

Arsenal Inspection Services

Property Inspection Report



**ARSENAL
INSPECTION
SERVICES**



**Abner Brown 20495
Arsenal Inspection Services**

**Inspection Prepared For:
Agent: Support - Home Inspector Pro**

**Date of Inspection: 6/30/2022
Year Built: Size:**

PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	<u>6/30/2022</u>
<i>Date of Inspection</i>	
<u>Pearland, Texas 77584</u>	
<i>Address of Inspected Property</i>	
<u>Abner Brown</u>	<u>20495</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.



NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

Examples of such hazardous conditions include:

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

ARSENAL
INSPECTION
SERVICES



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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

 A. Foundations

Type of Foundation(s):

- Post Tension Slab Foundation

Comments:

NOTICE: This report of the foundation is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Foundation comments: (Slab on Grade)

Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report. Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

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Note that observed evidence of movement may be perceived differently by your Buyer or Inspector at the time of resale. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against further observations of movement. Otherwise you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

In examining the foundation and other components that make up the structural system, it is the opinion of the inspector that the foundation appeared to function without the need for immediate remedial leveling, providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant movement in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.



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 B. Grading and Drainage

Comments:

NOTICE: This report of the grading and drainage is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brickledge, 6 inches for siding. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damages. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects. Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

Gutter on roof left side shows extensive damage.

I=Inspected

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D=Deficient

I	NI	NP	D
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Gutter on roof left side shows extensive damage.



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Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Arial Drone

Comments:

NOTICE: This report of the roof covering is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the roof exterior structure. This inspection may not reveal all deficiencies. The inspector, by simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the roof covering may change due to effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

For the purposes of providing a non exhaustive inspection report as required by the Texas Real Estate Commission, the inspector will use any safe and available methods of investigation for the inspection of the roof. While walking the roof is the preferred method of investigation, sometimes that is not possible. The Texas Real Estate Commission states that the inspector is not required to: inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof. The inspector can inspect the roof covering by using binoculars from the ground level, by aerial drone or by placing a ladder at edge of the roof and viewing with binoculars. The client should be aware that these methods may not allow the inspector to adequately view some deficiencies like exposed nails, broken shingles, granule loss, any area behind the chimney or the top edge of skylights. The inspector suggests that further consultation with a qualified roofing professional be considered for more information.

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I	NI	NP	D
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Due to the height, poor vantage point, lack of an adequate access point, and steep pitch of the roof, the inspector finds that the roof could not be safely walked and has partially inspected the roof through the use of aerial drone. This method, however, could more than likely not reveal smaller issues like exposed nails or other smaller deficiencies. The inspector does strongly recommend that for additional information about roof condition, maintenance and repairs that the previous owner or a roofing contractor be contacted.

Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

Satellite dish appears to be improperly installed. Fasteners appear to have been driven through the shingles compromising the roof covering.

Deflections spotted in the roof covering. These deflections could be caused by a possible warping of the roof decking underneath or shingles buckling at different points of the roof covering.

Flashing is lifting(multiple areas)

Plumbing vent pipe Perma-Boot flashing is lifting(multiple areas)

Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.

Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.

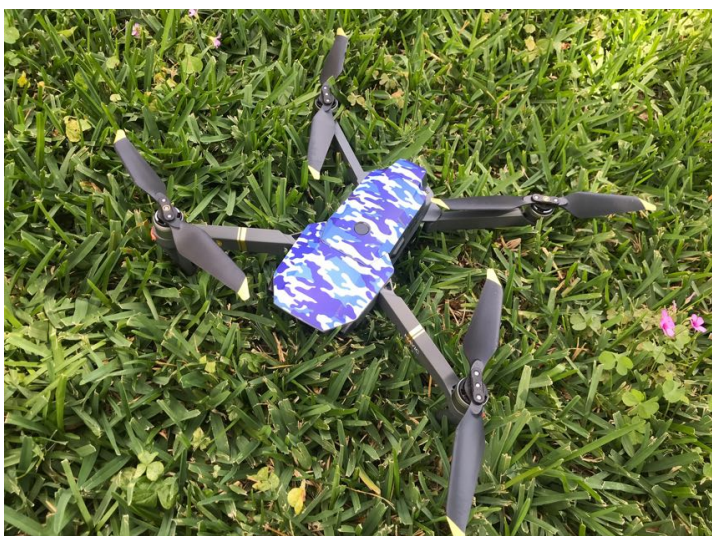
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I	NI	NP	D
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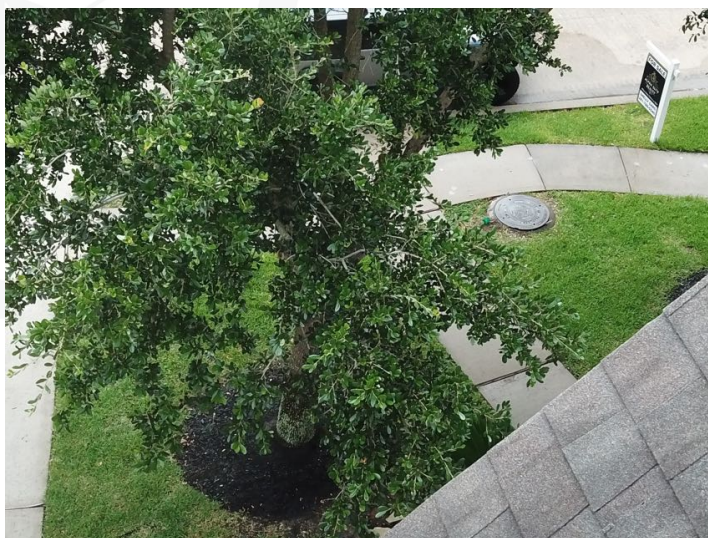


Overhead view

Due to the height, poor vantage point, lack of an adequate access point, and steep pitch of the roof, the inspector finds that the roof could not be safely walked and has partially inspected the roof through the use of aerial drone. This method, however, could more than likely not reveal smaller issues like exposed nails or other smaller deficiencies. The inspector does strongly recommend that for additional information about roof condition, maintenance and repairs that the previous owner or a roofing contractor be contacted.



Flashing is lifting



Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

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Plumbing vent pipe Perma-Boot flashing is lifting



Plumbing vent pipe Perma-Boot flashing is lifting



Plumbing vent pipe Perma-Boot flashing is lifting



Plumbing vent pipe Perma-Boot flashing is lifting

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Deflections spotted in the roof covering. These deflections could be caused by a possible warping of the roof decking underneath or shingles buckling at different points of the roof covering.

Flashing is lifting



Flashing is lifting



Flashing is lifting

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Flashing is lifting



Flashing is lifting



Flashing is lifting



Flashing is lifting

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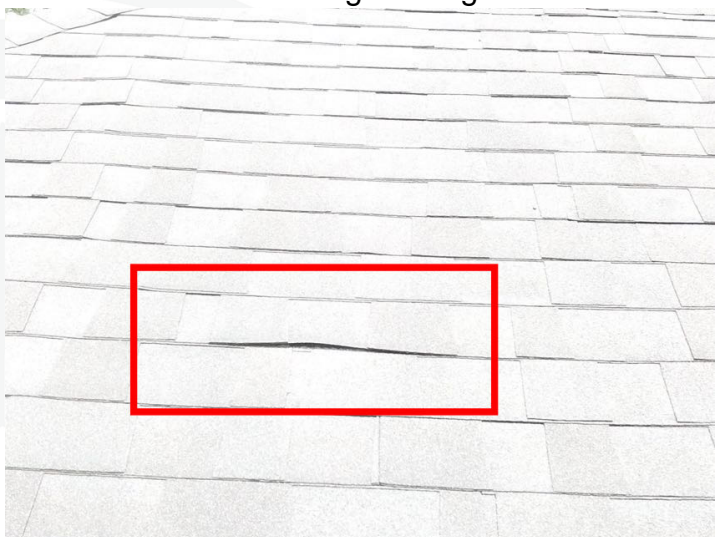
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Flashing is lifting



Satellite dish appears to be improperly installed. Fasteners appear to have been driven through the shingles compromising the roof covering.



Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.

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Plumbing vent pipe Perma-Boot flashing is lifting

Plumbing vent pipe Perma-Boot flashing is lifting



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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 10 inches deep
- Radiant barrier present

Comments:

NOTICE: This report of the roof structure is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. There are many situations where parts of the attic's roof structure may not be accessible due to certain obstructions. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof and the performance of the roof structure and systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Missing insulation on the attic access door.

Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

I=Inspected

NI=Not Inspected

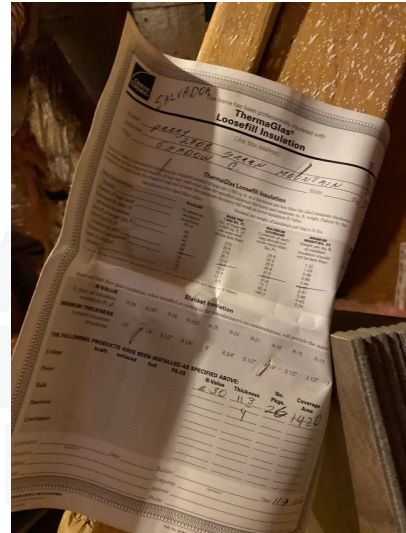
NP=Not Present

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I	NI	NP	D
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Missing insulation on the attic access door.



Insulation specifications



Insulation is 10 inches deep



Roof Structures and Attic space

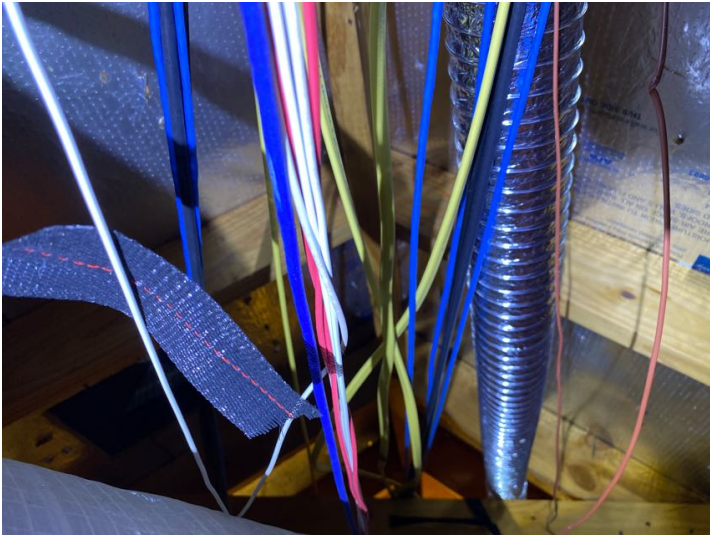
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Roof Structures and Attic space



Roof Structures and Attic space



Roof Structures and Attic space

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D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of concrete fiber board
- Interior walls are made of Drywall

Comments:

NOTICE: This report of the walls, is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: This house has steel lenthils above the garage doors, entry doors and windows. These lenthils have been known to rust over time, I would like to recommend periodic painting with rust-oleum type paint to prevent rusting of lenthil which supports the brick overhead.

There are multiple locations around the house where the brick window sills on the exterior do not have the proper slope. The window sills should slope at a 15° angle away from the house.

Missing or deteriorated grout lines around the kitchen sink area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.

Missing or deteriorated grout lines around the upstairs guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing or deteriorated caulking in between expansion joints in the siding(exterior)

Missing or deteriorated caulking in between joints in the siding(exterior)

Missing or deteriorated mortar joints in between the brick(exterior)

Cracking found in the exterior brick work

Damaged drywall observed.

Deteriorated baseboards observed in the primary bedroom corner of a wall possibly due to apparent moisture damage coming from the primary bathroom shower.



Note: This house has steel lintels above the garage doors, entry doors and windows. These lintels have been known to rust over time, I would like to recommend periodic painting with rust-oleum type paint to prevent rusting of lintel which supports the brick overhead.



There are multiple locations around the house where the brick window sills on the exterior do not have the proper slope. The window sills should slope at a 15° angle away from the house.

I=Inspected

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I	NI	NP	D
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Missing or deteriorated mortar joints in between the brick(exterior)



Missing or deteriorated mortar joints in between the brick(exterior)



Missing or deteriorated mortar joints in between the brick(exterior)



Missing or deteriorated mortar joints in between the brick(exterior)

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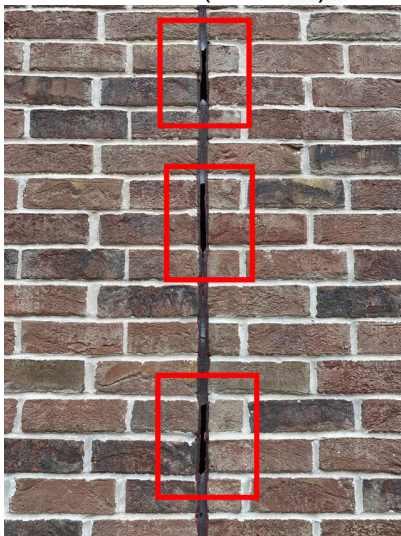
I	NI	NP	D
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Missing or deteriorated mortar joints in between the brick(exterior)



Cracking found in the exterior brick work



Missing or deteriorated caulking in between expansion joints in the siding(exterior)



Missing or deteriorated mortar joints in between the brick(exterior)

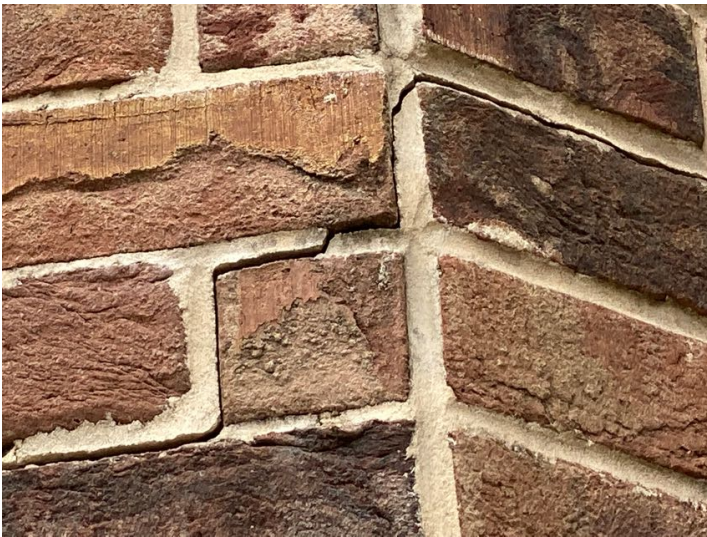
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Missing or deteriorated mortar joints in between the brick(exterior)



Missing or deteriorated caulking in between joints in the siding(exterior)



Missing or deteriorated caulking in between joints in the siding(exterior)



Missing or deteriorated caulking in between joints in the siding(exterior)

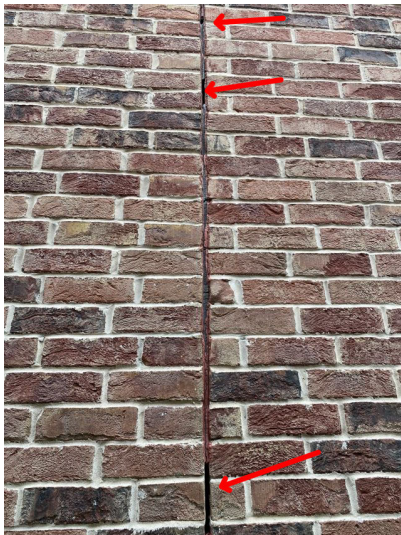
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I	NI	NP	D
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Missing or deteriorated caulking in between expansion joints in the siding(exterior)



Damaged drywall observed.



