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INSPECTED FOR

Ignatius Chiadika
310 Terminal St. A,B,C
Houston, TX 77020

September 10, 2024



PROPERTY INSPECTION REPORT FORM

Ignatius Chiadika

Name of Client

09/10/2024

Date of Inspection

310 Terminal St. A,B,C, Houston, TX 77020

Address of Inspected Property

Bo Barber

Name of Inspector

25041

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

Inspection Time In: **9:45 am** Time Out: **2:45 pm** Property was: **Vacant & Occupied Units**
Building Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside Temperature During Inspection: **80 ° to 90 ° Degrees**
Parties Present at Inspection: **No other parties present during inspection.**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Ignatius Chiadika. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or

- similar devices;
- (F) designate conditions as safe;
 - (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
 - (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
 - (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
 - (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
 - (K) operate recirculation or sump pumps;
 - (L) remedy conditions preventing inspection of any item;
 - (M) apply open flame or light a pilot to operate any appliance;
 - (N) turn on decommissioned equipment, systems or utility services; or
 - (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

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

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Unit A Foundation

Foundation Is Performing Adequately

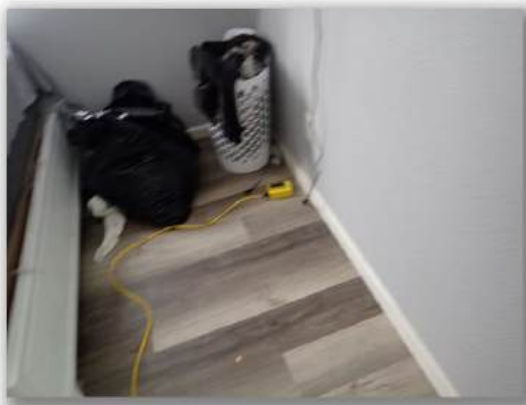
In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness.

Unit B Foundation

Foundation Needs Further Evaluation

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- In my opinion, this foundation is showing signs of movement that exceeds normal tolerances. The changes in the floor elevation of the house were greater than what would normally be expected.
- Floor slopes and/or unlevelness were observed.



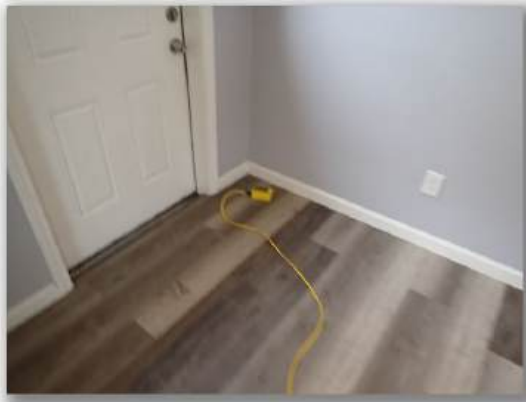
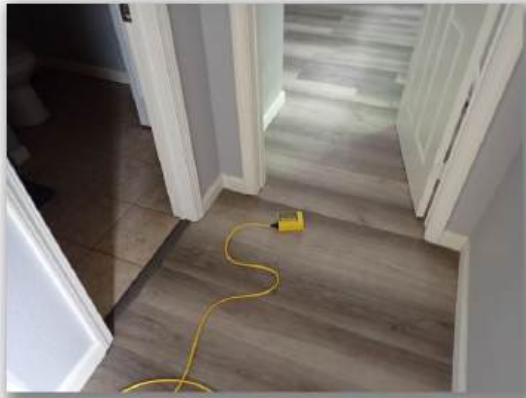
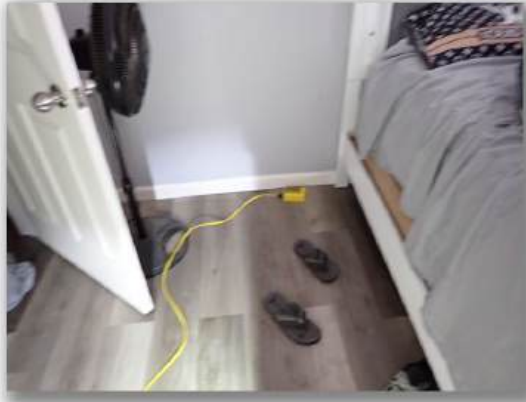
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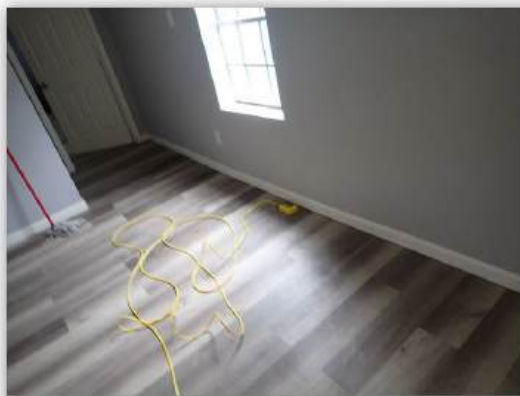
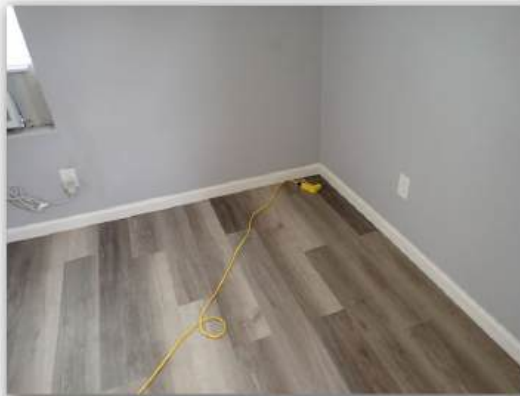
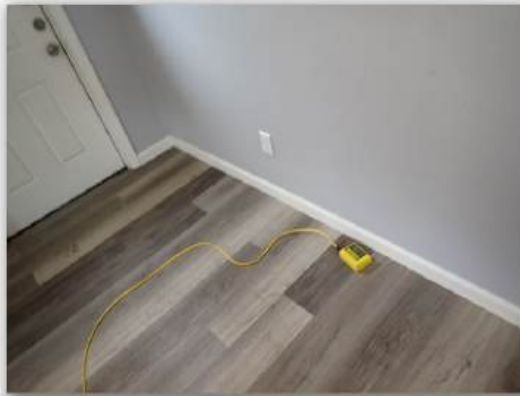
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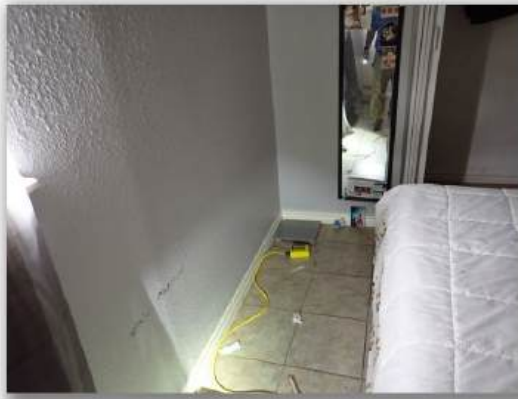
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Unit C Foundation

Foundation Needs Further Evaluation

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- In my opinion, this foundation is showing signs of movement that exceeds normal tolerances. The changes in the floor elevation of the house were greater than what would normally be expected.
- Floor slopes and/or unlevelness were observed.



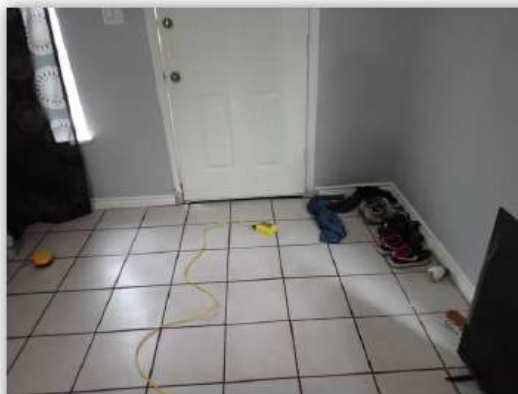
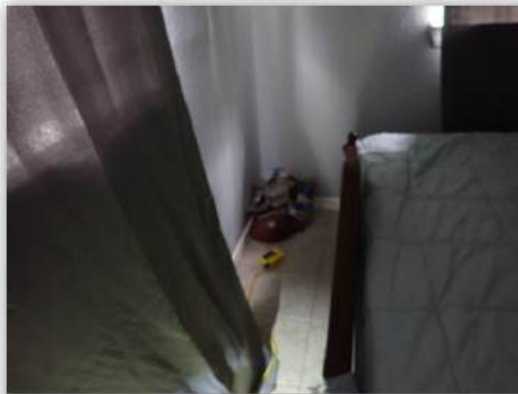
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Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible 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 expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this 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***

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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 an engineer of your choice.

