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INSPECTED FOR

**Claire Client
222 Lovely Lane
Delightful, TX 75165**

March 24, 2020

PROPERTY INSPECTION REPORT

Prepared For: Claire Client

(Name of Client)

Concerning: 222 Lovely Lane, Delightful, TX 75165

(Address or Other Identification of Inspected Property)

By: Nathan Ross, Lic #20282

(Name and License Number of Inspector)

03/24/2020

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, ***THIS IS NOT A CODE COMPLIANCE INSPECTION*** and does NOT verify compliance with manufacturer's installation instructions. ***THE INSPECTION DOES NOT IMPLY INSURABILITY OR WARRANTABILITY OF THE STRUCTURE OR ITS COMPONENTS.*** Although some safety issues may be addressed in this report, ***THIS REPORT IS NOT A SAFETY / CODE INSPECTION***, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. 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.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. *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. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. 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, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. ***This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.*** Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "**grandfathered**" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

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.

This confidential report is prepared exclusively for Claire Client on 04/09/2020.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **9 am** Time Out: **1 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Cloudy Overcast & Raining**
Outside temperature during inspection: **60 ° or Below Degrees**
Parties present at inspection: **Buyer, Buyers Agent**

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

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

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

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

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

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

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

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

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

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

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

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier & Beam / Slab on Ground Combination

Comments:

Description of supporting piers: **Concrete, Concrete Block**

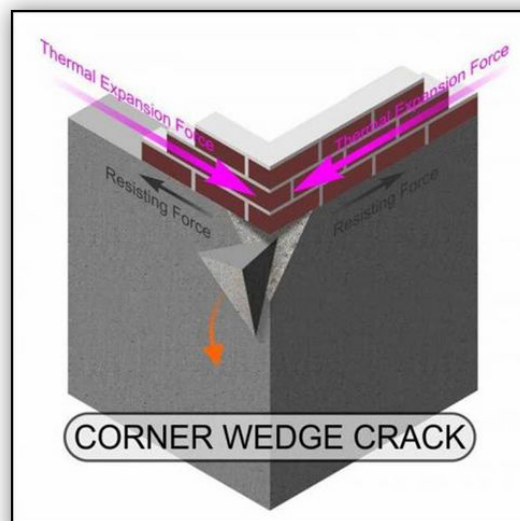
Viewed From: **Interior of Crawl Space**

Crawl Space Accessibility: **Partial**

Foundation Needs Further Evaluation

Some of the pier and beam foundation structural components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam type structures. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **Note:** Previous repairs to the foundation components were observed. The homeowner should be consulted on the previous foundation work performed and possible warranty information that may apply.
- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.
- All wood debris and/or trash should be removed from the crawl space.
- The crawl space does not appear to be adequately ventilated. Proper ventilation will help to control humidity and reduce the potential for rot. This condition should be further evaluated and corrected as necessary.
- Obstructed crawl space wall vents should be cleared and/or opened to help improve ventilation.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition to observe and is do to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.
- Stress crack(s) were observed in the exterior foundation perimeter beam.
- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the south side of the structure.



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Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

Grading & Drainage

- The soil line is too high on the north side, west side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



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Gutter & Downspout System

- Minor leaks in the gutter joints and seams should be repaired.
- The gutters require cleaning.
- The gutters do not appear to have sufficient slope to drain properly on the north, east, west and south sides of the roof structure. If they do not perform as intended, the slope should be adjusted.
- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

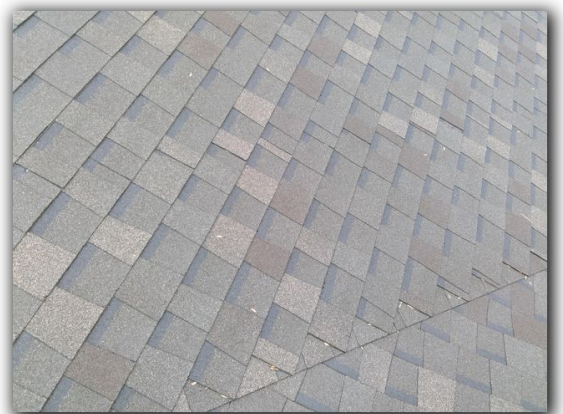
Viewed From: Walked on roof

Comments:

Roof Covering

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

- The felt paper was observed to be installed under the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.
- Visible evidence of moisture intrusion (leaks) through the roofing material and/or flashing details were observed over the living room. The cause and remedy should be further evaluated and corrected as necessary.
- Missing shingle were observed on the north side of the roof structure.
- One or more of the ridge cap shingles were observed to be damaged.
- The composition roofing material has experienced granular loss in various locations throughout the roof.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material in various locations.
- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- **Note:** High shingle fasteners (staples and/or nails) were observed in various locations.
- **Note:** Prior repairs to the roofing material and/or flashing were observed in one or more locations.
- **Note:** All debris, such as leaf's and branches, should be removed from the roof structure.