Missing or deteriorated grout lines around the kitchen sink area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.



Deteriorated baseboards observed in the primary bedroom corner of a wall possibly due to apparent moisture damage coming from the primary bathroom shower.

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I	NI	NP	D
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Missing or deteriorated grout lines around the upstairs guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.



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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials:

- Ceiling is made of drywall

Comments:

NOTICE: This report of the ceilings and floors is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Small cracks on ceiling

Ceiling damage observed in the primary bathroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Small cracks on ceiling



Ceiling damage observed in the primary bathroom.



I=Inspected

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D=Deficient

I	NI	NP	D
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I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. Doors (Interior & Exterior)

Comments:

NOTICE: This report of the doors is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Missing doorstop (multiple areas)

Doors to the upstairs media room do not latch properly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing doorstop (multiple areas)



Doors to the upstairs media room do not latch properly



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 H. Windows

Window Types:

- Stationary style windows
- Windows are made of alluminum

Comments:

NOTICE: This report of the windows is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Fogged double pane windows present, When the window seals fail, your window actually has two seals. The desiccant within the window panes saturates with water. Now the insides of your window panes will fill with tiny amounts of water that we call: fog. This is an indicator of window failure, allowing the elements into the structure.

Broken/Damaged window channel balance rod assembly.

Missing screens

Torn screens

Damaged window frame beading observed.

Peeling paint observed around upstairs office area window, this may be due to possible moisture related issues.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged window frame beading observed.



Damaged window frame beading observed.



Missing screens



Torn screens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Broken/Damaged window channel balance rod assembly.



Fogged double pane windows present, When the window seals fail, your window actually has two seals. The desiccant within the window panes saturates with water. Now the insides of your window panes will fill with tiny amounts of water that we call: fog. This is an indicator of window failure, allowing the elements into the structure.



Fogged double pane windows present, When the window seals fail, your window actually has two seals. The desiccant within the window panes saturates with water. Now the insides of your window panes will fill with tiny amounts of water that we call: fog. This is an indicator of window failure, allowing the elements into the structure.



Broken/Damaged window channel balance rod assembly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

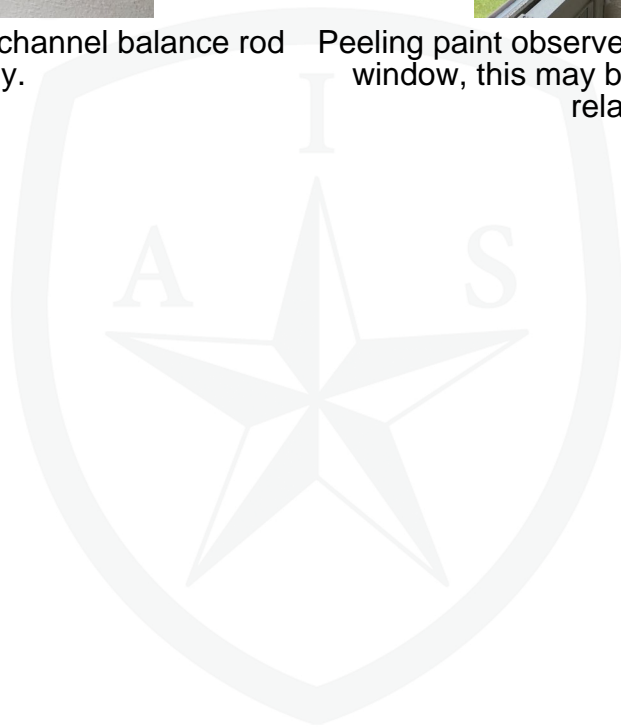
I	NI	NP	D
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Broken/Damaged window channel balance rod assembly.



Peeling paint observed around upstairs office area window, this may be due to possible moisture related issues.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior & Exterior)

Comments:

NOTICE: This report of the stairways is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Functional, all treads, risers and handrails are of equal measurement according to current standards.



Functional, all treads, risers and handrails are of equal measurement according to current standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the den

Types:

- Fireplace is prefabricated

Comments:

NOTICE: This report of the fireplace and chimneys is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Fireplace is a gas burning fireplace. Inspector does not test to see the actual operation of the fireplace, inspector looks for proper ventilation, positioning of dampers and fire stops within the structure.

Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas Burner

Note: Fireplace is a gas burning fireplace. Inspector does not test to see the actual operation of the fireplace, inspector looks for proper ventilation, positioning of dampers and fire stops within the structure.



Closed Damper



© Woodland Direct Inc.

Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

NOTICE: This report of the porches, decks and carports, is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Patio is functional



Patio is functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:
Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the east side of the building
- Electrical panel is located in the rear of the structure
- Electrical panel is located in the parking area

Materials & Amp Rating:

- Copper wiring
- 100 amp

Comments:

NOTICE: This report of the electrical panel is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

About the electrical panel:

Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.

Note: it is recommended that the electrical system be evaluated periodically by a qualified electrician for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

Service entrance is underground

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Bundled electrical wires are entering the electrical panel through one entry point. Electrical panels are equipped with multiple entry points to provide wiring to the panel. This type of installation is not recognized as being an acceptable method by the National Electrical Code. While the National Electric Code does not directly ban bundling in a panel, your municipal jurisdiction may allow this method of wiring by city ordinance. By entering the panel with electrical wiring through one entry location, it lessens the performance of the wiring, bundled wires can cause overheating and deterioration of insulation leading to potential short circuiting and the possibility of fire. It is because of this, that the wiring has a derating factor applied. The National Electric Code does require adjusting wire size (derating) for bundled wiring 24-inches or more in length as a way to avoid overheating. Derating reduces the ampacity of a conductor due to correction factors. Conductors are rated for a specific set of conditions, and when those conditions change, ampacity must be derated. Derating is to allow for cooling of the conductors. This type of wiring was done at the time of the panel installation and is not usually expected to be corrected and may even be allowed in certain municipalities as stated above.

Electrical panel main disconnect box and electrical meter box lacks waterproof sealant at the top rear and side rear portions of the electrical panel to prevent moisture penetration from the rear of the electrical panel.

Electrical meter box is not properly secured to the wall.

The garage car charger breaker is not properly labeled.

Electrical panel surge protector is missing. The conductors shall be protected against overload conditions by complying with one of the following:

- (1)The conductors terminate in a single overcurrent device that will limit the load to the conductor ampacity.
- (2)The sum of the overcurrent devices at the conductor termination limits the load to the conductor ampacity. The overcurrent devices shall consist of not more than six circuit breakers or sets of fuses mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard or switchgear. There shall be no more than six overcurrent devices grouped in any one location.
- (3)Overcurrent relaying is connected [with a current transformer(s), if needed] to sense all of the secondary conductor current and limit the load to the conductor ampacity by opening upstream or downstream devices.
- (4)Conductors shall be considered to be protected if calculations, made under engineering supervision, determine that the system overcurrent devices will protect the conductors from overload conditions.

Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Breaker for the garage car charger outlet is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

There are double tapped neutral wires in the panel. Each neutral wire should be individually lugged.

Debris/dust in the bottom of the electrical service panel.

There are animal skeletons present in the panel

Recommend an electrician to perform a complete system evaluation for any other possible issues and repair of listed items.



Electrical meter box is not properly secured to the wall.



Electrical panel main disconnect box and electrical meter box lacks waterproof sealant at the top rear and side rear portions of the electrical panel to prevent moisture penetration from the rear of the electrical panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Main disconnect



Inside Panel



Electrical Service Panel



Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

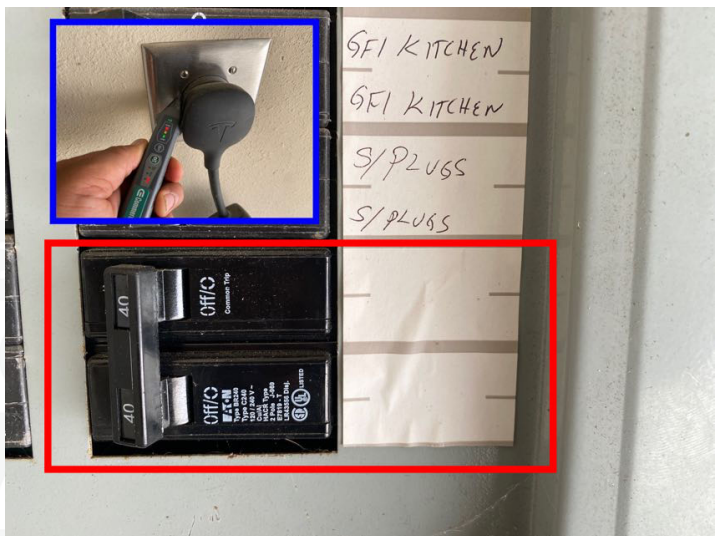
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Electrical panel surge protector is missing. The conductors shall be protected against overload conditions by complying with one of the following:

- (1)The conductors terminate in a single overcurrent device that will limit the load to the conductor ampacity.
- (2)The sum of the overcurrent devices at the conductor termination limits the load to the conductor ampacity. The overcurrent devices shall consist of not more than six circuit breakers or sets of fuses mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard or switchgear. There shall be no more than six overcurrent devices grouped in any one location.
- (3)Overcurrent relaying is connected [with a current transformer(s), if needed] to sense all of the secondary conductor current and limit the load to the conductor ampacity by opening upstream or downstream devices.
- (4)Conductors shall be considered to be protected if calculations, made under engineering supervision, determine that the system overcurrent devices will protect the conductors from overload conditions.

Breaker for the garage car charger outlet is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

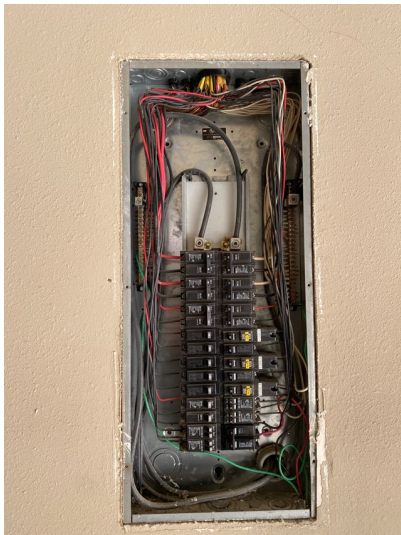
I=Inspected

NI=Not Inspected

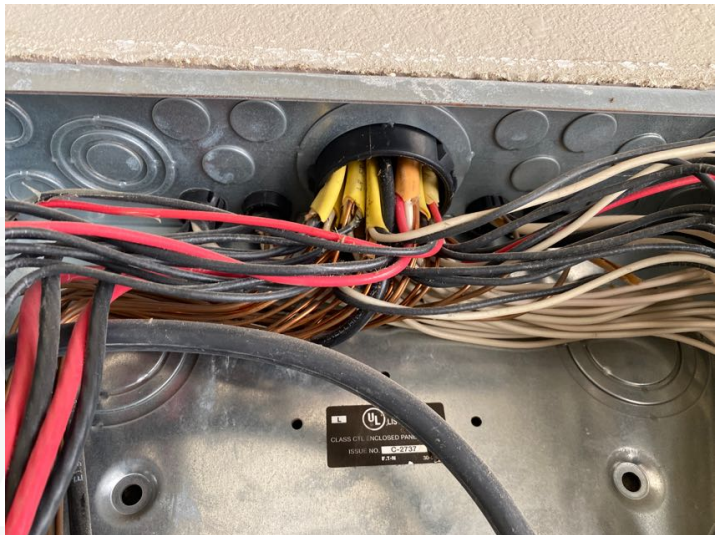
NP=Not Present

D=Deficient

I NI NP D



Inside Panel



Bundled electrical wires are entering the electrical panel through one entry point. Electrical panels are equipped with multiple entry points to provide wiring to the panel. This type of installation is not recognized as being an acceptable method by the National Electrical Code. While the National Electric Code does not directly ban bundling in a panel, your municipal jurisdiction may allow this method of wiring by city ordinance. By entering the panel with electrical wiring through one entry location, it lessens the performance of the wiring, bundled wires can cause overheating and deterioration of insulation leading to potential short circuiting and the possibility of fire. It is because of this, that the wiring has a derating factor applied. The National Electric Code does require adjusting wire size (derating) for bundled wiring 24-inches or more in length as a way to avoid overheating. Derating reduces the ampacity of a conductor due to correction factors. Conductors are rated for a specific set of conditions, and when those conditions change, ampacity must be derated. Derating is to allow for cooling of the conductors. This type of wiring was done at the time of the panel installation and is not usually expected to be corrected and may even be allowed in certain municipalities as stated above.

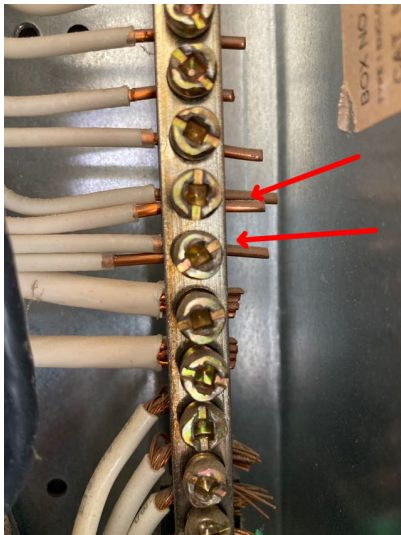
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There are double tapped neutral wires in the panel. Each neutral wire should be individually lugged.



Debris/dust in the bottom of the electrical service panel.



There are animal skeletons present in the panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Copper wiring
- 150 Amp service panel

Comments:

NOTICE: This report of the branch circuits is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM! The Texas standards of practice for inspectors require us to mark this as a deficiency.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Arc Fault Circuit Interrupters (AFCI) may not have been in existence when this home was built. As of 2002, Arc Fault Circuit Interrupters were introduced for use in bedrooms only and as of September of 2008 the technology was implemented for all habitable rooms of houses that were newly built. In 2015 the technology was implemented for usage in the kitchen area and 2017 will see the implementation of whole house AFCI Circuits. Arc- Fault Circuit Interrupters contain solid state circuitry that will identify the unique voltage and current wave form combinations that are the signature of an electrical arc, like a loose connection or if a child inserts a paper clip into an outlet. The Arc Fault breaker will then trip, turning power to the circuit off immediately. A licensed electrician should perform this type of upgrade. Homeowners are not required to bring this up to current codes.

Arc Fault protection present in bedrooms only. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.

Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

Breaker for the garage car charger outlet is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

Garage electrical outlets are not GFCI protected

External house electrical outlets are not GFCI protected

Missing box extender for electrical outlet in the kitchen area.

Light fixture not working properly, may have a short or may be in need of light bulb replacement.

Laundry room electrical outlets are not GFCI protected

Recommend an electrician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Arc Fault Circuit Interrupters (AFCI) may not have been in existence when this home was built. As of 2002, Arc Fault Circuit Interrupters were introduced for use in bedrooms only and as of September of 2008 the technology was implemented and required for all habitable rooms of houses that were newly built. Arc Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, like a loose connection or if a child inserts a paper clip into an outlet. The Arc Fault breaker will then trip, turning power to the circuit off immediately.

Arc Fault protection present in bedrooms only. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.



External house electrical outlets are not GFCI protected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage electrical outlets are not GFCI protected



Missing box extender for electrical outlet in the kitchen area.



Example of a box extender



Light fixture not working properly, may have a short or may be in need of light bulb replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

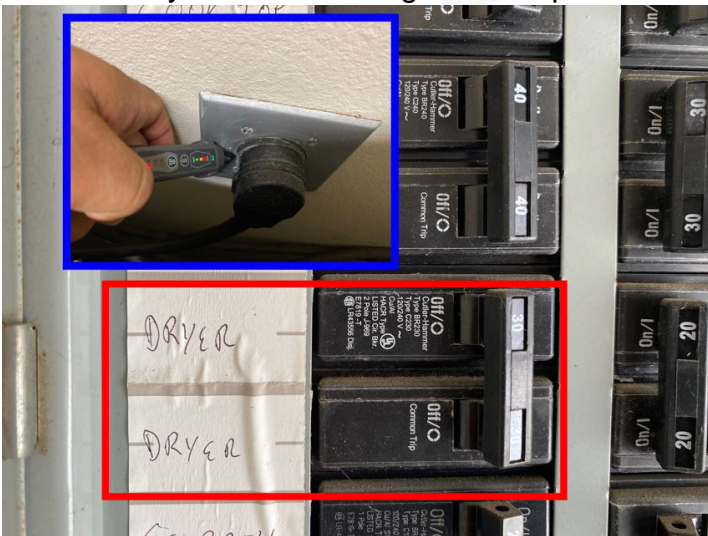
I	NI	NP	D
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Light fixture not working properly, may have a short or may be in need of light bulb replacement.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.



Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.



Laundry room electrical outlets are not GFCI protected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Light fixture not working properly, may have a short or may be in need of light bulb replacement.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.



Light fixture not working properly, may have a short or may be in need of light bulb replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Smoke and Carbon Monoxide Detectors
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Smoke Detector Quantity:

- Number of Detectors Present: 5

Comments:

NOTICE: This report of the smoke detectors is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems. Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.

Smoke detector not operational in hallway adjacent to the upstairs guest bedroom(s)

Recommend adding or repairing smoke detectors where they're needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

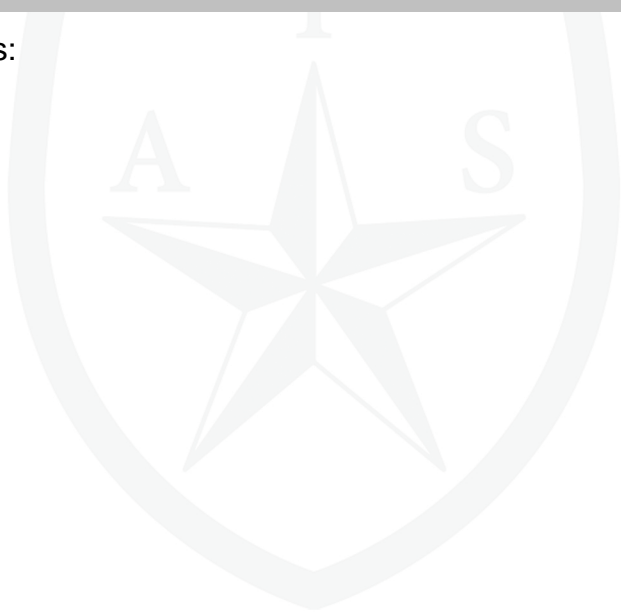
I	NI	NP	D
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Smoke detector not operational in hallway adjacent to the upstairs guest bedroom(s)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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- Type of Systems:
- Gas fired forced hot air.
- Energy Sources:
- Furnaces located in attic
- Comments:

NOTICE: This report of the heating equipment is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the heating system be evaluated periodically by a qualified HVAC technician for proper maintenance to prevent future issues from occurring that often take homeowners by suprise.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.

The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company.

The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Upstairs heating equipment functions as intended

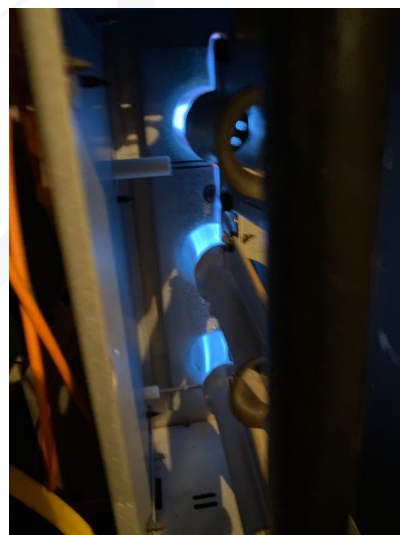
Downstairs heating equipment functions as intended

Enclosure(s) is/are functional

Thermostat(s) is/are functional



Upstairs heating equipment functions as intended



Gas Burner

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Thermostat(s) is/are functional



Downstairs heating equipment functions as intended



Gas Burner



Thermostat(s) is/are functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Cooling Equipment

Type of Systems:

- Central Air
- Electric
- Unit located at the exterior south side of property

Comments:

NOTICE: This report of the cooling equipment is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.

Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading. The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to evaluate these systems prior to closing.

Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages.

Special note: The outside condenser units displays the utilization of R22 freon (This type of coolant is no longer produced and servicing such systems may be more challenging). Condenser units should be cleaned and maintained annually to extend the life of the unit and keep it at optimal performance. The inspector recommends consulting an HVAC professional for options in regards to lifespan of the unit due to unavailable refrigerant.

The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgement of the inspector. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15°F-20°F drop between the Return Air temperature and the Supply Air with higher end of the range required as the ambient humidity level rises.

Delta T test gives a reading of 78° for the return vent and 68° at the register giving us a differential of 10°. The range of optimal differential being between 15° and 20°, 10° is not ideal.

Downstairs Delta T test gives a reading of 76° for the return vent and 67° at the register giving us a differential of 9°. The range of optimal differential being between 15° and 20°, 9° is not ideal.

Cooling equipment does not meet appropriate delta T benchmarks, which indicates the existence of issues that prevent the HVAC system from cooling properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cooling system does not cool adequately.

AC does not sit level, this can affect the movement of coolant through the lines. (both units)

Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.

Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



AC Units



AC Unit Specifications



AC Unit Specifications



AC unit emergency shut off switches

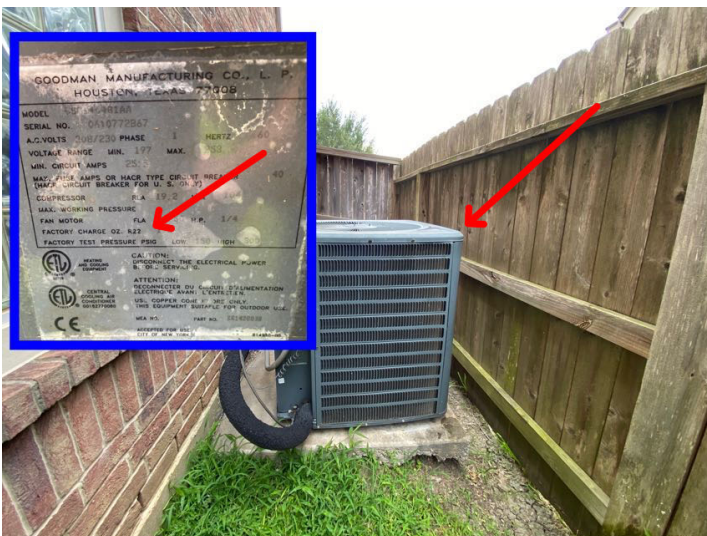
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Special note: The outside condenser units displays the utilization of R22 freon (This type of coolant is no longer produced and servicing such systems may be more challenging). Condenser units should be cleaned and maintained annually to extend the life of the unit and keep it at optimal performance. The inspector recommends consulting an HVAC professional for options in regards to lifespan of the unit due to unavailable refrigerant.



Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.



AC does not sit level, this can affect the movement of coolant through the lines. (both units)



AC does not sit level, this can affect the movement of coolant through the lines. (both units)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Delta T test at the return vent(upstairs)



Delta T test at the register vent(upstairs)



Delta T test at the return vent(downstairs)



Delta T test at the register vent(downstairs)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Duct Systems, Chases, and Vents

Comments:

NOTICE: This report of the ducts and vents is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

Filter is functional

Filters are in the hall ceiling

Registers are functional

Vents are functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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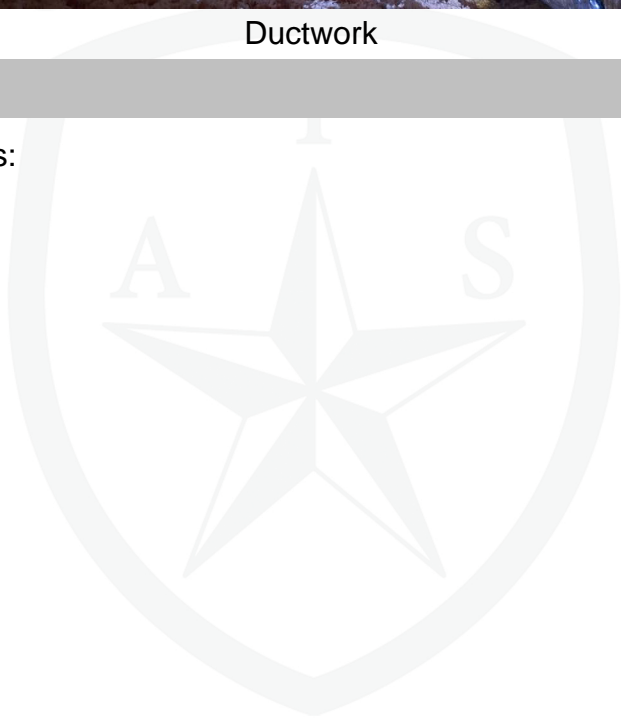


Ductwork

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Other

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- East side
- Front of structure
- Exterior of structure
- Near the street

Location of Main Water Supply Valve:

- North side
- Front of structure
- Exterior of structure

Comments:

Static Water Pressure Reading: 63 PSI

Type of Supply Piping Material:CPVC (Chlorinated Poly-Vinyl Chloride)

NOTICE: This report of the plumbing supply system is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the plumbing system, especially the water heater, be evaluated periodically by a qualified plumber for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Toilet in the upstairs Jack and Jill guest bathroom does not flush properly. There appears to be an issue with the flush assembly causing it to run continuously after flushing.

Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



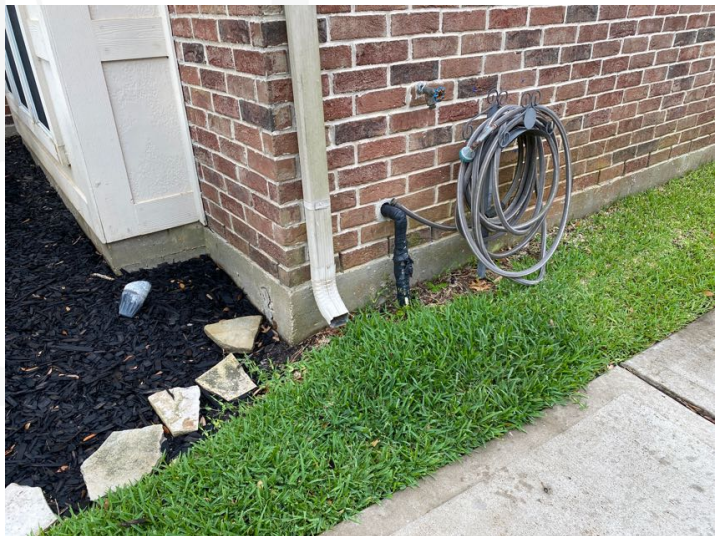
water meter



Location of water meter



Main water shut off valve



location of main water shut off valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Static Water Pressure Reading: 63 PSI



Type of Supply Piping Material: CPVC (Chlorinated Poly-Vinyl Chloride)



Toilet in the upstairs Jack and Jill guest bathroom does not flush properly. There appears to be an issue with the flush assembly causing it to run continuously after flushing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material:PVC (PolyVinyl Chloride)

NOTICE: This report of the drains, wastes and vents, is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Vents function properly.

Drains function properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drains function properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

- Water heater(s) gas powered
- Water heater(s) located in the attic

Capacity:

- Unit(s) 40 gallons

Comments:

NOTICE: This report of the water heater is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Shut Off Valve

Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection. In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done. Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

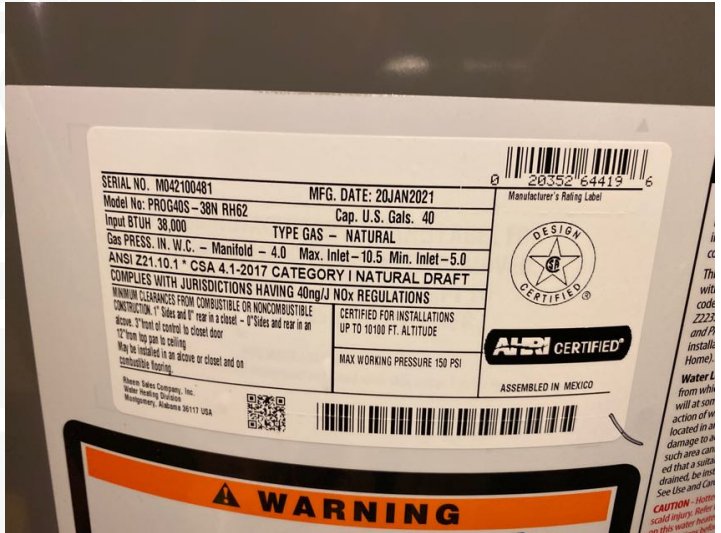
I	NI	NP	D
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TPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.