B. Grading and Drainage

Comments:

Grading & Drainage

- Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation beam footer properly on the south side of the structure.
- **Poor to negative site drainage** was observed on the north, east, west and south sides of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Roof Covering A&B

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- Exposed fasteners were observed at the shingles in one or more locations.
- The felt paper was observed to be installed under the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.
- One or more of the shingles were observed to be lifting on the east and west sides of the roof structure.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material.
- Damaged shingles were observed on the west side of the roof structure.
- Scaling or granular loss of the low slope roof membrane was observed. This condition should be further evaluated and corrected if necessary.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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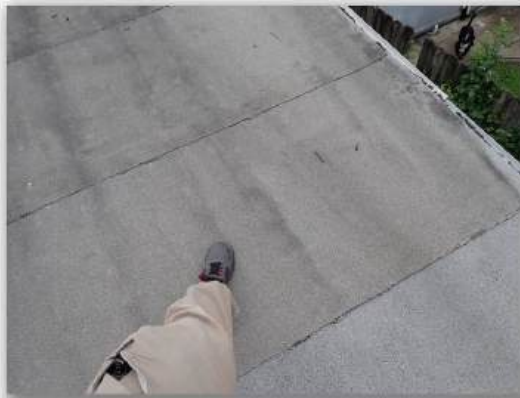
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Roof Covering, Unit C

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- Damaged shingles were observed on the west side of the roof structure.
- The tree branches are too close to the roof and should be trimmed.
- The inspector identified soft decking in one or more locations of the roof structure. It is recommended to add additional support in this area.
- Exposed fasteners were observed at the shingles in one or more locations.
- The felt paper was observed to be installed under the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.
- One or more of the shingles were observed to be lifting on the east and west sides of the roof structure.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



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Additional Photos



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Flashing Details

The flashing details should be checked, reset or repaired as necessary. The observations made to support the rendering of this opinion are listed but may not be limited to:

- Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the flashing areas.
- It is recommended to paint the flashing details to prevent rust and/or UV damage.
- Caulking improvements are recommended at the roof flashing areas. Damaged, deteriorated or missing caulking was observed at the time of inspection.
- The flashing is lifting and/or pulling loose on the west side of the roof structure. This condition could allow water intrusion at this location.
- It is recommended to properly seal the storm collar(s) at the roof level gas equipment vent pipe(s) to help prevent water intrusion into the structure.
- Some of the metal flashing details were observed to be rusted.
- The gas appliance flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a known safety hazard.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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Additional Photos



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your

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Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: Attic Decked Space Only

Approximate Average Depth of Insulation: 4" to 6"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure Unit A

The roof structure/attic area should be checked, reset or repaired as necessary. The observations made to support the rendering of this opinion are listed but may not be limited to:

Wood Destroying Insect Information

Evidence of active and/or previous activity of a wood-destroying insect was detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected throughout the attic, within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage is present.

Note: There are visible water stains on the roof sheathing (decking) in one or more locations.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



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Roof Structure Unit B

Note: There is no attic access due to the type and location of the property.

Roof Structure Unit C

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.



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Attic Ventilation Unit A

- The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area.
- The attic gable vent screen(s) were observed to be damaged and/or missing.



Attic Ventilation Unit C

- The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area.

Attic Insulation Unit A

- The attic insulation is lower than typical and it is recommended to add additional insulation to achieve at least a R-38 rating.
- The attic floor insulation was observed to be missing over several locations throughout the house.

Note: The attic insulation was observed to be older and may not be performing as intended. It is recommended to replace and/or add insulation as needed.

Note: Additional insulation photos are included in the Thermal Imaging section of this report.

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Attic Insulation Unit C

- The attic floor insulation was observed to be missing over the several locations throughout the house.
- The attic insulation is lower than typical and it is recommended to add additional insulation to achieve at least a R-38 rating.

Note: Additional insulation photos are included in the Thermal Imaging section of this report.



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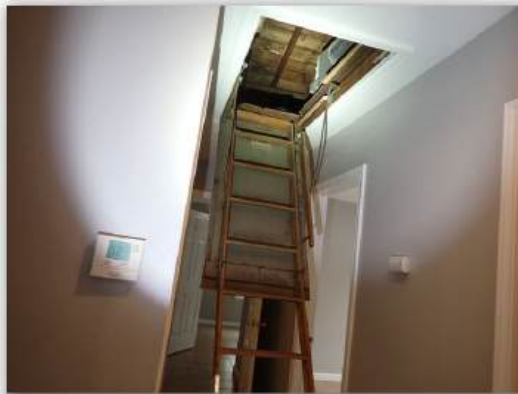
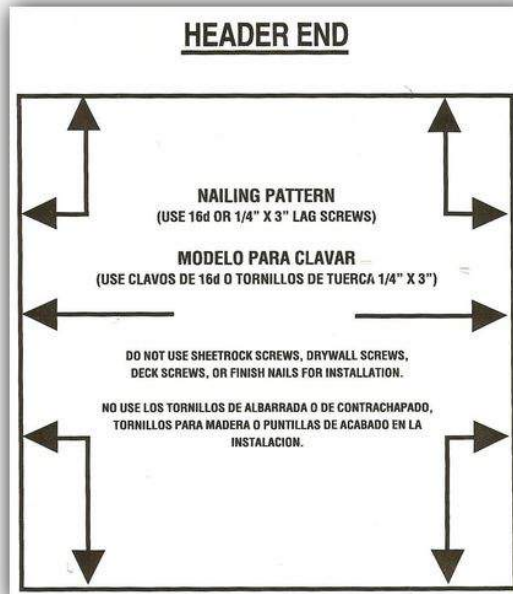
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Attic Ladder/Hatch Opening Unit A

- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.

Note: The attic ladder/hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the ladder/hatch door.

Note: There was no weather-stripping observed around the attic ladder/hatch opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the ladder/hatch opening.



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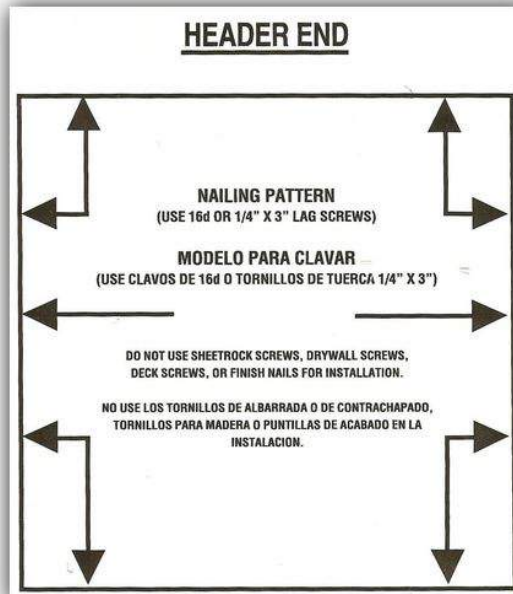
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Attic Ladder/Hatch Opening Unit C

- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.

Note: The attic ladder/hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the ladder/hatch door.

Note: There was no weather-stripping observed around the attic ladder/hatch opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the ladder/hatch opening.



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E. Walls (Interior and Exterior)

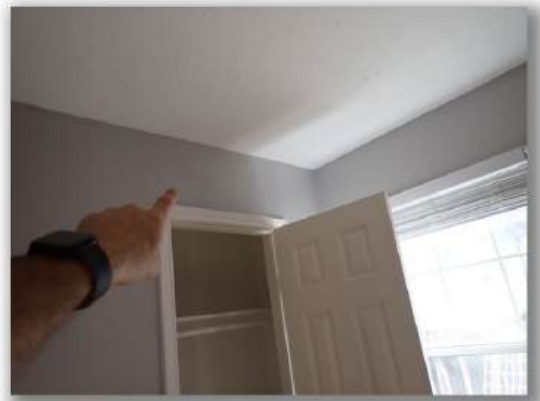
Comments:

Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Interior Walls & Surfaces, Unit A

- Interior wall finishes were observed to have termite damage in the rear corner bedroom.
- Water stains were observed on the walls in the rear corner bedroom closet. The cause and remedy should be further evaluated and corrected as necessary.

Notice: The inspector was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.
Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Interior Walls & Surfaces, Unit B

All components were found to be performing and in satisfactory condition on the day of the inspection.

Interior Walls & Surfaces, Unit C

- The cabinet door is loose at the hinges in the kitchen.
- The baseboards were observed to be water stained and/or damaged in the hall bathroom, rear corner bedroom. The cause and remedy should be further evaluated and corrected as necessary.
- Interior wall finishes were observed to have termite damage in the rear corner bedroom, hall bathroom.
- Wall surface damage was observed in the several locations throughout the house.
- The cabinet doors are not operating properly in the kitchen.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



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Wood Destroying Insect Information

Evidence of active and/or previous activity of a wood-destroying insect was detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage is present.



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Exterior Walls & Surfaces, Unit A&B

- There are not enough weep-holes in the lower course of masonry veneer on the west side of the structure. Under current building standards, there should be weep-holes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.
- There were no weepholes observed in the lower course of the exterior masonry veneer over the window and door steel lintels. This condition does not meet current building standards and should be corrected as necessary.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric sealant.
- The exterior veneer / cladding has some deterioration and/or damage on the south side of the structure.

Note: The exterior masonry veneer has been painted. This condition could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Note: Previous repairs to the exterior masonry mortar / grout was observed on the north, east, west and south sides of the structure.



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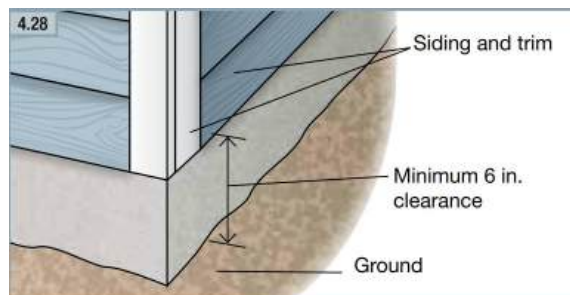
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Exterior Walls & Surfaces, Unit C

- The exterior veneer / cladding has some deterioration and/or damage on the north, east, west and south sides of the structure.
- The fiber cement siding has poor clearance to the ground. Under current installation standards, there should be a minimum 6" clearance from the bottom of the fiber cement siding to the ground.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric sealant.

