licensed Professional Inspector by the Texas Real Estate Commission. Client understands that the inspector is a generalist, knowledgeable in a variety of areas, but does not hold himself/herself as an expert in any field. The Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing,

electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. The report is confidential and is for the sole and exclusive private use of the client. Use of all information contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. No third party shall have any rights arising from this contract or the report and may not rely on the report. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. LIMITATION OF LIABILITY

BY SIGNING THIS FORM, THE CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE THE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY OF THE INSPECTOR BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) **immediate access to the premises. Failure to comply with these conditions releases us from liability.**

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Harris County, Texas. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one

of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this. CHOICE OF LAW AND VENUE: This agreement shall be construed and enforced in accordance with the laws of the State of Texas, and venue shall be in Harris County, Texas.

15. STATUTE OF LIMITATIONS:

The Client and the Inspector agree that no claim, demand, or action, may be brought to recover damages against the Inspector, or any of its officers, agents or employees, more than one (1) year after the date of the inspection, except for a claim for breach of contract. No breach of contract claims may be brought against the Inspector more than 2 years from the date the cause of action accrues. Time is of the essence herein. Client understands that the time periods discussed herein may be shorter than otherwise provided by law. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy

18. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

That all defects have been found or that the Inspector will pay for the repair of undisclosed defects;

That any of the items inspected are designed or constructed in a good and workmanlike manner;

That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection;
and

That any of the items inspected are merchantable or fit for any particular purpose.

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

That all defects have been found or that the Inspector will pay for the repair of undisclosed defects;

That any of the items inspected are designed or constructed in a good and workmanlike manner;

That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection;
and

That any of the items inspected are merchantable or fit for any particular purpose.

Quality Home Inspections

7107 Natchez Drive
Richmond, TX 77469

Phone (281)794-4919

INVOICE

SOLD TO:

George Ramos Ericka Montiel
10519 Creektree Drive
Houston, TX 77070

INVOICE NUMBER 20230418-01
INVOICE DATE 04/18/2023

LOCATION 10519 Creektree Drive

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$500.00	\$500.00
4/18/2023	(\$500.00)	(\$500.00)
SUBTOTAL		\$500.00
TAX		\$0.00
TOTAL		\$500.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

George Ramos Ericka Montiel

Name of Client

04/18/2023

Date of Inspection

10519 Creektree Drive, Houston, TX 77070

Address of Inspected Property

Michael Holguin

Name of Inspector

3752

TREC License #

Genaro Lopez

Name of Sponsor (if applicable)

3078

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 TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may

have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Photos are provided for emphasis at the discretion of the inspector.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

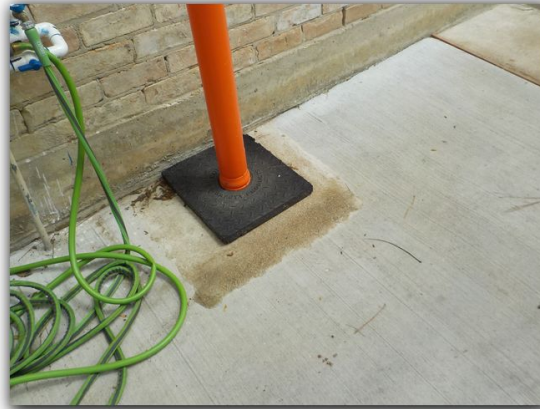
I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: The slab has a minor crack at the right but there is evidence of pier installation repairs. Inquire about a transferable warranty.



Pier



I=Inspected

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D=Deficient

I	NI	NP	D
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B. Grading and Drainage

Comments: The foundation is not visible at the rear and garage left due to high ground grade. The foundation should be visible at least 4".



I=Inspected

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I	NI	NP	D
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There is water ponding at the garage rear.



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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: ground level zoom binoculars-2 story

Comments: **There is some granule loss with some fiberglass exposure at th edges and ridge caps.**



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The garage roof has minor damage at the left front ridge cap and front edges including the breeze way.



The breeze way roof and house wall joint is missing a section of flashing.

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: attics-2

Approximate Average Depth of Insulation: 4-6"

Comments: The attic ladder should be secured with 16d nails vs wood screws. The panel should have foam board and opening an air leakage gasket.



The front soffit should have vents.

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

Comments: The siding has wood rot at the bottom edges. The joints should be caulked.



Distress cracks at the brick should be sealed off.