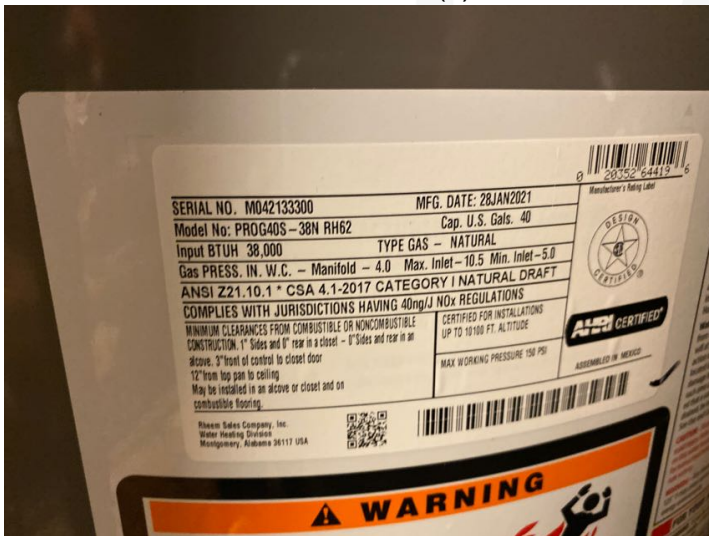
Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.



Water Heater(s)



Water heater specifications



Water heater specifications



water heater drain pan

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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water heater drain pan



Temperature pressure relief valve



Temperature pressure relief valve



TPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 D. Hydro-Massage Therapy Equipment

Comments:

NOTICE: This report of the hydrotherapy tub is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

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The National Standards that cover the construction of hydro-massage therapy tubs states that no hydro-massage bathtub circulation system can fully drain. Bathing in a hydro-massage tub that has not been properly maintained, exposes the bather to the residue and bacteria of all past users. Research has demonstrated that hydro-massage bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.

It is recommended that you contact the manufacturer of the hydro-massage tub for proper cleaning instructions of the jets, supply hoses, and air controls or call a local company qualified in cleaning the hydro-massage tub.

Hydrotherapy tub works as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hydrotherapy tub works as intended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Left front of structure

Type of Gas Distribution Piping Material:

- Black iron

Comments:

NOTICE: This report of the gas distribution system is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Gas supply appears to function as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas meter

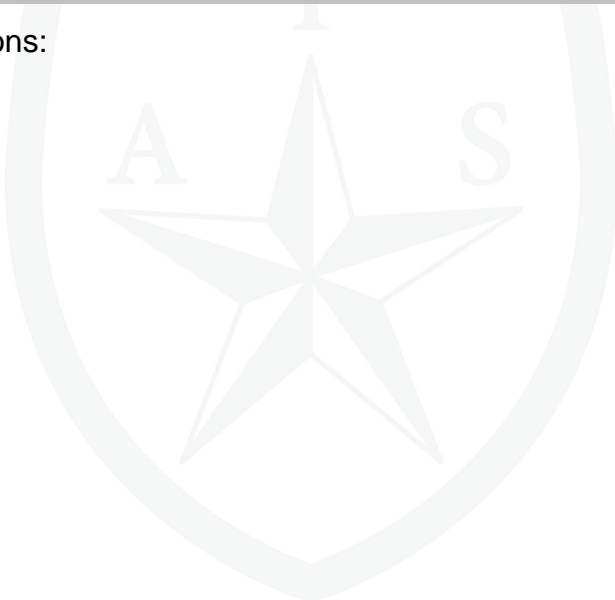


Gas supply piping

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F. Other

Observations:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

 A. Dishwashers

Comments:

NOTICE: This report of the dishwasher is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Dishwasher operated normally.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dishwasher operated normally.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Food Waste Disposers

Comments:

NOTICE: This report of the disposer is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Disposal was inoperable at time of inspection.

We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Disposal was inoperable at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 C. Range Hood and Exhaust Systems

Comments:

NOTICE: This report of the range hood is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Gravity vent

Self filtering with vent to the exterior

Unit operated normally

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gravity vent



Self filtering with vent to the exterior



Unit operated normally

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 D. Ranges, Cooktops, and Ovens

Comments:

NOTICE: This report of the range, cooktop and oven is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Oven(s): Electric

Cooktop: gas burners

Cooktop: All heating elements operated when tested.

Oven(s) operated when tested.

Oven control panel shows damage.

Oven light fixture did not operate

Recommend confirming proper operation prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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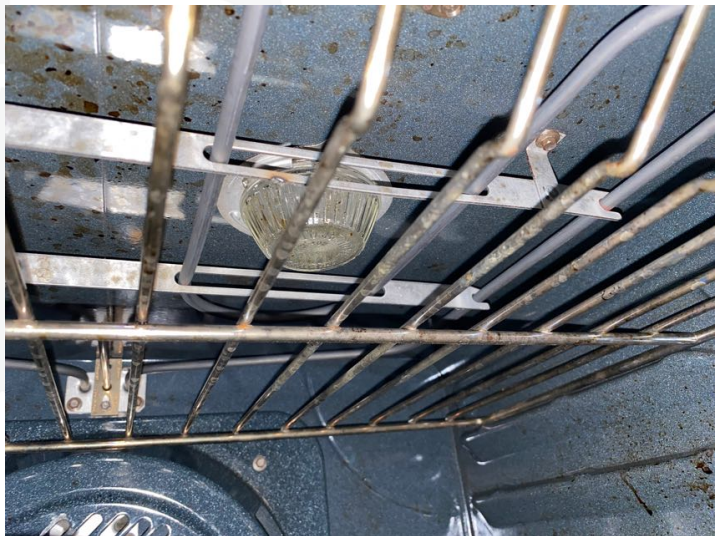
Cooktop:All heating elements operated when tested.



Oven(s) operated when tested.



Oven control panel shows damage.



Oven light fixture did not operate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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set oven temperature



actual oven temperature



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

NOTICE: This report of the microwave is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

I=Inspected

NI=Not Inspected

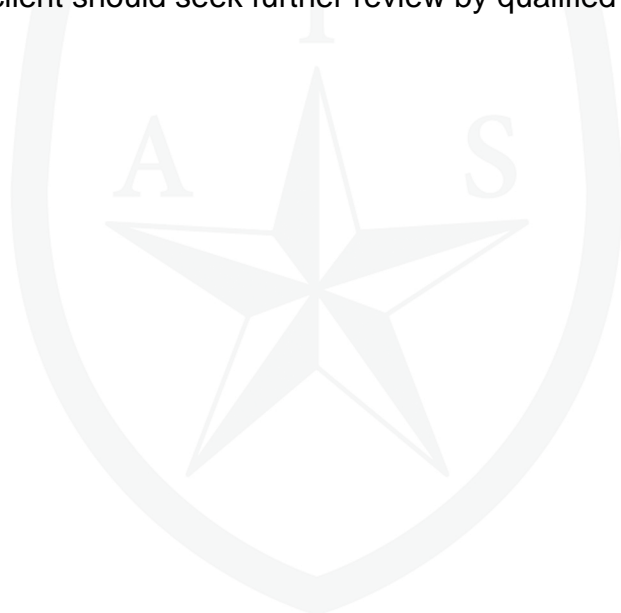
NP=Not Present

D=Deficient

I	NI	NP	D
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Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

NOTICE: This report of the bath fan is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

All bath and laundry fans operated normally

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All bath and laundry fans operated normally

X			
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G. Garage Door Operators

Door Type:
 • Roll-up door(s) noted.
 Comments:

NOTICE: This report of the garage door is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Automatic garage doors operated normally.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Automatic garage doors operated normally.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

NOTICE: This report of the dryer vent is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Use of a bonnet or t-vent cap is not an appropriate vent cap for dryer vents. Has to be an approved direct connect vent cap with a back draft damper. Exterior vents should have working flappers that open when the dryer is venting and closed otherwise. This will keep out cold air and pests.

Recommend confirmation of proper operation prior to close.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Use of a bonnet or t-vent cap is not an appropriate vent cap for dryer vents. Has to be an approved direct connect vent cap with a back draft damper. Exterior vents should have working flappers that open when the dryer is venting and closed otherwise. This will keep out cold air and pests.