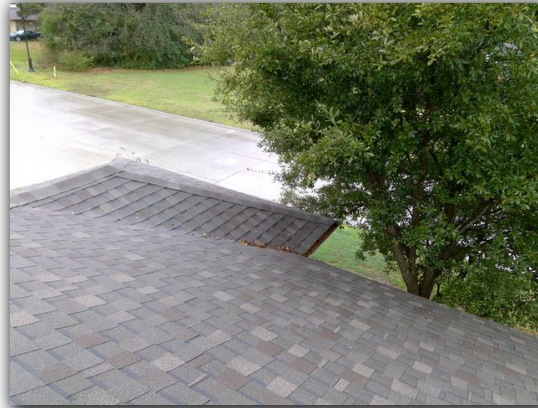
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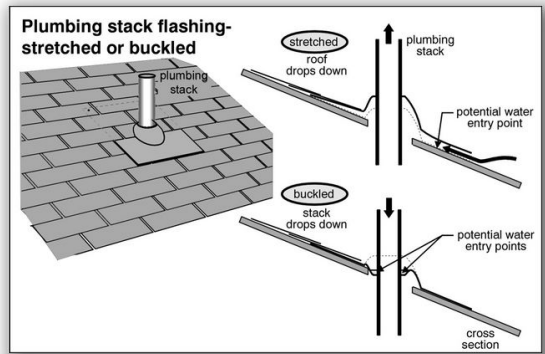


Flashing Details

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

- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.
- The storm collar(s) at the roof level gas equipment vent pipe(s) need to be properly sealed to help prevent water intrusion into the structure.
- The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.
- Some of the metal flashing details were observed to be rusted and should be corrected as necessary.

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I	NI	NP	D



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 0 to 3"

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

Insulation Type: Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

- Split rafter(s) were observed in the attic area over garage the area(s).



Attic Ventilation

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

Attic Insulation

- The attic insulation is lower than typical and it is recommended to add additional insulation to achieve at least a R-30 rating.
- The attic floor insulation needs to be redistributed in one or more locations.

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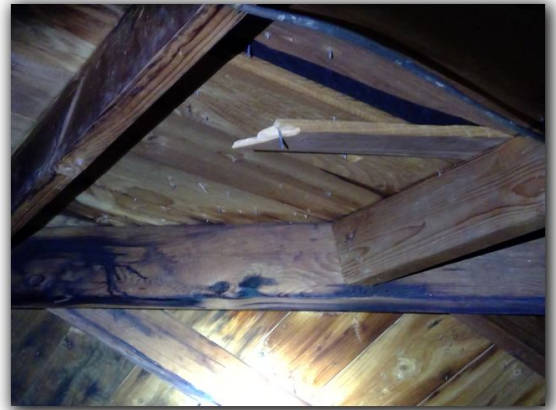
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Roof Sheathing

- Some noticeable sags and/or depressions were observed in the roof sheathing (decking).
- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.
- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.



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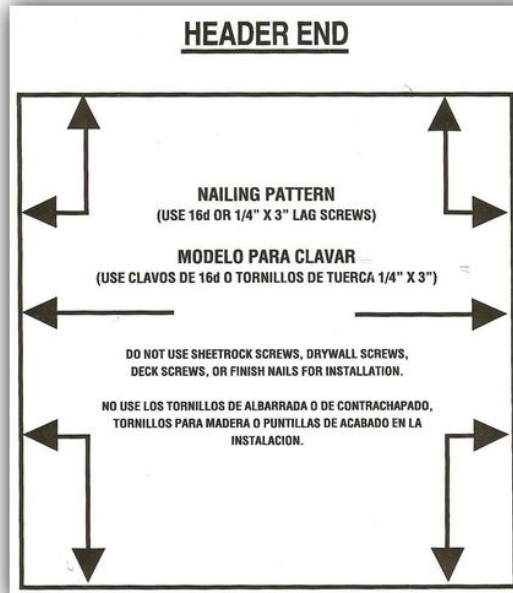
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Garage Attic Ladder

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



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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer

Interior Walls & Surfaces

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

Note: Nail heads were observed to be pushing through the interior finish in one or more locations.

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

Wood Destroying Insect Information

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

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Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.
- **Note:** The exterior masonry veneer has been painted. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- **Note:** Previous repairs to the exterior masonry mortar / grout was observed on the north, east, west and south sides of the structure.



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F. Ceilings and Floors

Comments:

Ceilings

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

Note: Nail heads were observed to be pushing through the interior finish in one or more locations.

- Water stains observed on the ceiling at and/or around the water heater flue area. The sealant at the flue roof level storm collar needs to be further investigated and corrected as necessary.



Floors

- The floors were observed to be out-of-level in some areas of the house.
- **Note:** Some cracking of the garage concrete floor finish was observed.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door hardware is missing to the utility room closet.
- The door is not latching properly to the utility closet.
- The door is missing to the side middle bedroom closet.



Exterior Doors

- Visible evidence of previous water intrusion was observed at and/or around the exterior garage entry door(s). The cause and remedy should be investigated and corrected as necessary.
- The exterior door frame has some deterioration and/or damage to the garage entry door(s).
- The door has some surface damage to the garage.
- The door hardware is missing to the garage.



Overhead Garage Door

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

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H. Windows

Comments:

Window Screens

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

Windows

- One or more of the windows were observed to be stiff and hard to operate in the master bathroom, rear corner bedroom, various locations throughout the house.
- The window lock(s) do not appear to be latching properly in the master bedroom, living room.
- The window sash guide is damaged in the rear corner bedroom.
- Cracked and/or broken window glass was observed in the rear middle bedroom.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

Family Room Fireplace / Chimney

- The firebox does not appear to be vented properly.
- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



Living Area Fireplace / Chimney

- The firebox does not appear to be vented properly.
- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

Porches

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

Sidewalk(s)

- The sidewalk has settled somewhat. If this condition persists or if the sidewalk becomes a trip hazard, improvements should be undertaken.