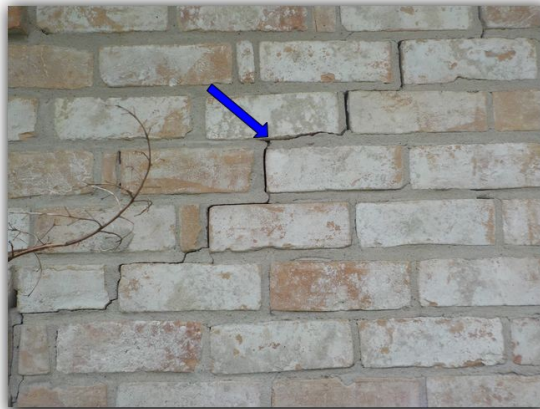
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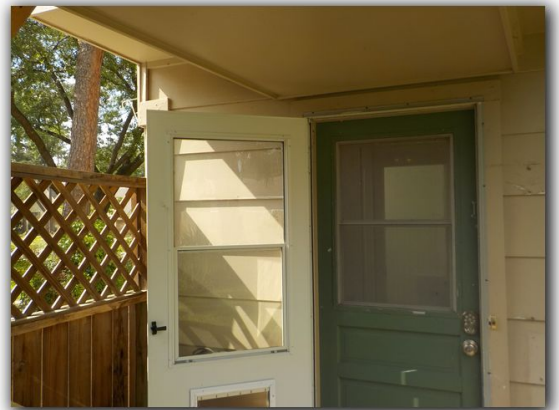
F. Ceilings and Floors

Comments: Performing as intended.



G. Doors (Interior and Exterior)

Comments: The laundry room storm door should have a closing piston and the entry door is jamming.



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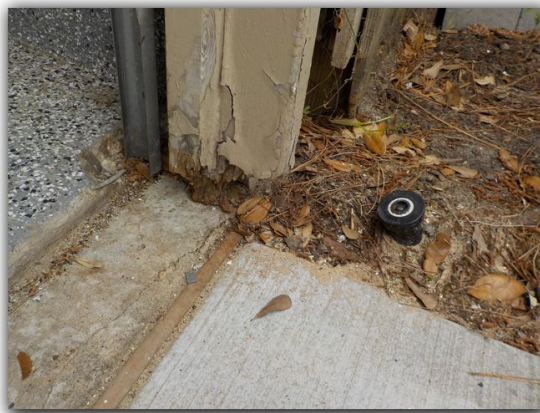
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The upstairs right front room closet doors need maintenance.



The garage door frame trim has wood rot.



The master bathroom pocket door latch is loose.

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H. Windows

Comments: The first level room windows are jammed shut. Perform maintenance.



The exterior frames should be sealed against water penetration.

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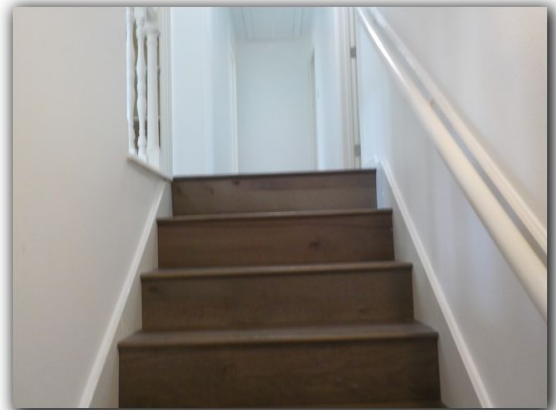
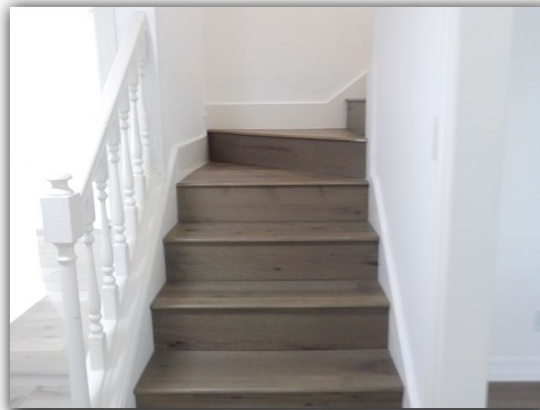
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I. Stairways (Interior and Exterior)

Comments: The hand rail risers spacing is greater than 4" for child safety.



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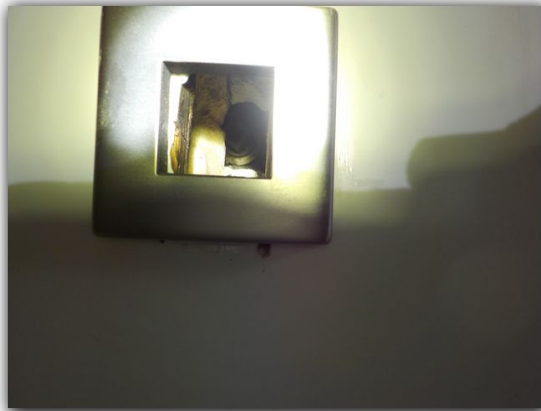
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J. Fireplaces and Chimneys

Comments: The gas valve is missing a T handle. Unable to light the log lighter.