Note: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the inspectors visual observation of the exterior surfaces.



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D=Deficient

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F. Ceilings and Floors

Comments:

Ceilings Unit A

- The ceiling was observed to be damaged in the several locations throughout the house.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



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Floors Unit A

- The floor tile(s) were observed to be cracked and/or damaged in the several locations throughout the house.



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Floors Unit B

- The floors were observed to be out-of-level in some areas of the house.



Floors Unit C

- The floor tile(s) were observed to be cracked and/or damaged in the several locations throughout the house.
- The floors were observed to be out-of-level in some areas of the house.



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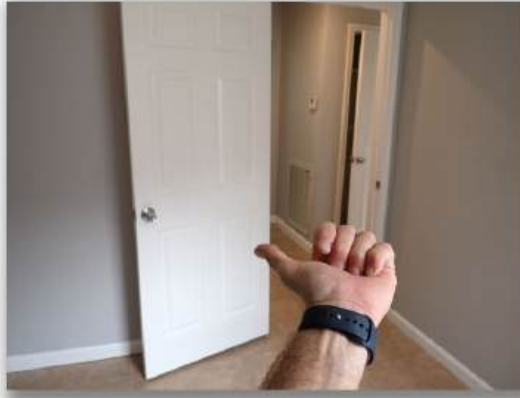
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G. Doors (Interior and Exterior)

Comments:

Interior Doors Unit A

- The door does not stay in position to the rear corner bedroom.
- The door is sticking to the front corner bedroom.
- The door hardware is loose to the primary bathroom.



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Interior Doors Unit B

- The door does not stay in position to the primary bedroom.



Exterior Doors A

- The door hardware is loose to the front entry door.
- The door is sticking to the front entry door.
- Weather-stripping improvements are recommended for the front entry exterior door(s).



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Exterior Doors B

- Weather-stripping improvements are recommended for the front entry exterior door(s).
- The threshold for the front entry is not properly supported and/or secured. Repairs are recommended.
- The front entry opens outward and does not have safety hinges installed. It is recommended to install safety hinges on all outward swinging exterior doors.

Exterior Doors C

- The exterior door threshold has deterioration and/or damage to the front entry.
- The threshold for the front entry is not properly supported and/or secured. Repairs are recommended.
- The front entry exterior door is water damaged. Repairs are recommended.
- The exterior door frame has deterioration and/or damage to the front entry door(s).

H. Windows

Comments:

Window Screens

- One or more of the window screens were observed to be missing.



Windows Unit A

- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.
- The window guide is damaged and the window will not stay in the open position in the rear corner bedroom, living room.
- Cracked and/or broken window glass was observed in the front corner bedroom.
- One or more of the bedroom windows are not openable. Under current building standards, at least one window in each bedroom should open fully, with free access to the outdoors, for safety reasons.
- One or more of the windows are stiff and hard to operate in the front corner bedroom.
- The window sash guide is damaged in the primary bedroom.

Note: I was unable to visually inspect or operate of some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

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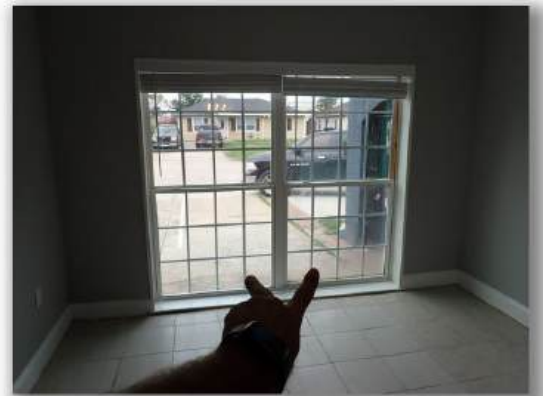
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Windows, Unit B

- The window guide is damaged and the window will not stay in the open position in the kitchen.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
living room.

(Total 1)

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

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Windows, Unit C

- Cracked and/or broken window glass was observed in the living room, primary bedroom.
- Water stains were observed at and/or around the window(s) in the living room. The cause and remedy should be investigated and corrected as necessary.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



I. Stairways (Interior and Exterior)

Comments:

Note: There are no stairways present on the structure at the time of inspection.

J. Fireplaces and Chimneys

Comments:

Note: There is no fireplace present on the structure at the time of inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

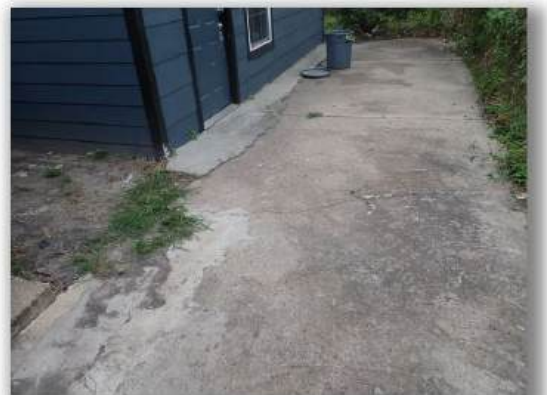
Porches / Patio

- Larger than typical cracks and/or deficiencies were observed in the patio.



Driveway

- Minor cracks and/or deficiencies were observed in the driveway.



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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The client should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

Panel Box

Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: West Exterior Wall

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

- One or more of the main service connections in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The connectors in place are not listed or labeled for this type of installation and should be corrected as necessary.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There is no ground fault circuit interrupter type breaker for the dryer outlet, electric oven installed at the panel box. This does not meet current building standards.
- One or more of the cabinet cover plate screws are missing and should be replaced with blunt tip screws.
- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.
- There is a 20-amp breaker wired with a 15-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.

Note: It is recommended to verify the surge protection device is installed per the manufacturer recommendations. Failing to meet the installation recommendations could void the product warranty.



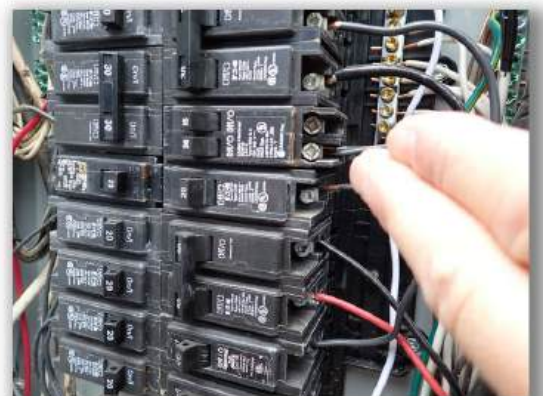
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Sub Panel

Box Location: East Exterior Wall

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- There is a 40-amp breaker wired with a 30-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- One or more of the neutral wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). Under current electrical standards, the neutral wires should be separated to prevent damage to the panel box and electrical system.

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- The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The sub-panel electrical cabinet should not be bonded (connected) to the neutral bar.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.



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Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Distribution Wiring Unit A

- Spliced electrical wires were observed in the attic area. Spliced wires should be properly enclosed in junction box(es) for reasons of safety.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) should be properly enclosed for reasons of safety.



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Distribution Wiring Unit B

- Spliced electrical wires were observed in the south exterior wall. Spliced wires should be properly enclosed in junction box(es) for reasons of safety.



Distribution Wiring Unit C

- Open electrical junction box(es) were observed in the attic area, utility room. All open junction box(es) should be properly enclosed for reasons of safety.
- Spliced electrical wires were observed in the attic area. Spliced wires should be properly enclosed in junction box(es) for reasons of safety.



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Grounding / Bonding

- I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system in the detached building. This condition should be further investigated and corrected if necessary.
- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.
- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.



Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The client should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

Receptacle Outlets Unit A

- Not all of the receptacles in the wet/damp areas have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.
- One or more of the receptacles were observed to be loose at the wall mount in several locations throughout the house.
- One or more of the receptacles were observed to have an open ground connection in several locations throughout the house.
- There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.

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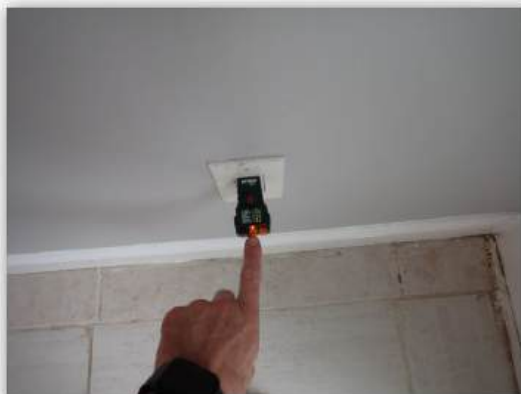
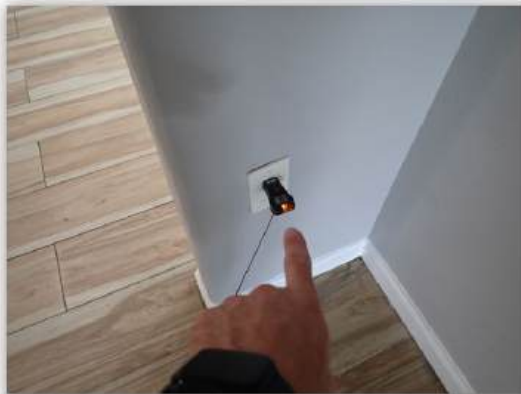
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Receptacle Outlets Unit B

- Not all of the receptacles in the wet/damp areas have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.
- One or more of the receptacles were observed to be loose at the wall mount in the several locations throughout the house.
- There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.