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Driveway

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

Deck(s)

- **Note:** The deck has been built at grade level (Wood/Ground contact should be avoided). This configuration is prone to rot and insect activity.
- The guard railing balusters and/or spindles are installed too far apart under current building standards. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. You may consider corrective measures for improved safety.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

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

Panel Box

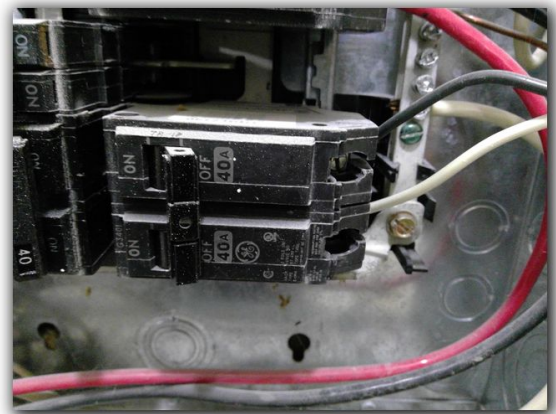
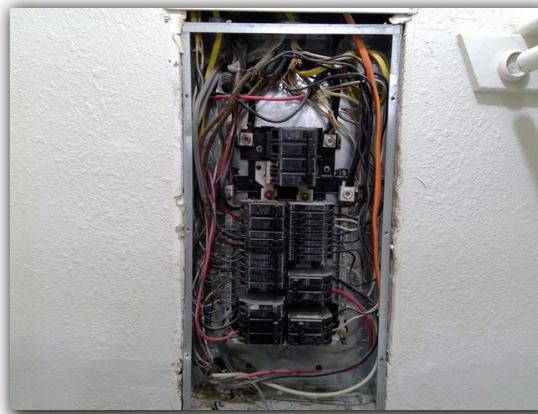
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Interior Clothes Closet

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.
- There is a 40-amp breaker wired with a 30-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- There is a 20-amp breaker wired with a 15-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.



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Fuse Panel Box

Box Rating and/or Main Disconnect Rating: Rating Not Determined / Box No Properly Labeled

Box Location: Interior Clothes Closet

Cabinet Manufacturer: Unable To Determine

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- The electrical cabinet cover plate (dead front) for the missing fuses is missing. This should be corrected for reasons of safety.
- This is a Fuse Box which appears to be the original and obsolete box. It is recommended to remove/replace with a modern panel box, installed by a licensed electrician.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



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Sub Panel

Box Location: Interior Clothes Closet

Cabinet Manufacturer: Federal Pacific Electric- FPE

Branch Circuit Wire Type: Copper

Notice: There is a Federal Pacific Electric - FPE Panel Box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are strongly encouraged to have the panel box further evaluated by a qualified electrician prior to the expiration of any time limitations such as option or warranty periods.

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.
- The trip-tie is damaged to one of the 240-volt double pole breaker. Repair is recommended.



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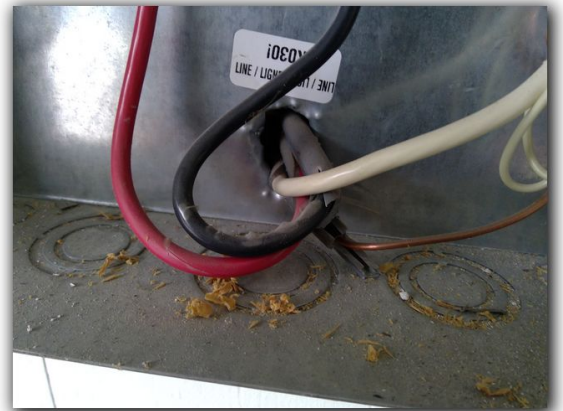
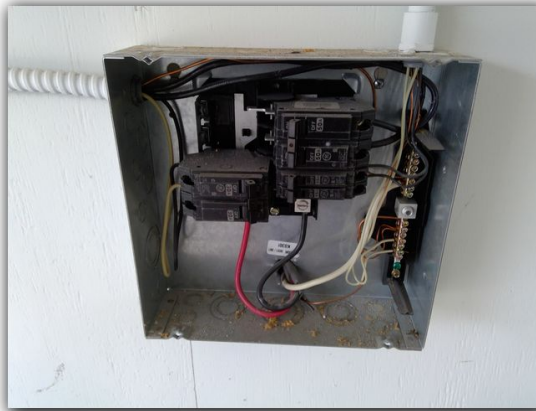
Sub Panel 2

Box Location: Garage

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

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



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Distribution Wiring

- All exposed distribution wiring should be properly enclosed in conduit. Exposed wiring was observed in the clothes closet.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist. Spliced wires were located over the attic.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed. Open junction box(es) were located over the attic.



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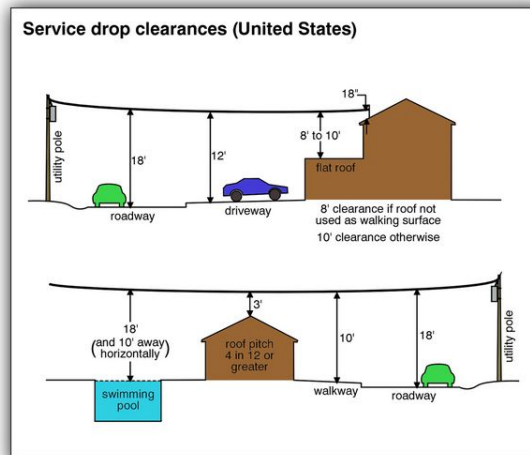
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Service Entrance

- The tree branches should be trimmed away from the overhead service wires.
- The electrical service wires hang to low over the roof structure. The electrical service wires from the service pole to the structure should clear all roof structure components by a minimum of 3-feet.
- The service wires were observed to be in contact with the roof structure. This condition does not meet electrical standards and should be corrected as necessary.