The damper should be blocked open with a window clamp. The brick needs maintenance.



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The chimney base flashing needs maintenance.



K. Porches, Balconies, Decks, and Carports

Comments: Performing as intended.

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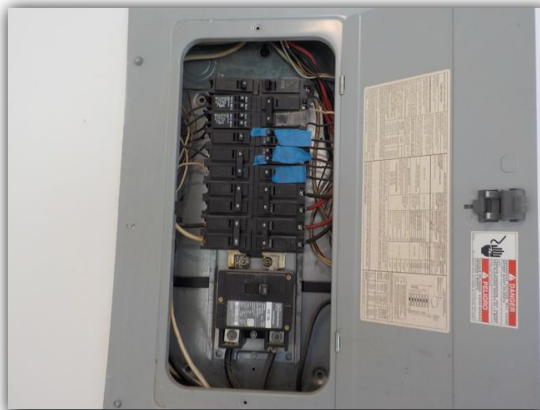
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The 150amp Cutler Hammer panel should be ground to an 8ft ground rod, cable and clamp. The service wires should have anti-oxidant compound grease at the mechanical lugs. Consult a licensed electrician for all deficiencies.



I=Inspected

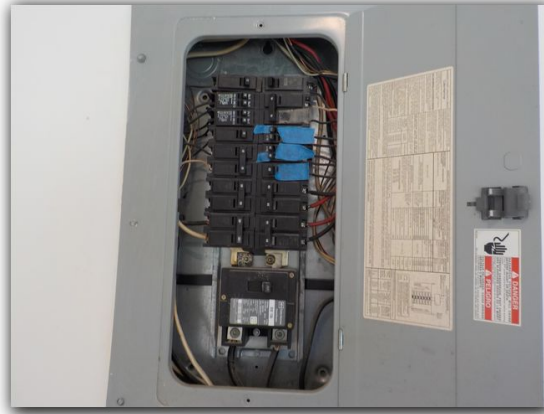
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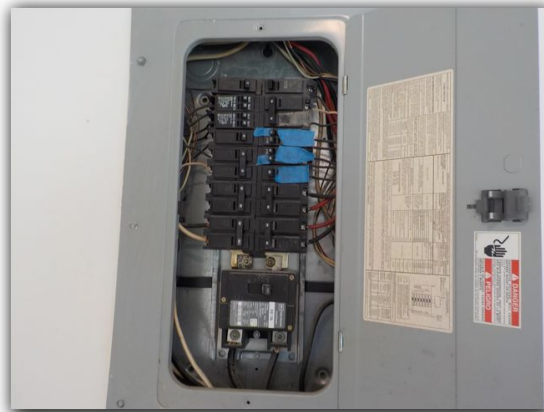
The inside safety cover should be in place against shock or electrocution. The breakers should be labeled.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: New TREC Standards specify there should be Arc Fault Circuit Interrupter(AFCI) protection in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, game rooms, closets, hallways and laundry rooms. To include Ground Fault Circuit Interrupter(GFCI) protection in bathrooms, garages, exterior, exterior, kitchen countertops, laundry areas, indoor damp or wet locations, kitchen outlets for dishwashers-disposers and any outlet with 6ft of a sink, shower or bathtub.



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There should be smoke alarms in all the bedrooms and den. They should be tested monthly and replaced every 10 years. There should be carbon monoxide alarms in the vicinity of the bedrooms. They should be tested monthly and replaced every 6 years.



Several upstairs bedrooms have open ground outlets and one is dead.

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There are reverse polarity outlets at the rear exterior and den.



Closet incandescent fixtures should have protective lens.

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3 kitchen ceiling lights are inoperative.



White 240vac circuit should be color coded with black tape or a sharpie.