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Receptacle Outlets Unit C

- One or more of the receptacles were observed to be damaged in the kitchen.
- One or more of the receptacles were observed to be loose at the wall mount in the several locations throughout the house.
- Not all of the receptacles in the wet/damp areas have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.
- There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.



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Switches Unit A

- The switch is not functioning properly in the laundry room.



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Fixtures Unit A

- One or more of the light fixtures are inoperative in the west exterior wall, east exterior wall. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- The fan/light fixture pull string is damaged in the rear corner bedroom.



Fixtures Unit B

- One or more of the light fixture globes and/or covers are missing in the primary bedroom.
- The ceiling fan is not balanced properly and wobbles when operated in the primary bedroom.



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Fixtures Unit C

- One or more of the light fixture globes and/or covers are missing in the front corner bedroom.
- One or more of the ceiling fan blades are warped in the several locations throughout the house.
- The ceiling fan is not balanced properly and wobbles when operated in the primary bedroom.

Smoke Alarms

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Note: Smoke alarms and carbon monoxide alarms were not tested at the time of this inspection due to; They might be monitored by a system and require a security code, location, height, or other conditions outside the control of the inspector.

Unit B

All components were found to be performing and in satisfactory condition on the day of the inspection.



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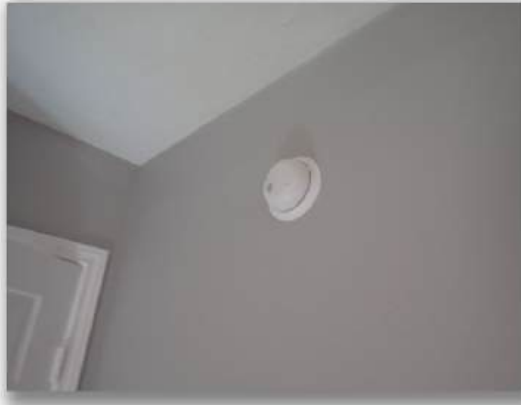
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Carbon Monoxide Alarms Unit A

- There are not enough carbon monoxide alarms located in the home. Under current building standards, there should be a CO alarm located outside each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.



Carbon Monoxide Alarms Unit C

- There are not enough carbon monoxide alarms located in the home. Under current building standards, there should be a CO alarm located outside each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Doorbell / Chime

Note: There was no doorbell installed at the time of inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

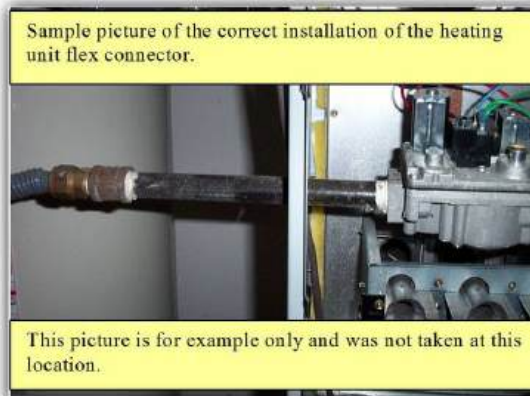
Energy Sources:

Comments:

Unit A Heating System – Energy Source: Gas

Brand Name: Goodman

- The heating unit flue (vent pipe) has inadequate clearance from combustibles materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustibles material.
- The heater flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a known safety hazard.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.



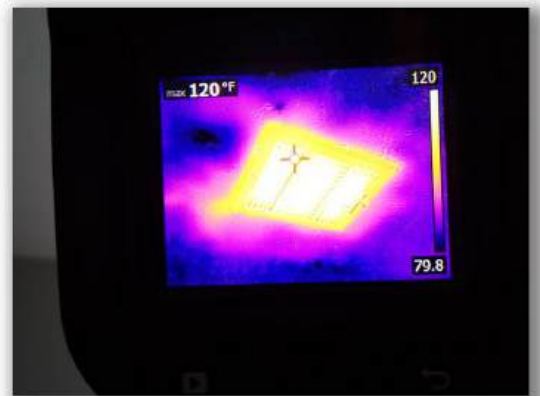
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Unit B Heating System

The HVAC system should be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The heating equipment is inoperative at the time of the inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Unit C Heating System – Energy Source: Electric

Brand Name: Lennox

- The dirty air filter should be replaced.
- The manufacturers listing plate on the outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 25-amp. There is a 50-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.

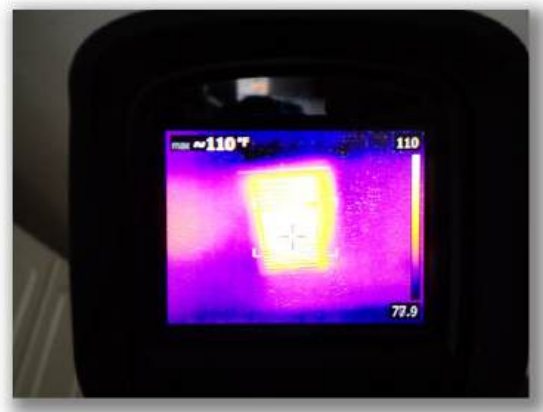
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B. Cooling Equipment

Type of Systems:

Comments:

Unit A, Central Cooling System

Today's Temperature Differential (Delta-T): 22

Approximate System Age: **2022**

Approximate System Size: **3.5 ton**

Brand Name: **Payne**

Freon Type: **R410A**

- The primary drain line is not properly insulated in the attic at the time of inspection. It is recommended to add insulation to prevent condensation build up and moisture damage.
- The secondary drain line on the coil housing is capped at the time of this inspection. It is recommended to remove the cap on the secondary drain line to allow for the drain to function properly when necessary.

Note: The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.

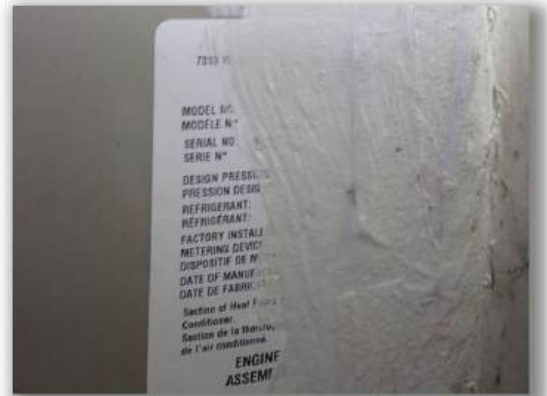
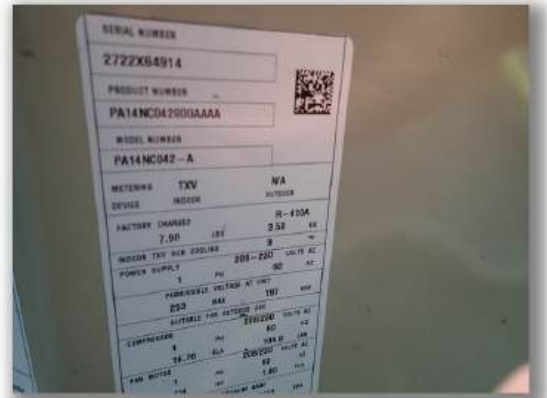
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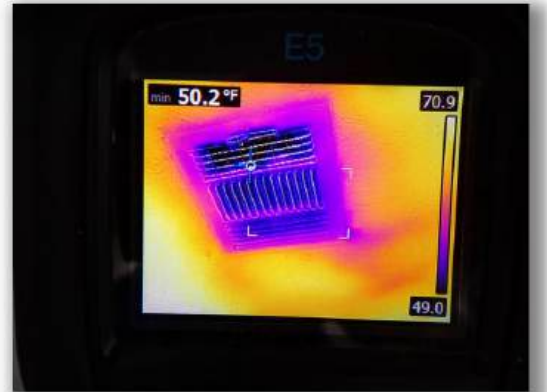
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Unit B, Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check

Approximate System Age: **Unable To Determine**

Approximate System Size: **1 ton**

Brand Name: **Traiden**

Freon Type: **Unable to Determine**

The HVAC system and equipment should be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporator coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is recommended.**
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit B, Window Unit. Living Room

Brand Name: Toshiba

All components were found to be performing and in satisfactory condition on the day of the inspection.

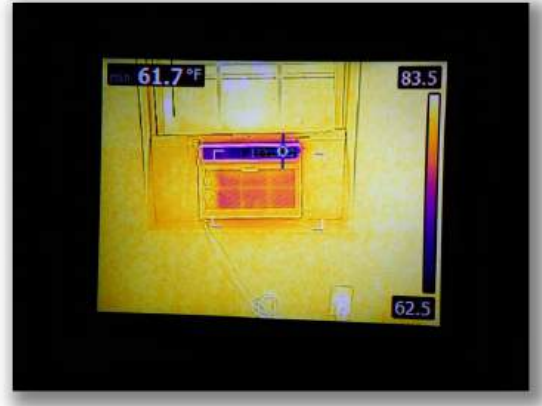
I=Inspected

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I NI NP D



Unit B, Window Unit. Bedroom

Brand Name: Toshiba

All components were found to be performing and in satisfactory condition on the day of the inspection.



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Unit C, Central Cooling System

Today's Temperature Differential (Delta-T): 14

Approximate System Age: **2019**

Approximate System Size: **2.5 ton**

Brand Name: **Lennox**

Freon Type: **R410A**

The HVAC system and equipment should be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporator coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is recommended.**
- The dirty air filter should be replaced.
- The manufacturers listing plate on the outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 25-amp. There is a 50-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.