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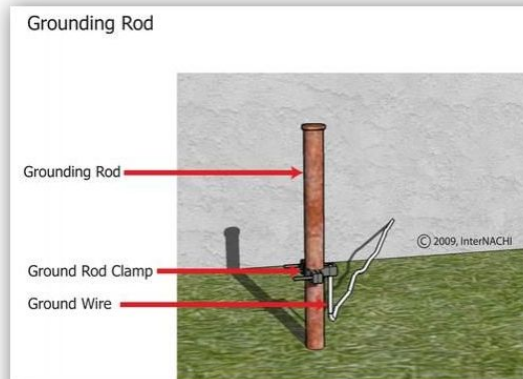
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Grounding / Bonding

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



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- One or more of the receptacles were observed to have an open ground connection in the west exterior wall, south exterior wall, front corner bedroom, various locations throughout the house.
- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the south exterior wall, east exterior wall.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- One or more of the receptacles were observed to be loose at the wall mount in the various locations throughout the house.
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the side middle bedroom.
- The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection.
- One or more of the receptacles were observed to be damaged in the living room.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.

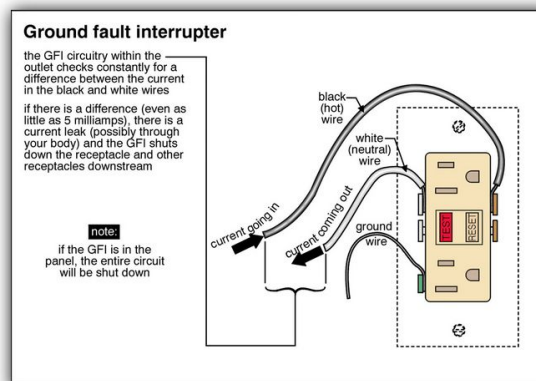
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Switches

- **Note:** I was unable to determine the operation end of one or more of the switches.

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Fixtures

- The ceiling fan in the back porch does not appear to be performing properly. The fan does not work at all speed settings.
- The ceiling fan is not balanced properly and wobbles when operated in the various locations throughout the house.

Smoke Alarms

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

Note: Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection.

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Carbon Monoxide Alarms

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

Doorbell / Chime

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

Central Heating System – *Energy Source:* Gas

Brand Name: RUUD

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

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- There is a Teflon coated brass gas appliance connector in use for the heating equipment. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas appliance flexible connector.
- The heating unit flue (vent pipe) has inadequate clearance from combustable materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustable material.
- The heating unit compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.



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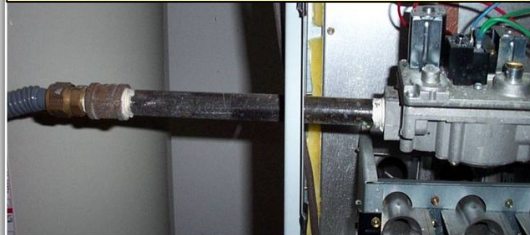
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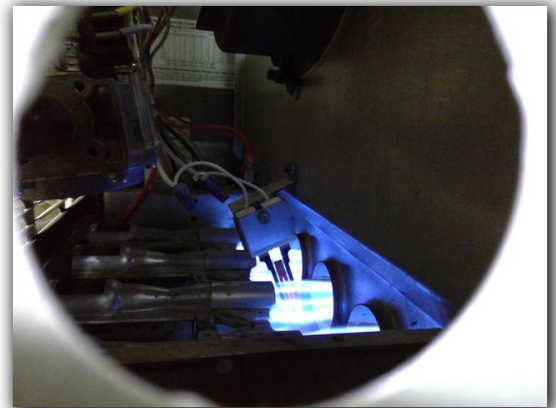
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Sample picture of the correct installation of the heating unit flex connector.



This picture is for example only and was not taken at this location.



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Central Heating System – Energy Source: Gas

Brand Name: RUUD

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

- The heating unit flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.
- The heating unit compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- There is visible evidence of “flashback” and/or flame rollout at and around the burner chamber (ignited gas spilling out at the front of the furnace at start up). The cause and remedy should be further evaluated and corrected as necessary.
- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
- There is a Teflon coated brass gas appliance connector in use for the heating equipment. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas appliance flexible connector.
- There is visible rust in and around the burner chamber. There is visible evidence of water leakage into the burner chamber from the cooling coils.
- The electrical branch wires are not properly secured to the heater housing.
- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- The heater flue is in poor condition and replacement is recommended for reasons of safety.



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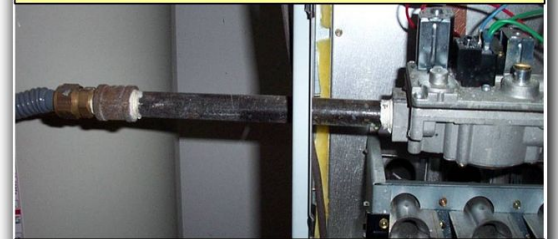
NP=Not Present

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Sample picture of the correct installation of the heating unit flex connector.



This picture is for example only and was not taken at this location.

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

Note: When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

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B. Cooling Equipment

Type of Systems:

Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **1994 (26 Years)**

Approximate System SEER: **10**

Approximate System Size: **3.5 ton**

Filter Size: **20 x 25** Location: **Interior Ceiling Mounted**

Brand Name: RUUD

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

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The air filter is missing and needs to be replaced.
- The secondary drain line on the coil housing is capped at the time of this inspection. It is recommended to remove the cap on the secondary drain line to allow for the drain to function properly when necessary.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.
- **Note:** The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.