Example of a proper vent cap

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

NOTICE: This report of the landscape irrigation system is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

There should be a check valve installed for the sprinkler system to prevent water in the sprinkler lines from backing up into the potable water supply. This check valve is normally buried where the sprinkler water line is connected to the water line to the home just past the water meter and therefore is not visible. The sprinkler inspection does not check for adequate coverage, automatic function of the controller, or proper sizing of the system.

Sprinkler system and all sprinkler system stations operate as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sprinkler system head unit



OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems



OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems



OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems



OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems



OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
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Type of System:
 Location of Drain Field:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-In Appliances
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
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Comments:



Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: B	Grading and Drainage	Gutter on roof left side shows extensive damage.
Page 12 Item: C	Roof Covering Materials	<p>Satellite dish appears to be improperly installed. Fasteners appear to have been driven through the shingles compromising the roof covering.</p> <p>Deflections spotted in the roof covering. These deflections could be caused by a possible warping of the roof decking underneath or shingles buckling at different points of the roof covering.</p> <p>Flashing is lifting(multiple areas)</p> <p>Plumbing vent pipe Perma-Boot flashing is lifting(multiple areas)</p> <p>Shingles lifting, shingles are lacking the proper amount of adhesive to keep the roof integrity intact causing shingles to lift, because of this, the shingles could be damaged by high winds at some point.</p> <p>Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.</p>
Page 19 Item: D	Roof Structure and Attics	<p>Missing insulation on the attic access door.</p> <p>Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.</p>

Page 22 Item: E	Walls (Interior and Exterior)	<p>Missing or deteriorated grout lines around the kitchen sink area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.</p> <p>Missing or deteriorated grout lines around the upstairs guest bathroom tub area , this can allow water to penetrate behind the tiles and damage walls and or floor areas.</p> <p>Missing or deteriorated caulking in between expansion joints in the siding(exterior)</p> <p>Missing or deteriorated caulking in between joints in the siding(exterior)</p> <p>Missing or deteriorated mortar joints in between the brick(exterior)</p> <p>Cracking found in the exterior brick work</p> <p>Damaged drywall observed.</p> <p>Deteriorated baseboards observed in the primary bedroom corner of a wall possibly due to apparent moisture damage coming from the primary bathroom shower.</p>
Page 29 Item: F	Ceilings and Floors	<p>Small cracks on ceiling</p> <p>Ceiling damage observed in the primary bathroom.</p>
Page 31 Item: G	Doors (Interior & Exterior)	<p>Missing doorstop (multiple areas)</p> <p>Doors to the upstairs media room do not latch properly</p>
Page 33 Item: H	Windows	<p>Fogged double pane windows present, When the window seals fail, your window actually has two seals. The desiccant within the window panes saturates with water. Now the insides of your window panes will fill with tiny amounts of water that we call: fog. This is an indicator of window failure, allowing the elements into the structure.</p> <p>Broken/Damaged window channel balance rod assembly.</p> <p>Missing screens</p> <p>Torn screens</p> <p>Damaged window frame beading observed.</p> <p>Peeling paint observed around upstairs office area window, this may be due to possible moisture related issues.</p>
Page 38 Item: J	Fireplaces and Chimneys	<p>Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.</p>

ELECTRICAL SYSTEMS

Page 44 Item: A

Service Entrance
and Panels

Electrical panel main disconnect box and electrical meter box lacks waterproof sealant at the top rear and side rear portions of the electrical panel to prevent moisture penetration from the rear of the electrical panel.

Electrical meter box is not properly secured to the wall.

The garage car charger breaker is not properly labeled.

Electrical panel surge protector is missing. The conductors shall be protected against overload conditions by complying with one of the following:

(1)The conductors terminate in a single overcurrent device that will limit the load to the conductor ampacity.

(2)The sum of the overcurrent devices at the conductor termination limits the load to the conductor ampacity. The overcurrent devices shall consist of not more than six circuit breakers or sets of fuses mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard or switchgear. There shall be no more than six overcurrent devices grouped in any one location.

(3)Overcurrent relaying is connected [with a current transformer(s), if needed] to sense all of the secondary conductor current and limit the load to the conductor ampacity by opening upstream or downstream devices.

(4)Conductors shall be considered to be protected if calculations, made under engineering supervision, determine that the system overcurrent devices will protect the conductors from overload conditions.

Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

Breaker for the garage car charger outlet is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

There are double tapped neutral wires in the panel. Each neutral wire should be individually lugged.

Debris/dust in the bottom of the electrical service panel.

There are animal skeletons present in the panel

Recommend an electrician to perform a complete system evaluation for any other possible issues and repair of listed items.

Page 51 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>Breaker for the dryer unit is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.</p> <p>Breaker for the garage car charger outlet is not GFCI protected. All 125-volt through 250-volt receptacles installed in the locations specified in the 2021 NEC 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.</p> <p>Garage electrical outlets are not GFCI protected</p> <p>External house electrical outlets are not GFCI protected</p> <p>Missing box extender for electrical outlet in the kitchen area.</p> <p>Light fixture not working properly, may have a short or may be in need of light bulb replacement.</p> <p>Laundry room electrical outlets are not GFCI protected</p> <p>Recommend an electrician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 56 Item: C	Smoke and Carbon Monoxide Detectors	<p>Smoke detector not operational in hallway adjacent to the upstairs guest bedroom(s)</p> <p>Recommend adding or repairing smoke detectors where they're needed.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 63 Item: B	Cooling Equipment	<p>Delta T test gives a reading of 78° for the return vent and 68° at the register giving us a differential of 10°. The range of optimal differential being between 15° and 20°, 10° is not ideal.</p> <p>Downstairs Delta T test gives a reading of 76° for the return vent and 67° at the register giving us a differential of 9°. The range of optimal differential being between 15° and 20°, 9° is not ideal.</p> <p>Cooling equipment does not meet appropriate delta T benchmarks, which indicates the existence of issues that prevent the HVAC system from cooling properly.</p> <p>Cooling system does not cool adequately.</p> <p>AC does not sit level, this can affect the movement of coolant through the lines. (both units)</p> <p>Air-conditioning unit condenser coil fins are damaged, recommend an HVAC technician to repair by combing the fins.</p> <p>Recommend a HVAC technician to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
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PLUMBING SYSTEMS

Page 71 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>Toilet in the upstairs Jack and Jill guest bathroom does not flush properly. There appears to be an issue with the flush assembly causing it to run continuously after flushing.</p> <p>Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>
Page 76 Item: C	Water Heating Equipment	<p>TPR valve and drain pan drain pipes discharges above six inches from grade/surface, an extension to the drain pipes for the lines is recommended to prevent possible injury from water discharged through these lines.</p> <p>Recommend a plumber to perform a complete system evaluation for any other possible hidden or unseen issues and repair of listed items.</p>

APPLIANCES

Page 84 Item: B	Food Waste Disposers	<p>Disposal was inoperable at time of inspection.</p> <p>We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.</p>
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Page 88 Item: D	Ranges, Cooktops, and Ovens	<p>Oven control panel shows damage.</p> <p>Oven light fixture did not operate</p> <p>Recommend confirming proper operation prior to close.</p>
Page 96 Item: H	Dryer Exhaust Systems	<p>Use of a bonnet or t-vent cap is not an appropriate vent cap for dryer vents. Has to be an approved direct connect vent cap with a back draft damper. Exterior vents should have working flappers that open when the dryer is venting and closed otherwise. This will keep out cold air and pests.</p> <p>Recommend confirmation of proper operation prior to close.</p>

ARSENAL
INSPECTION
SERVICES