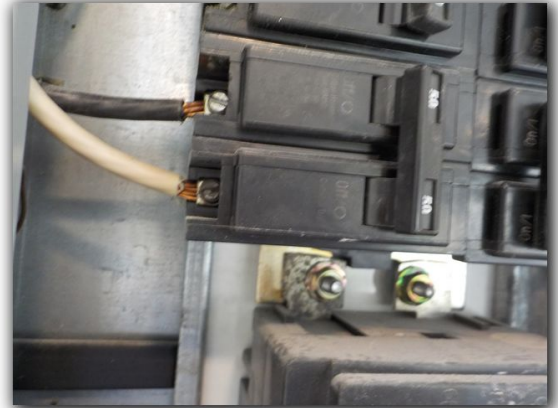
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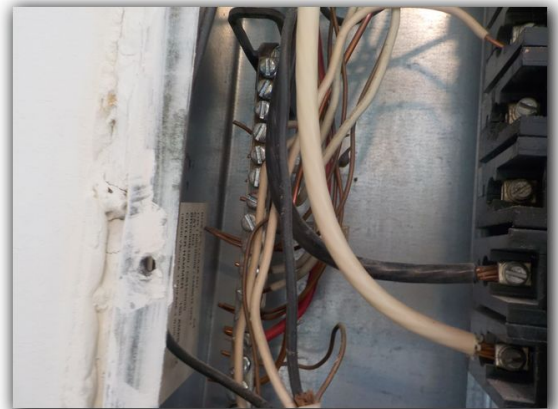
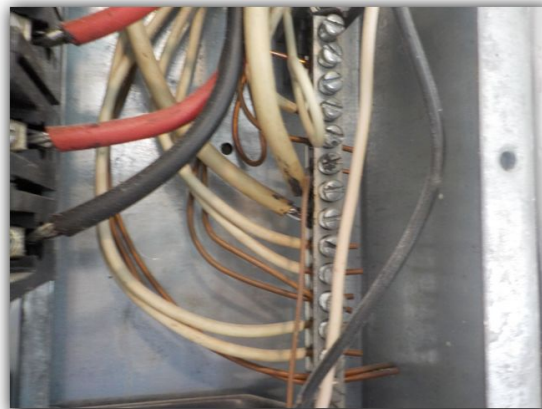
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The neutrals and grounds should be on separate separate buss bars.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments: The system is performing as intended(heating). No carbon monoxide was detected.

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B. Cooling Equipment

Type of Systems: Central

Comments: The small tree covering the condenser compressor should be trimmed or removed to prevent fan motor air dissipation obstruction.



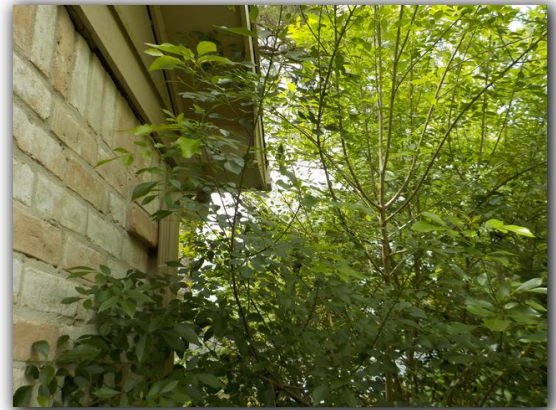
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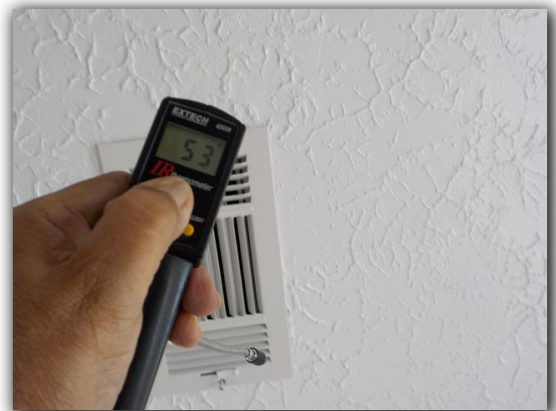
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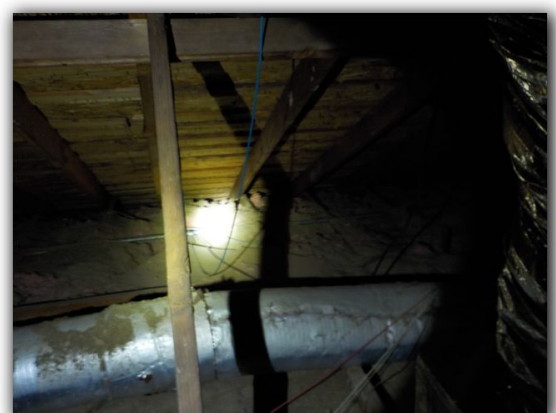


Temperature differential: 53-72=19degrees. Cooling as intended.



C. Duct Systems, Chases, and Vents

Comments: The galvanized ducts insulation wrap needs maintenance.



I=Inspected

NI=Not Inspected

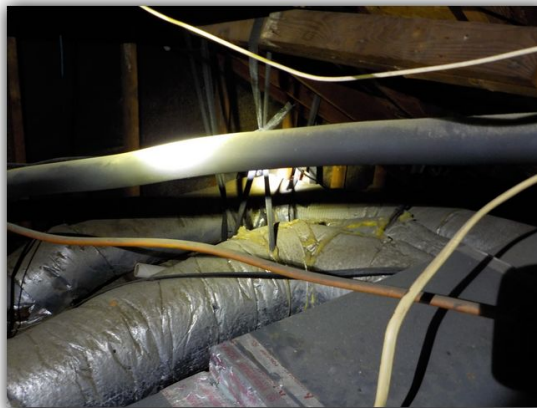
NP=Not Present

D=Deficient

I	NI	NP	D
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The ducts should be supported with metal strapping vs flex duct plastic straps at 4 ft on center.