Note: The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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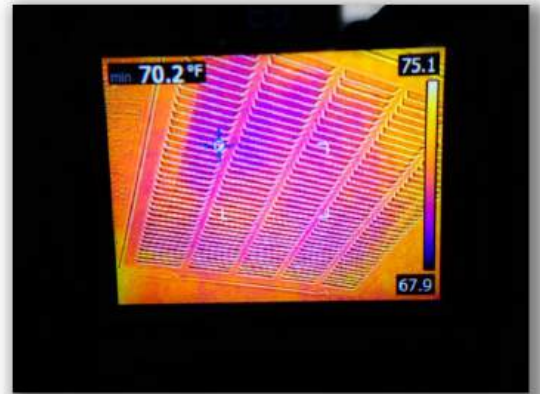
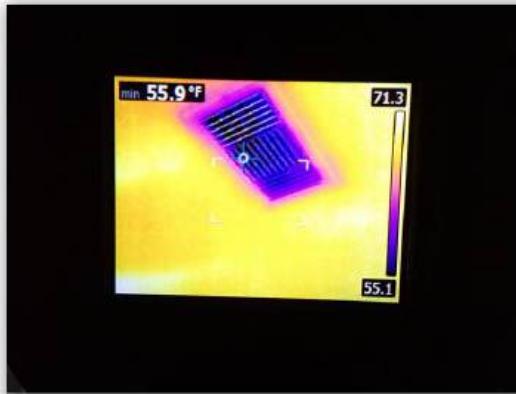
I=Inspected

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Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

-

C. Duct Systems, Chases, and Vents

Comments:

Unit A Duct System, Chases and Vents

The HVAC duct system and equipment should be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The duct work in the attic area is not properly suspended and separated to help prevent condensation from developing. It is recommended to separate and suspend the duct work with supports in minimum intervals of 4-feet that have a minimum width of 1.5-inches.
- Some of the ductwork in the attic area is separated and should be repaired.
- Ductwork insulated covering was observed to be damaged and/or pulling loose.
- The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality.
- There was an unknown mold like substance observed on the outer surface of the duct work. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Some of the attic area ductwork was observed to be damaged and/or crushed. This condition should be further evaluated and corrected as necessary.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

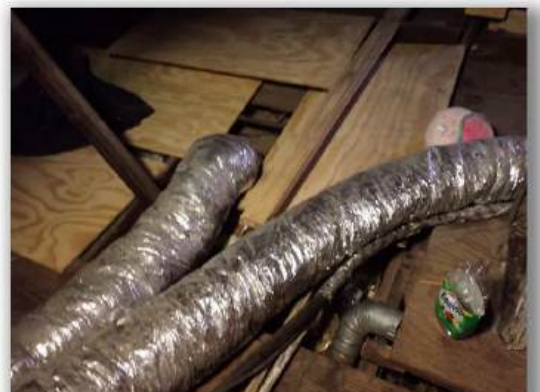
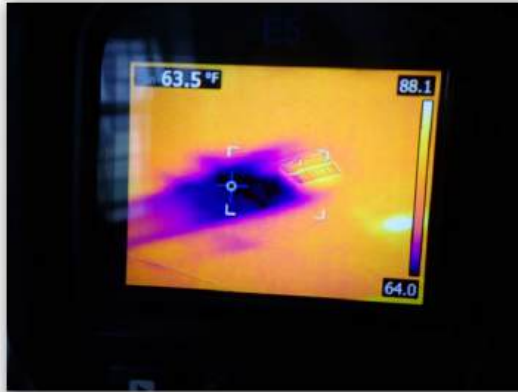
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NI=Not Inspected

NP=Not Present

D=Deficient

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Unit C Duct System, Chases and Vents

All components were found to be performing and in satisfactory condition on the day of the inspection.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 3-feet of west exterior wall.

Static water pressure reading: 40 to 50 psi

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

Comments:

The Plumbing Supply, Distribution and Fixture System needs to be checked and serviced by a Qualified / Licensed Plumbing Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Water Supply System Unit A

- All exposed water supply lines in the attic area should be insulated to help protect them from possible freeze damage.
- There are galvanized water lines in use at the time of this inspection. This is an older obsolete water supply system that is prone to water leaks. Full evaluation of all of the galvanized water line components and the integrity of those components are beyond the scope of this inspection. You are strongly encouraged to have the integrity of all of the galvanized water line components further evaluated by a qualified plumber prior to the expiration of any time limitations such as option or warranty periods. All plumber recommended repairs should be made. It would be wise to budget for replacement of all the older galvanized water supply system and to make a conversion over to a newer type of water supply system as soon as it is financially feasible.

Note: Previous repairs to the water supply system components were observed. The inspector is unable to identify/verify the extent of the repairs. The homeowner should be consulted on the previous water supply system repairs performed and possible warranty information that may apply.



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Water Supply System Unit B

- PVC (polyvinyl chloride) plastic water supply distribution piping observed to be in use at the time of this inspection. Use of PVC plastic for water distribution does not meet current plumbing standards and should be corrected as necessary.
- The water lines in the attic space & the exterior should be insulated within 5 feet of the exterior walls to protect from weather damage (freeze).



Water Supply System Unit C

- I. The water lines in the attic space & the exterior should be insulated within 5 feet of the exterior walls to protect from weather damage (freeze).
- PVC (polyvinyl chloride) plastic water supply distribution piping observed to be in use at the time of this inspection. Use of PVC plastic for water distribution does not meet current plumbing standards and should be corrected as necessary.

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Exterior Faucets/Fixtures

- One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.
- The exterior water hose bib (faucet) handle is damaged and/or missing on the west side of the structure.



Laundry Connections Unit A

All components were found to be performing and in satisfactory condition on the day of the inspection.

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Laundry Connections Unit C

All components were found to be performing and in satisfactory condition on the day of the inspection.



Unit A, Kitchen Sink

- The faucet assembly is loose.
- The faucet assembly or drain leaks water into the cabinet when operated.



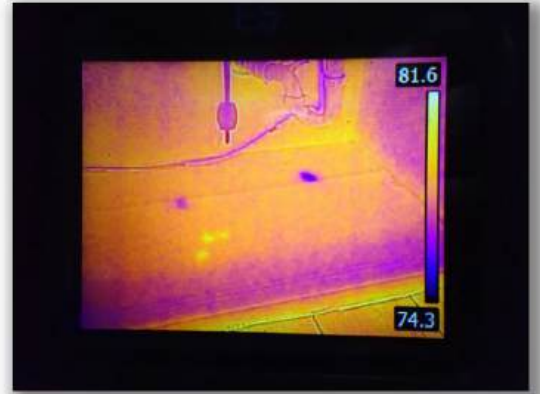
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Unit B, Kitchen Sink

- The faucet assembly is loose.



Unit C, Kitchen Sink

- The faucet has low water pressure on the hot and cold sides of the faucet when operated. The cause and remedy should be further evaluated and corrected as necessary.
- The drain line under the sink is poorly installed. Repairs are recommended.
- The drain line is made of corrugated material. It is recommended to use smooth wall/PVC type material to prevent blockage/poor drainage.
- The shelf in the cabinet under the sink is damaged.
- The faucet assembly leaks water into the cabinet when operated.

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Unit A Hall Bathroom

Commode / Toilet

- The commode tank is loose at the bowl connection.

Shower

- Cracked, deteriorated and/or missing grout and/or caulking should be repaired or replaced as necessary.



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Unit A Primary Bathroom

Lavatory / Sink

- There is an S-trap (drain trap) in place under the sink. This type of drain trap could create a siphoning effect, allowing sewer gas to enter the home. This installation does not meet current plumbing standards.

Commode / Toilet

- The commode tank is loose at the bowl connection.

Shower

- The faucet has low water pressure when operated.



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Unit B, Primary Bathroom

Commode / Toilet

- The commode tank is loose at the bowl connection.
- The commode leaks water onto the floor. The cause and remedy should be further evaluated and corrected as necessary.

Shower

- Cracked, deteriorated and/or missing grout and/or caulking should be repaired or replaced as necessary.

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.

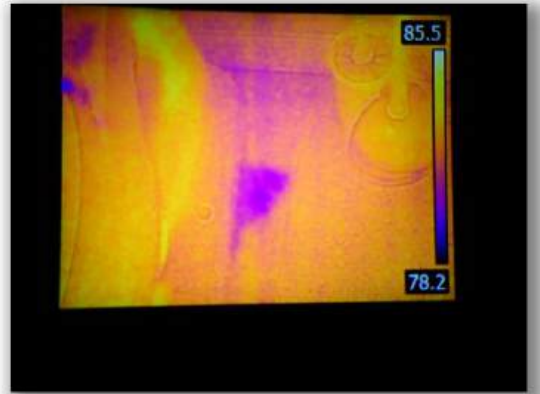
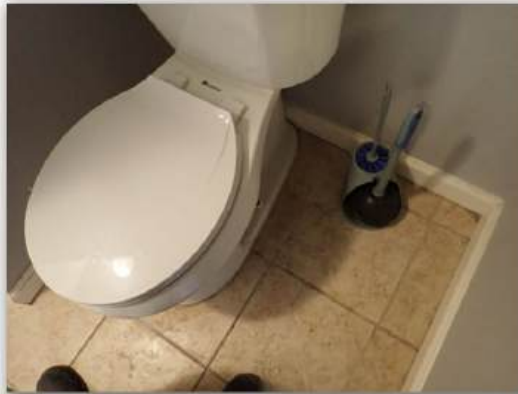
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Unit C, Hall Bathroom

Lavatory / Sink

- The stopper is damaged.
- The faucet assembly is loose.