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

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Central Cooling System

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **1993**

Approximate System SEER: **10**

Approximate System Size: **2.5 ton**

Filter Size: **16 x 25** *Location:* **At Interior Closet Unit**

Brand Name: RUUD

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

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- There was no service disconnect observed within sight of the outside condenser/coils.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the crawl space area should be repaired or replaced as necessary.
- The outside condenser housing is missing screws.
- **Note:** The support pad under the outside condenser/coil is undersized for the unit that is in place.
- The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-

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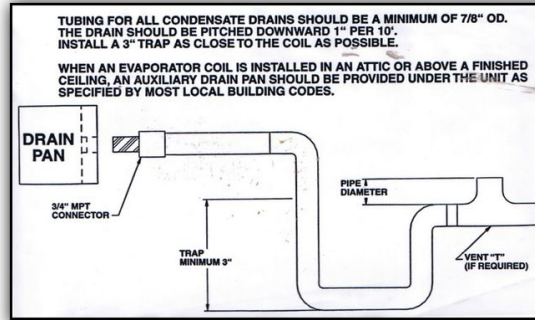
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inches of the coil housing.

- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



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

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Note: When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

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

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C. Duct Systems, Chases, and Vents

Comments:

- Some of the ductwork in the attic area has been turned to sharply. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.
- The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.
- Ductwork insulated covering was observed to be damaged and/or pulling loose.

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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

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

Location of main water supply valve: Unable to Locate a Main Supply Valve

Static water pressure reading: 70 to 80 psi

Comments:



Water Supply System

- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.

Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*
- The exterior water hose bibb (faucet) handle is damaged and/or missing on the back side of the structure.



Laundry Connections

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

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Kitchen Sink

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

Master Bathroom

Left Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Right Lavatory / Sink

- The stopper does not appear to be functioning properly.

Shower

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



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Hall Bathroom

Bathtub

- The tub spout is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The bathtub shower head diverter is not functioning properly.

Lavatory / Sink

- **Note:** Some corrosion was observed on the metal p-trap under the sink. This condition should be closely monitored and replaced when necessary.



Bath Between Rooms – “Jack & Jill Bath”

Commode / Toilet

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal. The lack of this air-gap could cause a cross connection and should be corrected as necessary.
- The shower spout is leaking at the neck connection.

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.
- There are no water supply shutoff valves for this fixture.
- The stopper does not appear to be functioning properly.



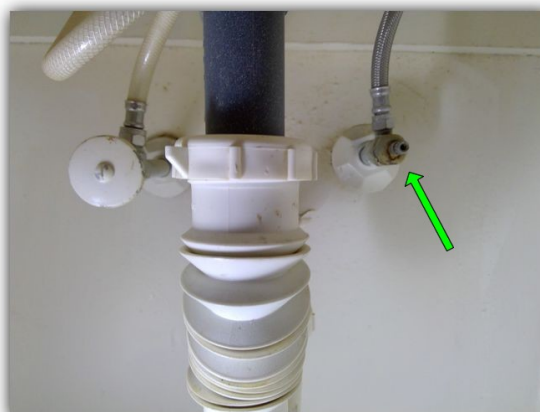
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Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath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

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B. Drains, Wastes, and Vents

Comments:

- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.
- The cast iron plumbing system appears to have had some previous repairs performed. This is a good sign that additional failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- The cast iron plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – *Energy Source: Gas*

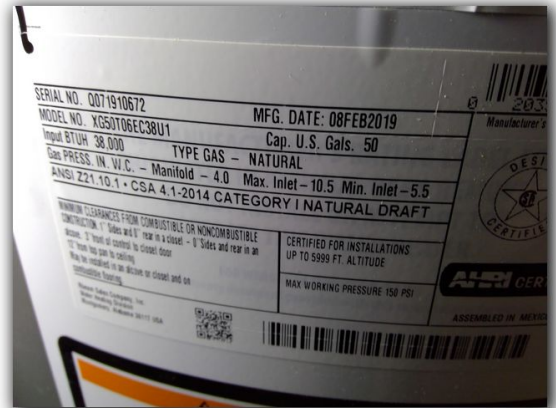
Location: Interior Closet

Approximate Capacity: 50 Gallons

Approximate Age: 2019

Brand Name: Rheem

- The pan under the water heater was observed to be damaged and repairs are recommended.
- The water heater flue (vent pipe) has inadequate clearance from combustable materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustable material.
- The water heater compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.
- **Note:** The debris in the water heater pan should be cleaned out to help prevent the pan drain line from being clogged.



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"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Gas Distribution System

Comments:

- There are Teflon coated brass gas appliance connectors in use at one or more of the gas appliances. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas appliance flexible connector.
- The gas service line for the family room should not be made of copper. Under current installation standards, copper is no longer an acceptable material to use for gas lines.



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

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

I=Inspected

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D=Deficient

I NI NP D

V. APPLIANCES

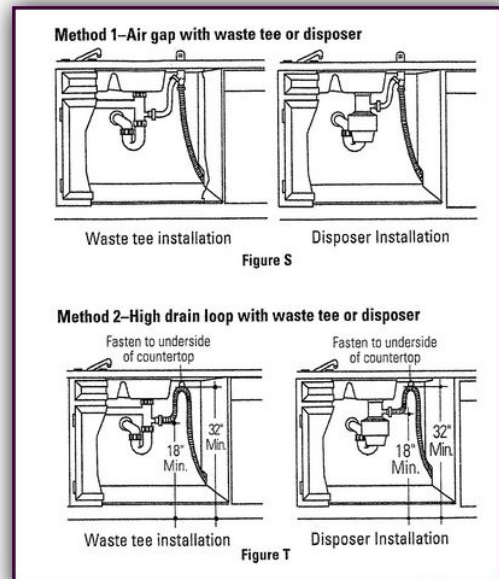
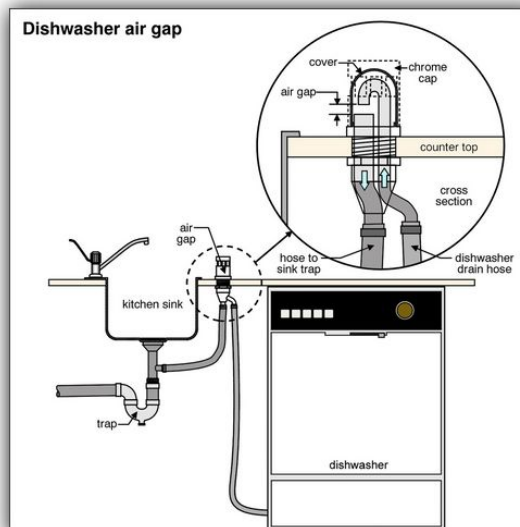
☒ ☐ ☐ ☒

A. Dishwashers

Comments:

Brand Name: Kenmore

- The dishwasher was inoperative at the time of this inspection.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.
- Some rusting of the dishwasher interior components was observed.



☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments:

- The range exhaust vent pipe termination is not properly sealed on the attic side of the roof penetration.
- The range exhaust vent fan is inoperative.
- **Note:** The range exhaust vent is dirty and requires cleaning.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: Kenmore

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

ANTI-TIP DEVICE

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

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



▲ WARNING —

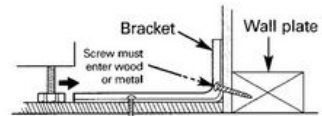
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



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

9 ANTI-TIP DEVICE INSTALLATION

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



Typical installation of anti-tip bracket attachment to wall

▲ WARNING:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Brand Name: General Electric – GE

This component appears to be performing adequately at the time of this inspection.

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

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- One or more of the bathrooms are not equipped with a mechanical exhaust vent. Under current building standards, all bathrooms are required to have mechanical exhaust ventilation. This is an “**as-built**” condition.

☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 04/09/2020, between Claire Client (herein known as the Client) and SiteGuard Inspection Services (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 222 Lovely Lane (herein known as the property).

I. SCOPE OF SERVICES

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

II. INSPECTION REPORT

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

III. DISCLAIMER OF WARRANTIES

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

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

IV. LIMITATION OF LIABILITY

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

V. DISPUTE RESOLUTION

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

VI. ATTORNEY'S FEES

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

VII. EXCLUSIVITY

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

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

Client Signature:  Date: 04/09/2020

Inspector: Nathan Ross

REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.**

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

Foundation Needs Further Evaluation

Some of the pier and beam foundation structural components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam type structures. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- All wood debris and/or trash should be removed from the crawl space.
- The crawl space does not appear to be adequately ventilated. Proper ventilation will help to control humidity and reduce the potential for rot. This condition should be further evaluated and corrected as necessary.
- Obstructed crawl space wall vents should be cleared and/or opened to help improve ventilation.
- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the south side of the structure.
- The soil line is too high on the north side, west side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.
- The gutters do not appear to have sufficient slope to drain properly on the north, east, west and south sides of the roof structure. If they do not perform as intended, the slope should be adjusted.
- Visible evidence of moisture intrusion (leaks) through the roofing material and/or flashing details were observed over the living room. The cause and remedy should be further evaluated and corrected as necessary.
- Missing shingle were observed on the north side of the roof structure.
- One or more of the ridge cap shingles were observed to be damaged.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material in various locations.
- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.
- The storm collar(s) at the roof level gas equipment vent pipe(s) need to be properly sealed to help prevent water intrusion into the structure.
- The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.
- Some of the metal flashing details were observed to be rusted and should be corrected as necessary.
- Split rafter(s) were observed in the attic area over garage the area(s).
- The attic floor insulation needs to be redistributed in one or more locations.
- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The door hardware is missing to the utility room closet.
- The door is missing to the side middle bedroom closet.
- Visible evidence of previous water intrusion was observed at and/or around the exterior garage entry door(s). The cause and remedy should be investigated and corrected as necessary.
- The exterior door frame has some deterioration and/or damage to the garage entry door(s).
- The door has some surface damage to the garage.
- The door hardware is missing to the garage.
- The window lock(s) do not appear to be latching properly in the master bedroom, living room.

This confidential report is prepared exclusively for Claire Client on 04/09/2020.

- Cracked and/or broken window glass was observed in the rear middle bedroom.
- The firebox does not appear to be vented properly.
- The firebox does not appear to be vented properly.
- There is a 40-amp breaker wired with a 30-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- There is a 20-amp breaker wired with a 15-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary.
- One or more of the cabinet cover plate screws are missing and need to be replaced.
- The electrical cabinet cover plate (dead front) for the missing fuses is missing. This should be corrected for reasons of safety.
- The trip-tie is damaged to one of the 240-volt double pole breaker. Repair is recommended.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.

Distribution Wiring

- All exposed distribution wiring should be properly enclosed in conduit. Exposed wiring was observed in the clothes closet.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist. Spliced wires were located over the attic.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed. Open junction box(es) were located over the attic.

Service Entrance

- The electrical service wires hang to low over the roof structure.
- The service wires were observed to be in contact with the roof structure.

Grounding / Bonding

- One or more of the receptacles were observed to have an open ground connection in the west exterior wall, south exterior wall, front corner bedroom, various locations throughout the house.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the south exterior wall, east exterior wall.
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the side middle bedroom.
- One or more of the receptacles were observed to be damaged in the living room.
- One or more of the smoke alarms do not appear to be interconnected together.
- The gas supply flex connector was observed to be passing through the heating unit cabinet.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- There is a Teflon coated brass gas appliance connector in use for the heating equipment.
- The heating unit compartment has inadequate combustion air ventilation.
- The heating unit compartment has inadequate combustion air ventilation.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- There is visible evidence of "flashback" and/or flame rollout at and around the burner chamber (ignited gas spilling out at the front of the furnace at start up). The cause and remedy should be further evaluated and corrected as necessary.
- There is visible evidence of "flashback" and/or flame rollout at and around the burner chamber (ignited gas spilling out at the front of the furnace at start up).
- The gas supply flex connector was observed to be passing through the heating unit cabinet.
- There is a Teflon coated brass gas appliance connector in use for the heating equipment.
- The electrical branch wires are not properly secured to the heater housing.
- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- The electrical service disconnect is installed behind the outside condenser/coil.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground).
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The air filter is missing and needs to be replaced.
- The secondary drain line on the coil housing is capped at the time of this inspection. It is recommended to remove the cap on the secondary drain line to allow for the drain to function properly when necessary.
- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- There was no service disconnect observed within sight of the outside condenser/coils.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should

have a minimum of 3-inches of clearance above finish grade (ground).