One duct wall attic chase should be fire blocked.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The stairway filter is missing.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: curb

Location of main water supply valve: right front exterior

Static water pressure reading: 79#

Type of supply piping material: 99 percent galvanized; 1 percent PEX-bathroom supply drops

Comments: The left hose bib is leaky.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The tub and shower fixtures should be caulked at the wall.



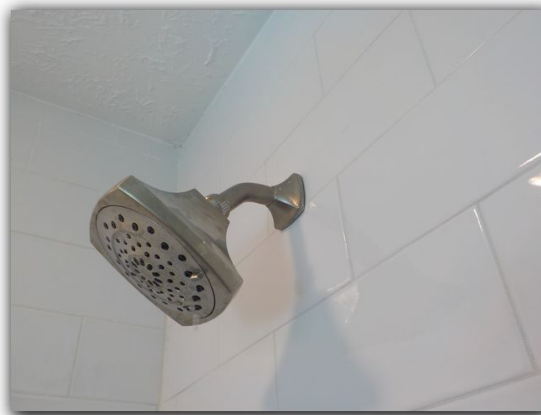
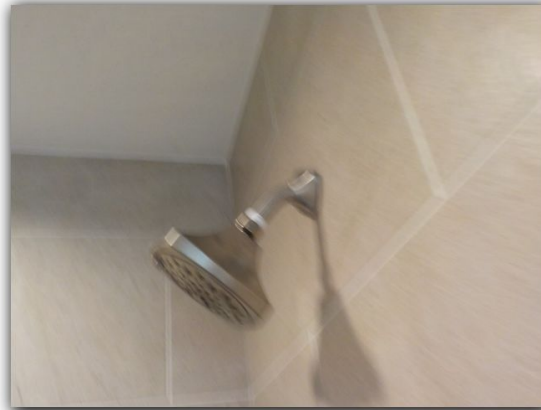
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic water lines should be covered with insulation.

The kitchen sink cold water shutoff handle is damaged.

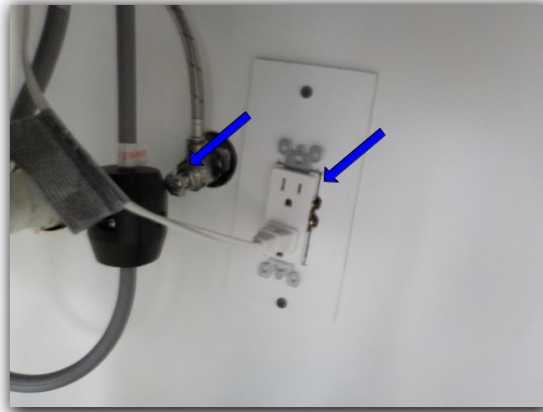
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Type of drain piping material: PVC/ABS

Comments: Tub stops should be in place.



Lavatory drain lines should be smooth type vs the extension type.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The breeze way roof jack has pest damage.



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40gal

Comments: The temperature pressure relief valve should gravity drain not uphill and terminate at the exterior.



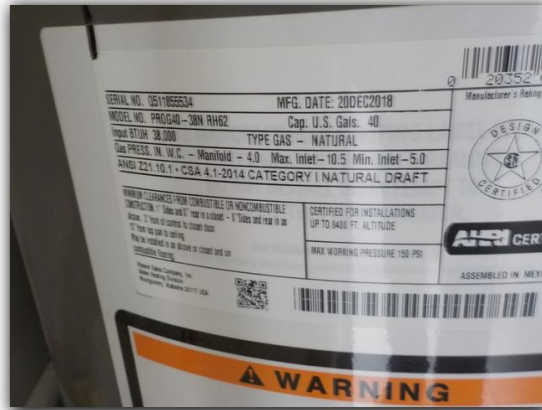
I=Inspected

NI=Not Inspected

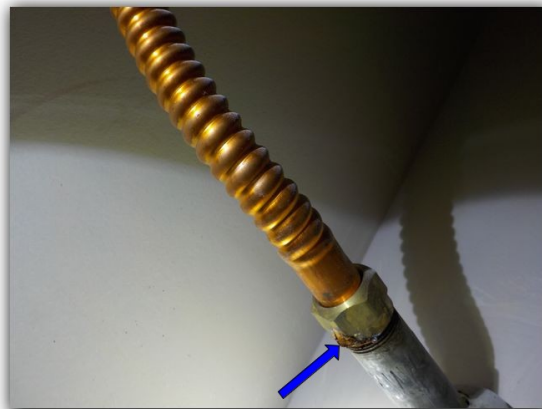
NP=Not Present

D=Deficient

I	NI	NP	D
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The wall pipes are rusty. Repair.