Commode / Toilet

- The commode is excessively loose at the floor mount. This condition should be further evaluated and corrected as necessary.
- **The commode leaks water onto the floor. The cause and remedy should be further evaluated and corrected as necessary.**

Bathtub

- The faucet assembly is not properly sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The tub spout is not properly sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- Cracked, deteriorated and/or missing grout and/or caulking should be repaired or replaced as necessary.
- The shower head assembly is loose within the wall cavity area.
- The bathtub has some rust/surface damage.
- The drain line is made of corrugated material. It is recommended to use smooth wall/PVC type material to prevent blockage/poor drainage.

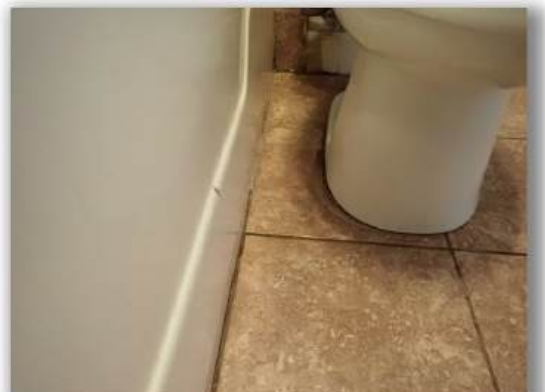
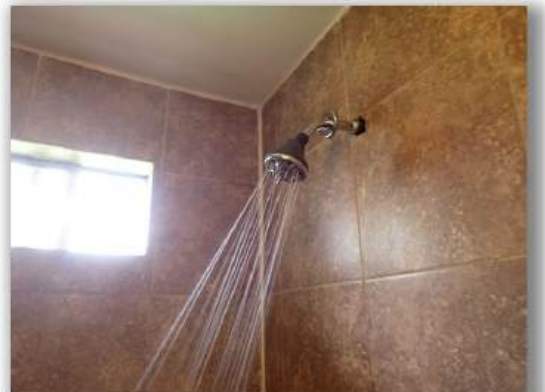
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Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC, Cast Iron, Galvanized

Comments:

- Cast iron material was observed to be present at some of the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test performed and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.
- The plumbing cleanout and/or cover(s) located in the yard were observed to be damaged on the west side of the structure.
- The roof level plumbing vents stacks are not painted. It is recommended to paint the roof level vent stacks and flashing details to help prevent UV breakdown.



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I NI NP D



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. 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 expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Unit A&B Water Heater – Energy Source: Gas

Location: Interior Closet

Approximate Capacity: 40 Gallons

Approximate Age: 2018

Brand Name: Rheem

I=Inspected

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D=Deficient

I NI NP D

- The temperature and pressure relief valve discharge pipe is terminating in the water heater closet area. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- The roof level flue storm collar should be properly sealed to help prevent water intrusion into the structure.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Note: The water temperature was observed to be over 140 degrees Fahrenheit when running the hot water. This high temperature could cause scalding/burning of the skin. It is recommended to adjust the temperature on the water heater to a lower setting. The general recommended setting for water heaters is between 120-130 degrees Fahrenheit.



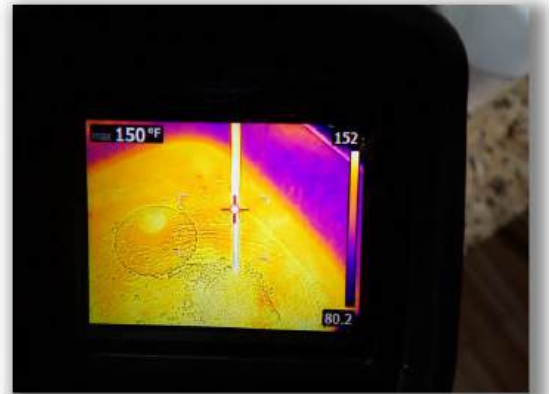
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Unit C Water Heater – *Energy Source: Gas*
Location: Mechanical Closet
Approximate Capacity: 40 Gallons
Approximate Age: 2023
Brand Name: Rheem

- The water heater flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
- There is no pan installed under the water heater.
- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- The water heater compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.
- The roof level flue storm collar should be properly sealed to help prevent water intrusion into the structure.

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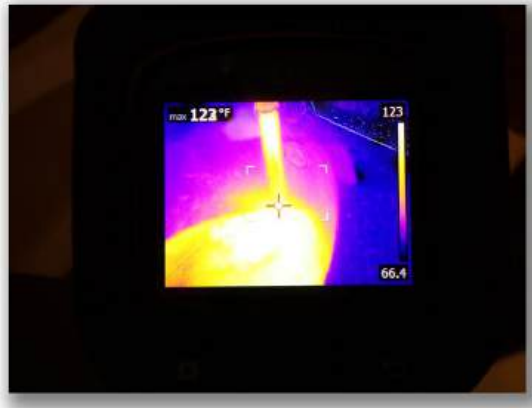
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D. Hydro-Massage Therapy Equipment

Comments:

Note: There is no hydro-massage therapy equipment present at the time of inspection.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Within 3-feet of north exterior wall.

Type of gas distribution piping material: Black Steel Pipe, Flexible Appliance Connector, Corrugated Stainless Steel Tubing (CSST), Galvanized

Comments:

- Corrugated Stainless Steel Tubing (CSST) was observed to be in use at the time of this inspection. This product is known to have various installation and grounding / bonding problems or deficiencies. Full evaluation of this product is beyond the scope of this inspection. You are strongly encouraged to have a licensed plumber evaluate the installation and a licensed electrician investigate for proper bonding and grounding of this component of the gas distribution system. **Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.** Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.
- I was unable to locate an accessible bonding connection to the corrugated stainless steel tubing (CSST) gas supply lines. Under current gas piping installation standards, all CSST piping systems should be bonded back to the grounding electrode system. It is strongly recommended that an electrician further evaluate this condition and recommended repairs made.
- It is recommended that the older spring load gas valves be changed out to the new style ball valves.
- All unused gas valve ends should be capped off for safety purposes.
- The Heater&Water Heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
- The gas shutoff valve for the Unit A Range is in a poor location and will be hard to reach.
- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.

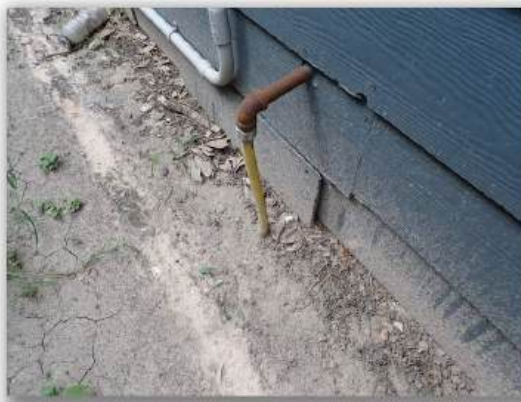
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Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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V. APPLIANCES

A. Dishwashers

Comments:

Note: This appliance was not present/not installed at the time of inspection.

B. Food Waste Disposers

Comments:

Unit B

All components were found to be performing and in satisfactory condition on the day of the inspection.



C. Range Hood and Exhaust Systems

Comments:

Unit A Range Exhaust Systems

- The damper at the range exhaust termination does not function properly. The damper does not reset to the closed position when not in use.



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I	NI	NP	D
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Unit B Range Exhaust Systems

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The range hood in place is ductless. The range hood does not terminate outside and is dependent on the charcoal filter installed. It is recommended to regularly clean your filter system to prevent damage to the structure.



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D. Ranges, Cooktops, and Ovens

Comments:

Unit A Range

Note: This appliance was not present/not installed at the time of inspection.

Unit B Kitchen Range

Brand Name: General Electric – GE

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.
- The range utility drawer is damaged and does not function properly.

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ANTI-TIP DEVICE

⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



⚠ WARNING —

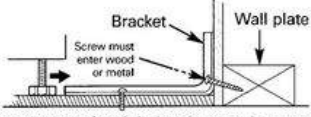
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.



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Unit C Kitchen Range

Brand Name: General Electric – GE

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.
- The oven thermostat is not accurate. The oven thermostat was set at 350 degrees and the temperature at the time of inspection was outside of the 25 degree range considered for an accurate temperature.

ANTI-TIP DEVICE

⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.

⚠ WARNING —

- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions

If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.

Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

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E. Microwave Ovens

Comments:

Note: This appliance was not present/not installed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Unit A

- The ducting to one of the mechanical exhaust fans was observed to be separated in the attic area over several locations throughout the house.

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Unit B

- The mechanical exhaust vents were venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **“as-built”** condition.



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G. Garage Door Operators

Comments:

Note: This appliance was not present/not installed at the time of inspection.

H. Dryer Exhaust Systems

Comments:

- The dryer duct was observed to terminate into the attic area. Under current installation standards the dryer should vent to the exterior of the structure and not into the attic.
- The material used for the dryer duct is not listed or labeled for this type of installation.