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the crawl space area should be repaired or replaced as necessary.
- The primary condensate drain line is not equipped with a p-trap.
- Some of the ductwork in the attic area has been turned to sharply. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.
- The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.
- Ductwork insulated covering was observed to be damaged and/or pulling loose.
- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.
- The exterior water hose bibb (faucet) handle is damaged and/or missing on the back side of the structure.

Left Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Right Lavatory / Sink

- The stopper does not appear to be functioning properly.

Shower

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

Bathtub

- The bathtub shower head diverter is not functioning properly.

Lavatory / Sink

Commode / Toilet

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal.
- The shower spout is leaking at the neck connection.

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.
- There are no water supply shutoff valves for this fixture.
- The stopper does not appear to be functioning properly.
- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.
- The cast iron plumbing system appears to have had some previous repairs performed. This is a good sign that additional failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- The cast iron plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- The pan under the water heater was observed to be damaged and repairs are recommended.
- The water heater flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.
- The water heater compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.
- There are Teflon coated brass gas appliance connectors in use at one or more of the gas appliances.
- The dishwasher was inoperative at the time of this inspection.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.
- Some rusting of the dishwasher interior components was observed.
- The range exhaust vent pipe termination is not properly sealed on the attic side of the roof penetration.
- The range exhaust vent fan is inoperative.
- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 6

Property was Vacant

Client Present during Inspection: No

Termite Report is paid in Full
Termite Warranty Offered: Yes

(1A.) Name of Inspection Company: **Insect Detect Termite and Pest(1C.) 3834 Lucena Ct Grand Prairie, Tx 75052**
972-979-7346 (1B.) SPCS Business License Number#0825433

4A. Claire Client Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐

Name of Person Purchasing Inspection

222 Lovely Lane Delightful, TX 75165

Inspected Address

Telephone No.

1D. Nathan Ross #0821398 4

Name of Inspector (Please Print)

1E. Certified Applicator ☐ (check one)Technician ☒2. Unknown

Case Number (VA/FHA/Other)

3. Tuesday, March 24, 2020

Inspection Date

4B. Not Determined

Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒

(Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

SCOPE OF INSPECTION / AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

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

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):
- ☒ Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
- ☐ Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)
- ☐ Other Inspected Structures: _____

6A. Were any areas of the property obstructed or inaccessible?
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes ☒ No ☐

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>
Attic Partially Accessible <input checked="" type="checkbox"/>	Bath-trap(s) <input checked="" type="checkbox"/>	Below or Behind High Soil Grade <input type="checkbox"/>	Cracks in Slab <input checked="" type="checkbox"/>
Insulated areas of attic <input checked="" type="checkbox"/>	Construction Voids <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Inside Eaves <input checked="" type="checkbox"/>	Recent Renovation(s) <input type="checkbox"/>	Behind Personal Effects / Furniture <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>
Deck <input type="checkbox"/>	Blocked/Stored Areas <input checked="" type="checkbox"/>	Debris Piled Next to Structure <input type="checkbox"/>	Weepholes <input type="checkbox"/>
Behind Storage in Garage <input type="checkbox"/>	Under Floor Covering <input checked="" type="checkbox"/>	Crawl Space Partially Accessible <input checked="" type="checkbox"/>	Heavy Foliage <input type="checkbox"/>
Raised Concrete, Brick and/or Stone at Patio/Porch(s) <input type="checkbox"/>		Behind Foundation Beam Cosmetic Repair <input checked="" type="checkbox"/>	Behind Cabinetry <input checked="" type="checkbox"/>
Behind Wood Paneling (Wall Covering) <input type="checkbox"/>		Behind Bathroom Tile Enclosures <input checked="" type="checkbox"/>	
Foundation Corner Pops <input checked="" type="checkbox"/>		Foundation Plumbing Penetrations <input checked="" type="checkbox"/>	

Other ☐ Specify: _____

7A. Conditions conducive to wood destroying insect infestation?
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes ☒ No ☐

7B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G)	<input type="checkbox"/>	Standing Water in Crawl Space (SW)	<input type="checkbox"/>	Wood Pile in Contact with Structure or within Dripline (Q)	<input type="checkbox"/>
Formboards left in place (I)	<input type="checkbox"/>	Planter box abutting structure (O)	<input type="checkbox"/>	Wooden Fence in Contact with the Structure (R)	<input type="checkbox"/>
Excessive Moisture (J)	<input type="checkbox"/>	Debris under or around structure (K)	<input type="checkbox"/>	Footing soil line too high (L)	<input type="checkbox"/>
Footing soil line too low (L)	<input type="checkbox"/>	Insufficient ventilation (T)	<input type="checkbox"/>	Tree Branches in Contact with Roof Structure (TB)	<input type="checkbox"/>
Heavy Foliage (N)	<input type="checkbox"/>	Wood Rot (M)	<input type="checkbox"/>	Flowerbed Wood Formers within Dripline (F)	<input type="checkbox"/>
Other (C)	<input checked="" type="checkbox"/>	Specify Other: _____			

Other: Wood Fence within Drip Line (Conducive by Design) (WF) ☒
 Other: Wood Deck in Contact with Structure (Conducive by Design) (WD) ☐
 Other: Planter Box abutting Structure (Conducive by Design) (OD) ☐
 Other: Wood in concrete expansion joints. (Conducive by Design) ☒
 Other: Plumbing penetrations (Conducive by Design) ☒

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

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Drill Holes

8G. Visible evidence of: N/A has been observed in the following areas: _____

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

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☒

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection)

Yes ☐ No ☒

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Yes ☐ No ☒

Specify reason: N/A

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B. N/A N/A N/A
 Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: Insect Detect Termite and Pest carries No Warranty on this property expressed or implied.