The pipe nipples should be di electric.

I=Inspected

NI=Not Inspected

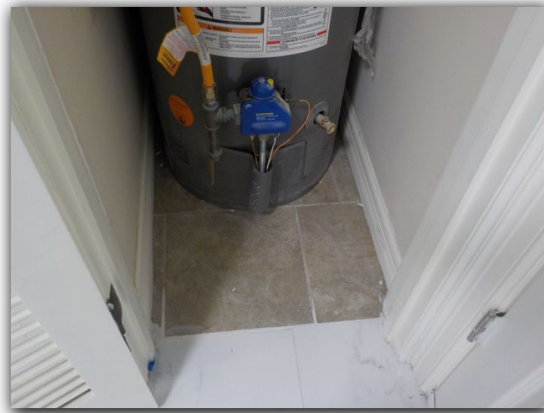
NP=Not Present

D=Deficient

I	NI	NP	D
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There should be an 18" stand with a water pan with drain line terminated at the exterior.



The attic vent pipe has a hole exhaust carbon monoxide into the attic. The vent pipe should be supported at the rafters. The decking has char marks from a prior flame out.

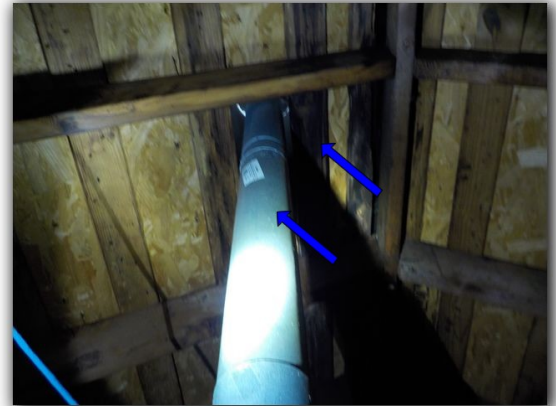
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

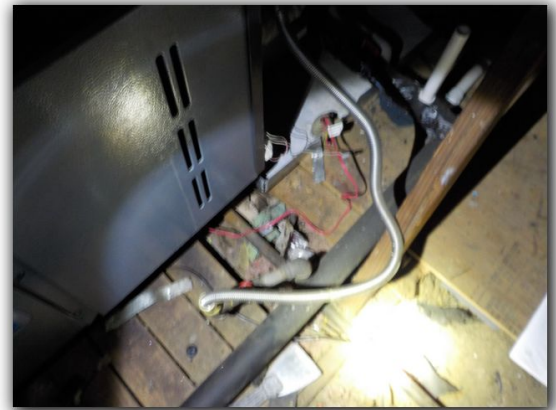
Comments: N/P.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: rear of garage

Type of gas distribution piping material: metal gas pipe/gas flex

Comments: The meter should be bonded to the electrical panel ground buss bar.



V. APPLIANCES

A. Dishwashers

Comments: The unit should be secure at the counter top. The outlet should have a cover.

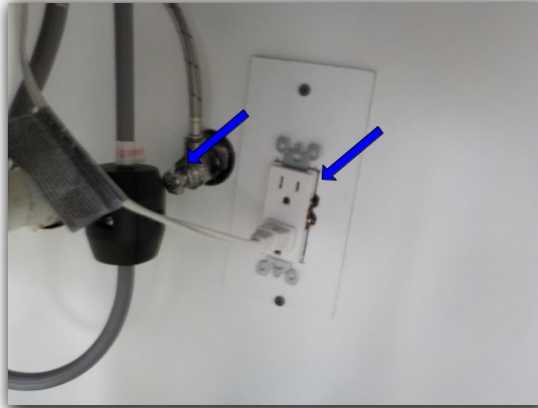
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The discharge line should be higher than the disposer connection point.



B. Food Waste Disposers

Comments: The cord should be secured with a connector.

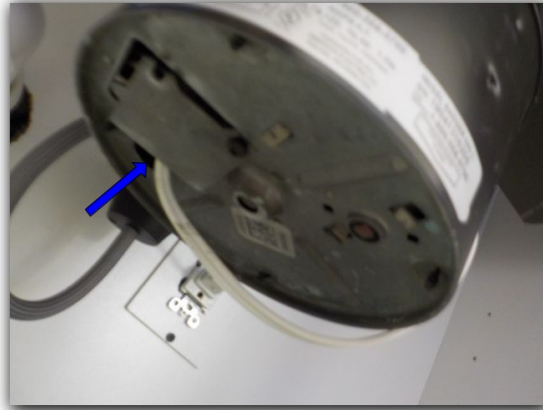
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments: The vent pipe should be hooked up. The lights are inoperative and the filters are missing.