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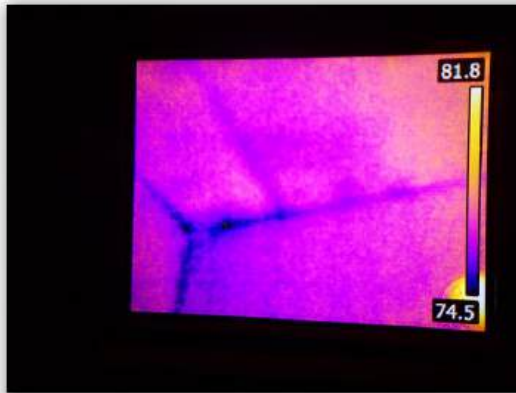
VI. OPTIONAL SYSTEMS

A. Thermal Imaging / Infrared

Comments:

Unit A

- Elevated moisture was observed in the bedroom hallway. The cause should be further evaluated and corrected as necessary. **Additional Note:** Due to the elevated moisture, other adverse conditions such as mold-like substance growth, wood rot/deterioration and wood destroying insects are possible.
- Missing insulation was observed within the wall cavity in several locations throughout the house.
- Missing insulation was observed at the ceiling in several locations throughout the house.



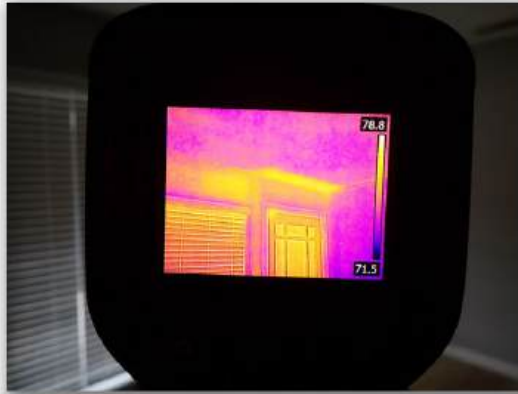
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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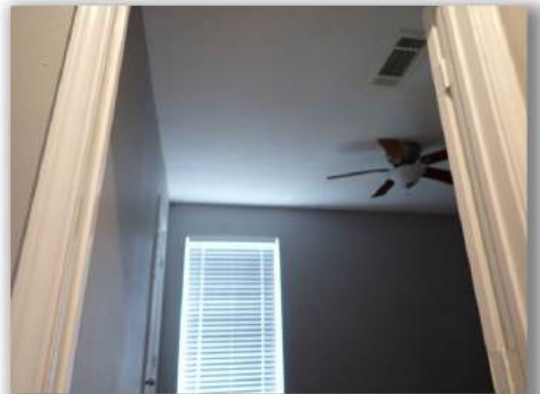
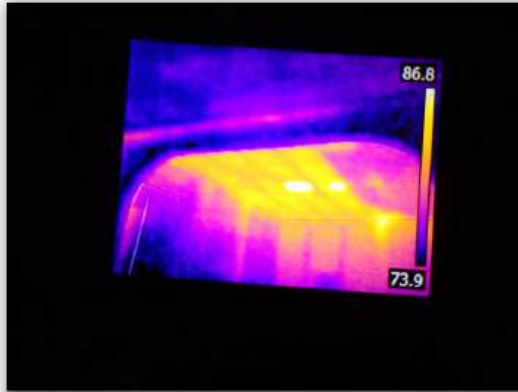
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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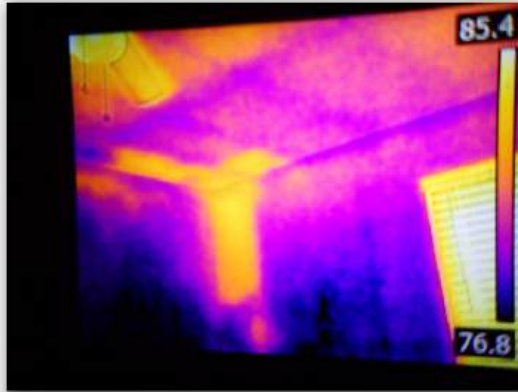
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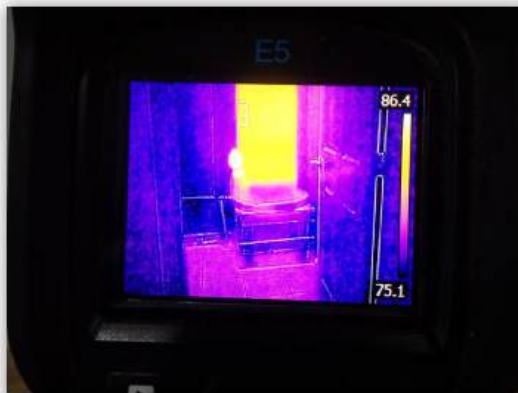
NP=Not Present

D=Deficient

I NI NP D



Additional Photos



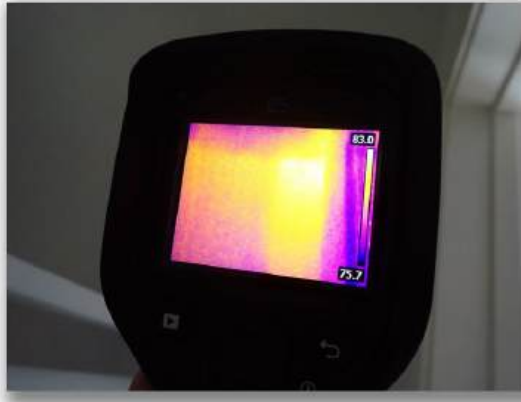
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NI=Not Inspected

NP=Not Present

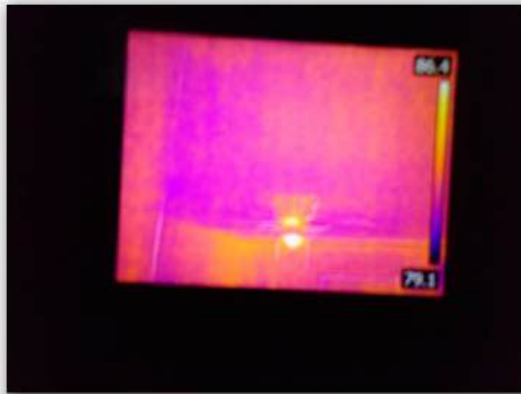
D=Deficient

I	NI	NP	D
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Unit B

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

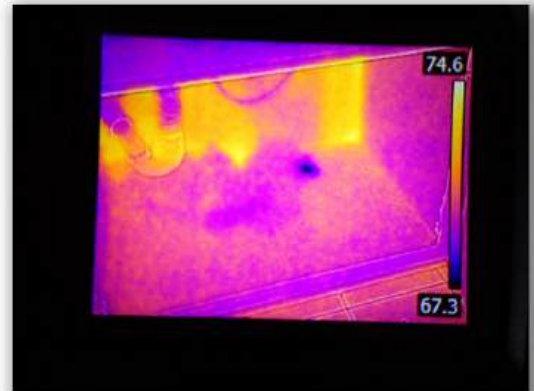
NP=Not Present

D=Deficient

I NI NP D

Unit C

- Missing insulation was observed at the ceiling in the front corner bedroom, rear corner bedroom.
- Elevated moisture was observed in the kitchen, hall bathroom. The cause should be further evaluated and corrected as necessary. **Additional Note:** Due to the elevated moisture, other adverse conditions such as mold-like substance growth, wood rot/deterioration and wood destroying insects are possible.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 09/10/2024, between Ignatius Chiadika (herein known as the Client) and A-Action Houston (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 310 Terminal St. A,B,C (herein known as the property).

I. SCOPE OF SERVICES

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$1421.00) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
 - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
 - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
 - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, 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 pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

III. DISCLAIMER OF WARRANTIES

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

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, 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 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 BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$1421.00

V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature: _____

Date: 09/10/2024

Inspector: **Bo Barber**

310 Terminal St. A,B,C Houston 77020
Inspected Address City Zip Code

1A. SHARPEYE PEST CONTROL Name of Inspection Company
1B. 0773025 SPCS Business License Number

1C. 10718 Russett Drive Houston Texas 77042 713-730-3151
Address of Inspection Company City State Zip Telephone No.

1D. Bo Barber Name of Inspector (Please Print) 1E. Certified Applicator [] (check one)
Technician [x]

1F. Tuesday, September 10, 2024 Inspection Date

2. Ignatius Chiadika Name of Person Purchasing Inspection Seller [] Agent [] Buyer [x] Management Co. [] Other []

3. N/A Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [] Seller [] Agent [x] Buyer [x]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Main House, Apartment List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:
Foundation: Slab [x] Pier and Beam [] Pier Type: N/A Basement [] Other: N/A
Siding: Wood [] Fiber Cement Board [x] Brick [x] Stone [] Stucco [] Other: N/A
Roof: Composition [x] Wood Shingle [] Metal [] Tile [] Other N/A

6A. This company has treated or is treating the structure for the following wood destroying insects: NO TREATMENT PERFORMED AT THIS TIME.

If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other []
If treating for drywood termites or related insets, the treatment was: Full [] Limited []

6B. N/A N/A N/A
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes [] No [x] List Insects: SHARPEYE PEST CONTROL CARRIES NO WARRANTY ON THIS PROPERTY.
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:
7A. Bo Barber #0919603 Inspector (Technician or Certified Applicator Name and License Number)

Others Present:
7B. N/A Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:
8A. Electric Breaker Box [] 8B. Date Posted: 09/10/2024
Water Heater Closet []
Beneath the Kitchen Sink [x]

9A. Were any areas of the property obstructed or inaccessible? Yes [x] No []
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:
Attic [x] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure []
Deck [] Sub Floors [] Slab Joints [x] Crawl Space []
Soil Grade Too High [x] Heavy Foliage [x] Eaves [x] Weepholes [x]
Other [x] Specify: Attic Partially Accessible, Construction Voids, Behind Floor/Wall Coverings, Behind Personal Effects, Storage & Furniture, Debris Piled Next to Structure, Behind Wall Coverings, Raised Concrete, Brick and/or Stone at Patio/Porch, Recent Renovations

10A. Conditions conducive to wood destroying insect infestation? Yes [x] No []
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:
Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) [x]
Debris under or around structure (K) [] Footing too low or soil line too high (L) [x] Wood Rot (M) [x] Heavy Foliage (N) [x]
Planter box abutting structure (O) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) []
Insufficient ventilation (T) [] Other (C) [x] Specify: Wood in Concrete Expansion Joints, Plumbing Penetrations.