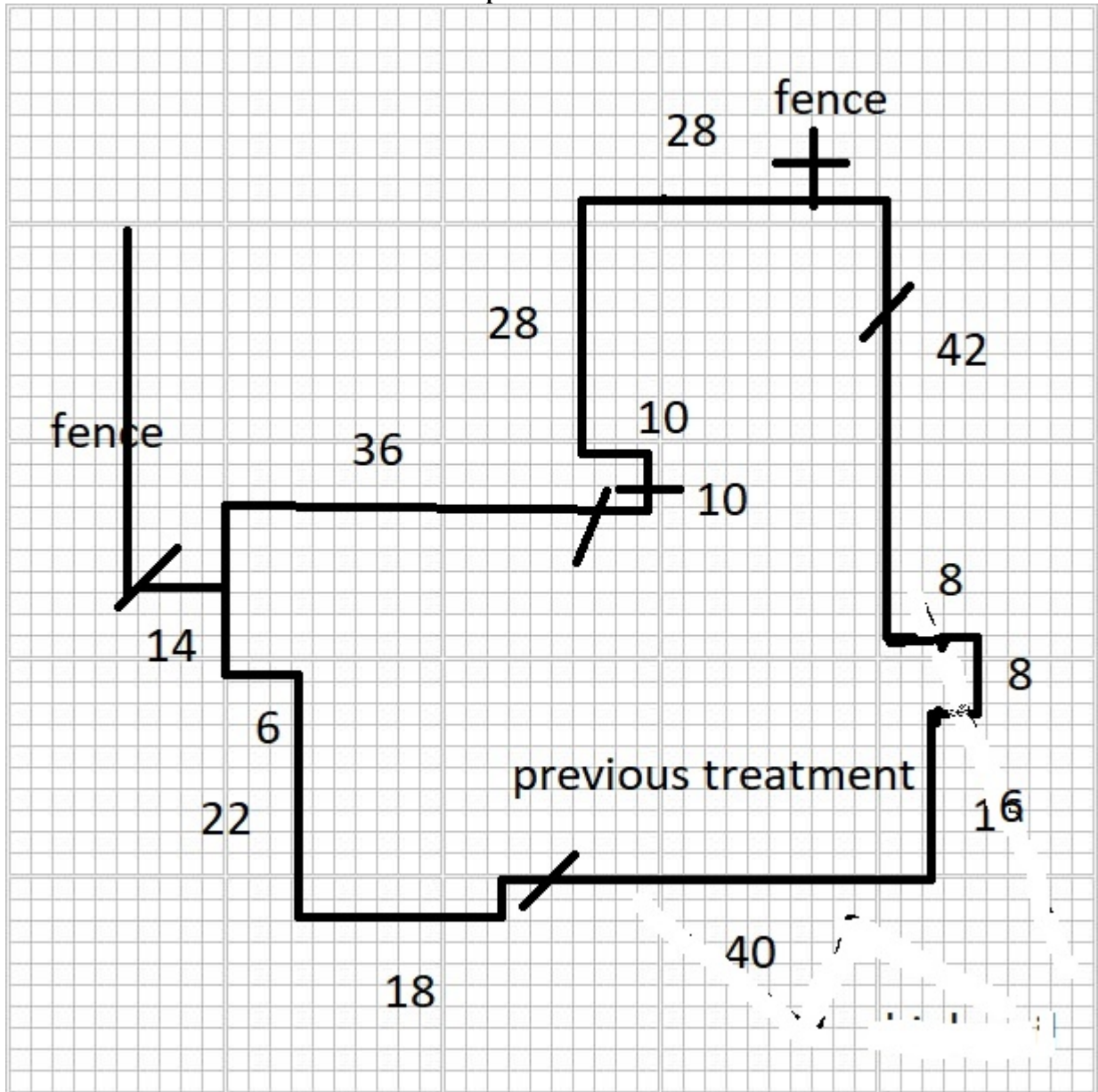
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) InspectedFoundation Type: **Slab on Ground**Primary Use: **Residential**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:

(E)=Evidence of infestation; (A)=Active; (P)=Previous; (D)=Drywood Termites; (S)=Subterranean Termites;
(F)=Formosan Termites; (C)=Conducive Conditions; (B)=Wood Boring Beetles; (H)=Carpenter Ants;

(X)=Drill Holes; (BS)=Bait Stations; Other(s) - Specify _

Graph Is Not To ScaleAdditional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

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

Signatures:

Nathan Ross

Notice of Inspection Was Posted At or Near

11A. Nathan Ross #0821398

Inspector

12A. Electric Breaker Box ☐
Water Heater Closet ☐
Bath Trap Access ☐
Beneath the Kitchen Sink ☒

Approved:

11B. Nathan Ross #0821398 / Tuesday, March 24, 2020

Certified Applicator and Certified Applicator License Number

12B. Date Posted 03/24/2020

Date

Statement of Purchaser

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

If additional information is attached, list number of pages: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee

Date

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