D. Ranges, Cooktops, and Ovens

Comments: The 30amp breaker is tripping at the panel.

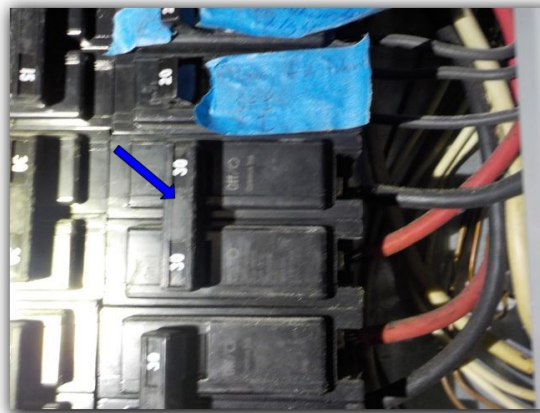
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There should be an child safety anti-tip bracket at the right rear floor corner.



E. Microwave Ovens

Comments: **Performing as intended.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Performing as intended.

G. Garage Door Operators

Comments: Not performing as intended and is missing a manual push button. The rail sensors should be 6" off the floor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments: Edge should be caulked..



There should be a gas jet valve for the dryer.



VI. OPTIONAL SYSTEMS

A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite - Plaster surface

Comments: The pump motor and pool heater should be grounded.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



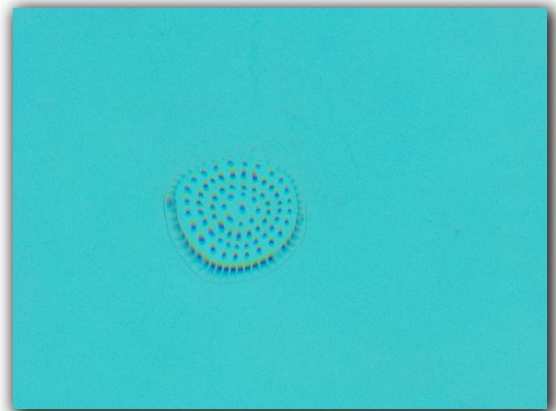
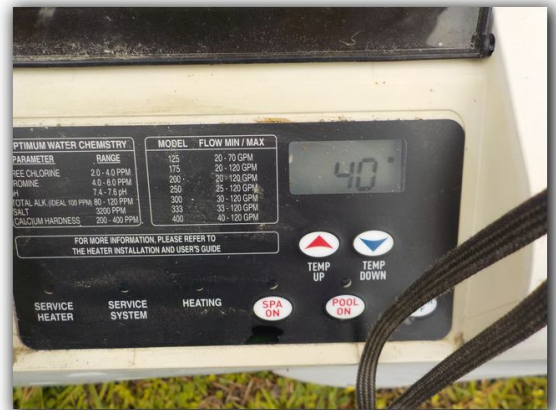
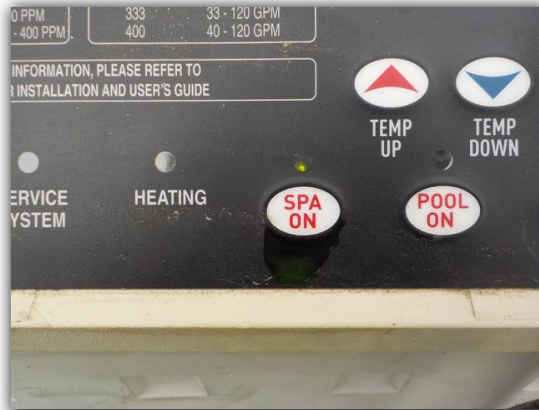
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The flex conduit on the ground should be rigid conduit for damage protection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The GFCI for the pool light is defective. Replace. Do not use the pool light until the GFCI replaced.



The GFCI box cover should be secure.



The fence gate should have a padlock and a posted warning sign "Danger-Swimming Pool". It's recommended the back door have an exit alarm for small child safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Summary

ADDITIONAL INFO PROVIDED BY INSPECTOR

Photos are provided for emphasis at the discretion of the inspector.

FOUNDATIONS

The slab has a minor crack at the right but there is evidence of pier installation repairs. Inquire about a transferable warranty

GRADING AND DRAINAGE

The foundation is not visible at the rear and garage left due to high ground grade. The foundation should be visible at least 4".
There is water ponding at the garage rear.

ROOF COVERING MATERIALS

There is some granule loss with some fiberglass exposure at th edges and ridge caps.
The garage roof has minor damage at the left front ridge cap and front edges including the breeze way
The breeze way roof and house wall joint is missing a section of flashing

ROOF STRUCTURES AND ATTICS

The attic ladder should be secured with 16d nails vs wood screws. The panel should have foam board and opening an air leakage gasket
The front soffit should have vents

WALLS (INTERIOR AND EXTERIOR)

The siding has wood rot at the bottom edges. The joints should be caulked
Distress cracks at the brick should be sealed off.