310 Terminal St. A,B,C

Houston

77020

Inspected Address

City

Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

Active Infestation
Yes No

Previous Infestation
Yes No

Previous Treatment
Yes No

11B. Drywood Termites

Yes No

Yes No

Yes No

11C. Formosan Termites

Yes No

Yes No

Yes No

11D. Carpenter Ants

Yes No

Yes No

Yes No

11E. Other Wood Destroying Insects

Yes No

Yes No

Yes No

Specify: N/A

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

Unable to locate signs of treatment.

11G. Visible evidence of: Active Sub-Termite Infestation, Previous Sub-Termite Infestation has been observed in the following areas: attic area, side middle bedroom, side middle bedroom closet, rear corner bedroom, primary bathroom, east exterior wall, west exterior wall

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes No

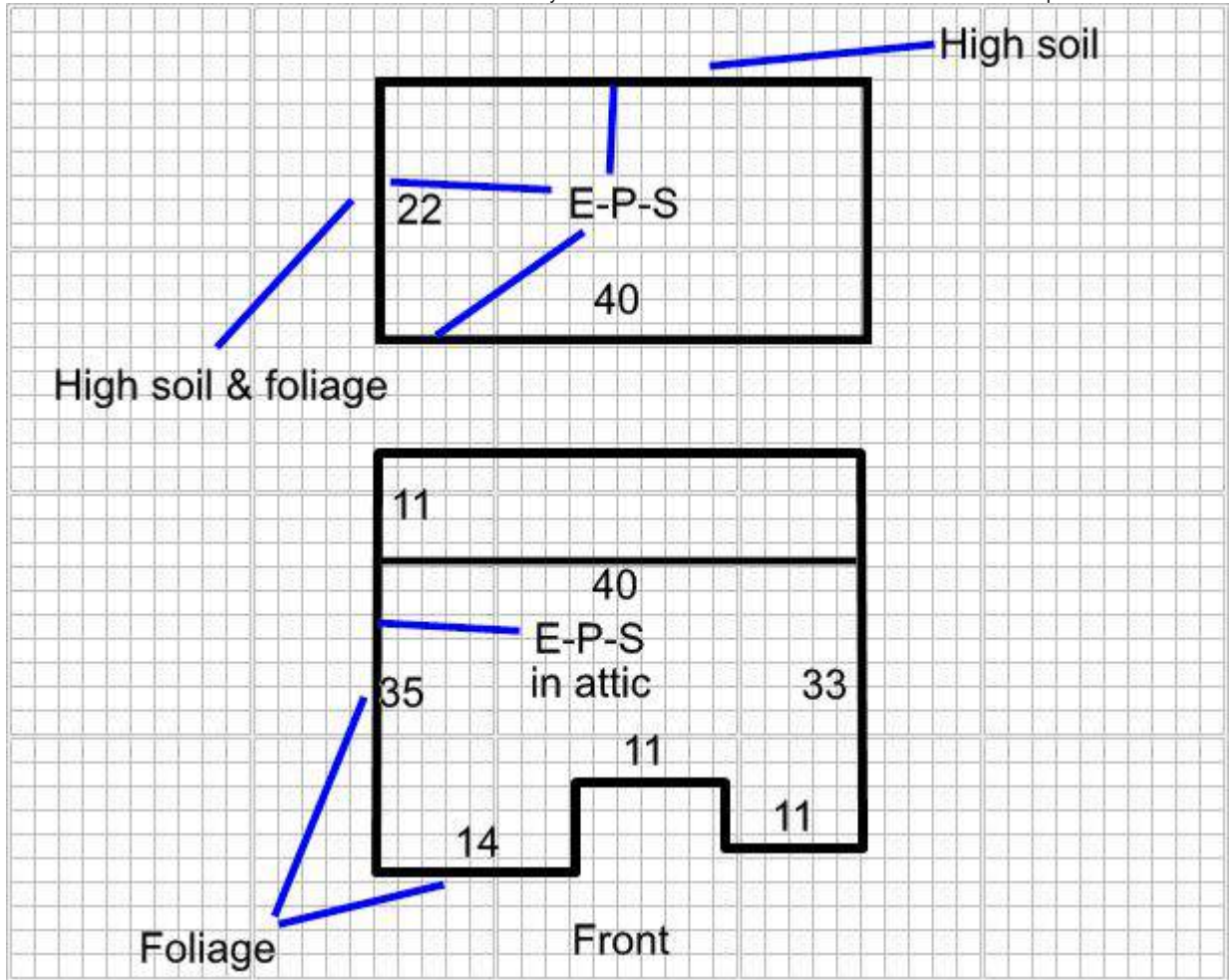
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason: The heavy foliage should be trimmed at least 18-inches off the exterior walls. , The tree and/or shrub branches in contact with the roof structure should be trimmed back. , The area with elevated / excessive moisture should be corrected. The cause of the moisture should be further evaluated and corrected / repaired. If active wood destroying insects are discovered during the correction process, treatment is recommended., The high soil line(s) should be corrected. If active wood destroying insects are discovered during the correction process, treatment is recommended. , All wood rot and/or deterioration should be repaired. If active wood destroying insects are discovered during the correction process, treatment is recommended. , The debris adjacent to / abutting the structure should be removed. If active wood destroying insects are discovered during the process, treatment is recommended.

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments An ACTIVE Infestation of termites was discovered at the time of this inspection. See diagram for location(s). Treatment Recommended., There is visible evidence of a previous WDI infestation at the time of this inspection without signs of previous treatment or records of previous treatment. Treatment is recommended at this time. See diagram for location(s).

310 Terminal St. A,B,C
Inspected Address

Houston
City

77020
Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: Photo Page, Termite Inspection Agreement & Additional Statement Page, 4 pages

Signature of Purchaser of Property or their Designee

Date

Customer or Designee not Present **Buyers Initials** _____

310 Terminal St. A,B,C

Houston

77020

Inspected Address

City

Zip Code

The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.





WOOD-DESTROYING INSECT INSPECTION AGREEMENT

This is a Wood-Destroying Insect Inspection Agreement (“Agreement”) between Sharpeye Pest Control (“INSPECTION COMPANY”) and the undersigned client **Ignatius Chiadika** (“CLIENT”), collectively referred to herein as the “PARTIES.” CLIENT agrees to employ the INSPECTION COMPANY to perform a wood-destroying insect inspection as set forth below.

1. **Property Address.** The address of the property to be inspected is: **310 Terminal St. A,B,C Houston, TX 77020** (“Property”).
2. **Fee.** The fee for the inspection service has been included in the cost of the home inspection to be performed by A-Action Home Inspection Group, LLC. By signing this Agreement, Client acknowledges that A-Action Home Inspection Group, LLC and Sharpeye Pest Control are separate and distinct entities.
3. **Purpose.** The purpose of the inspection is to attempt to detect the presence of wood-destroying insects by performing a visual inspection of the Property without removing or defacing any part of the structure.
4. **Scope of Inspection.**
 - A. The inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection.
 - B. The inspection is limited to those parts of the structure that are visible and accessible at the time of the inspection. Examples of inaccessible areas include, but are not limited to, the following: (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). The inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
 - C. Client understands and agrees that due to the characteristics and behavior of various wood destroying insects, the inspection may not detect the presence of infestation because the Inspection Company is unable to deface or remove parts of the structure being inspected. Client understands that often, previous damage to trim, wall surface, etc., is frequently concealed with putty, spackling, or other decorative material. Therefore, wood-destroying insects are often not discoverable until sheetrock or other coverings are removed.
 - D. If visible evidence of active or previous infestation of wood destroying insects is reported, it should be assumed that some degree of damage is present.
 - E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
 - F. **THE INSPECTION IS NOT A STRUCTURAL DAMAGE INSPECTION OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
5. **Report.** The CLIENT will be provided with a written report of the INSPECTION COMPANY’s visual observations and opinions. The Inspection Report provided by the Inspector will contain the Inspector’s professional, good-faith opinions. All statements in the report are the Inspector’s opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.
6. **Exclusivity.** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable.
7. **LIMITATION OF LIABILITY.**

<p>IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING WOOD-DESTROYING-INSECT INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTION COMPANY WOULD BE FORCED TO CHARGE 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 BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE (\$1421.00) PAID BY THE CLIENT OR \$500.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.</p>
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8. **Disclaimer of Warranties.** The Inspector makes no guarantee, warranty or promise, express or implied, that all signs of past or present termite infestation have been found or that the Inspector will pay for treatment or cost of repairs.
9. **Dispute Resolution.** In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or

repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

10. **Attorney's Fees.** The INSPECTION COMPANY and CLIENT agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.
11. **Entire Agreement.** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT HE OR SHE HAS BEEN AUTHORIZED TO ENTER INTO THIS AGREEMENT ON BEHALF OF HIS OR HER SPOUSE AND/OR OTHER FAMILY MEMBER(S).

Client Signature: _____ Date: 09/10/2024

Inspector: Bo Barber Date: 09/10/2024