CEILINGS AND FLOORS

Performing as intended

DOORS (INTERIOR AND EXTERIOR)

The laundry room storm door should have a closing piston and the entry door is jamming.
The upstairs right front room closet doors need maintenance.
The garage door frame trim has wood rot.
The master bathroom pocket door latch is loose

WINDOWS

The first level room windows are jammed shut. Perform maintenance.
The exterior frames should be sealed against water penetration.

STAIRWAYS (INTERIOR AND EXTERIOR)

The hand rail risers spacing is greater than 4" for child safety.

FIREPLACES AND CHIMNEYS

The gas valve is missing a T handle. Unable to light the log lighter
The damper should be blocked open with a window clamp. The brick needs maintenance.
The chimney base flashing needs maintenance.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Performing as intended.

SERVICE ENTRANCE AND PANELS

The 150amp Cutler Hammer panel should be ground to an 8ft ground rod, cable and clamp. The service wires should have anti-oxidant compound grease at the mechanical lugs. Consult a licensed electrician for all deficiencies
The inside safety cover should be in place against shock or electrocution. The breakers should be labeled.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

New TREC Standards specify there should be Arc Fault Circuit Interrupter(AFCI) protection in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, game rooms, closets, hallways and laundry rooms. To include Ground Fault Circuit Interrupter(GFCI) protection in bathrooms, garages, exterior, exterior, kitchen countertops, laundry areas, indoor damp or wet locations, kitchen outlets for dishwashers-disposers and any outlet with 6ft of a sink, shower or bathtub
There should be smoke alarms in all the bedrooms and den. They should be tested monthly and replaced every 10years. There should be carbon monoxide alarms in the vicinity of the bedrooms. They should be tested monthly and replaced every 6 years
Several upstairs bedrooms have open ground outlets and one is dead.
There are reverse polarity outlets at the rear exterior and den.

Closet incandescent fixtures should have protective lens.
3 kitchen ceiling lights are inoperative.
White 240vac circuit should be color coded with black tape or a sharpie.
The neutrals and grounds should be on separate separate buss bars.

HEATING EQUIPMENT

The system is performing as intended(heating). No carbon monoxide was detected.

COOLING EQUIPMENT

The small tree covering the condenser compressor should be trimmed or removed to prevent fan motor air dissipation obstruction
Temperature differential: 53-72=19degrees. Cooling as intended

DUCT SYSTEMS, CHASES, AND VENTS

The galvanized ducts insulation wrap needs maintenance
The ducts should be supported with metal strapping vs flex duct plastic straps at 4 ft on center.
One duct wall attic chase should be fire blocked.
The stairway filter is missing

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The left hose bib is leaky
The tub and shower fixtures should be caulked at the wall
The kitchen sink cold water shutoff handle is damaged.

DRAINS, WASTES, AND VENTS

Tub stops should be in place.
Lavatory drain lines should be smooth type vs the extension type.
The breeze way roof jack has pest damage.

WATER HEATING EQUIPMENT

The temperature pressure relief valve should gravity drain not uphill and terminate at the exterior.
The wall pipes are rusty. Repair.
The pipe nipples should be di electric.
There should be an 18" stand with a water pan with drain line terminated at the exterior.
The attic vent pipe has a hole exhaust carbon monoxide into the attic. The vent pipe should be supported at the rafters. The decking has char marks from a prior flame out

GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

The meter should be bonded to the electrical panel ground buss bar

DISHWASHERS

The unit should be secure at the counter top. The outlet should have a cover
The discharge line should be higher than the disposer connection point.

FOOD WASTE DISPOSERS

The cord should be secured with a connector

RANGE HOOD AND EXHAUST SYSTEMS

The vent pipe should be hooked up.
The lights are inoperative and the filters are missing.

RANGES, COOKTOPS, AND OVENS

The 30amp breaker is tripping at the panel
There should be an child safety anti-tip bracket at the right rear floor corner

MICROWAVE OVENS

Performing as intended

GARAGE DOOR OPERATORS

Not performing as intended and is missing a manual push button. The rail sensors should be 6" off the floor

DRYER EXHAUST SYSTEMS

Edge should be caulked
There should be a gas jet valve for the dryer.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

The pump motor and pool heater should be grounded.
The flex conduit on the ground should be rigid conduit for damage protection
The GFCI for the pool light is defective. Replace. Do not use the pool light until the GFCI replaced.

The GFCI box cover should be secure.

The fence gate should have a padlock and a posted warning sign "Danger-Swimming Pool". It's recommended the back door have an exit alarm for small child safety