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INSPECTED FOR

**Happy Homeowner
Pleasantville Place
Anywhere, TX 77777**

February 20, 2020

PROPERTY INSPECTION REPORT

Prepared For: Happy Homeowner

(Name of Client)

Concerning: Pleasantville Place, Anywhere, TX 77777

(Address or Other Identification of Inspected Property)

By: Nathan Ross, Lic #20282

(Name and License Number of Inspector)

02/20/2020

(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 Happy Homeowner on 04/09/2020.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **1:45 pm** Time Out: **5:15 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **South**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **60 ° or Below Degrees**
Parties present at inspection: **Buyer, Seller**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Happy Homeowner. 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

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Ground

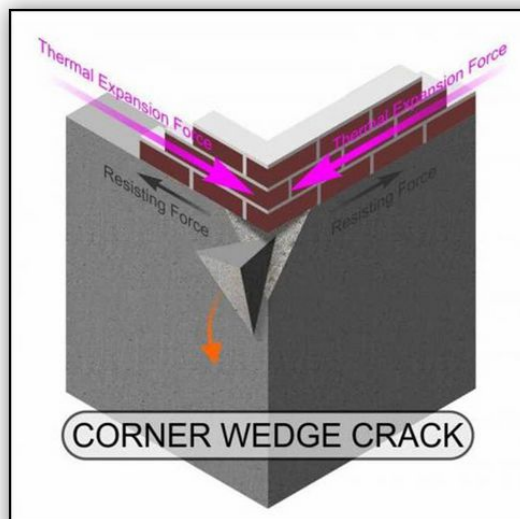
Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Additional Observations and/or Comments:

- 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.



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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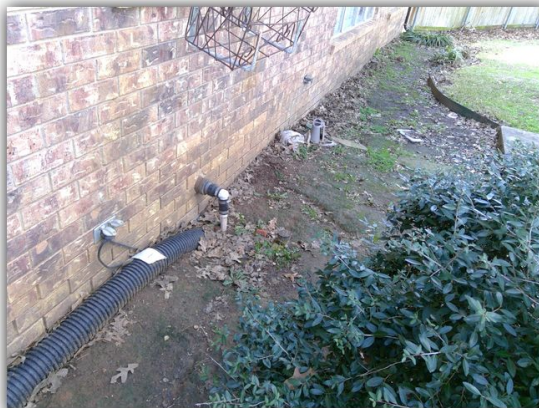
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B. Grading and Drainage

Comments:

Grading & Drainage

- The soil line is too high on the east side, north 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.
- Poor to negative site drainage was observed on the north side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



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Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current owner or the appropriate specialist related to this type of system.

Gutter & Downspout System

- **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

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

Additional Observations and/or Comments:

- **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:** All debris, such as leaf's and branches, should be removed from the roof structure.
- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.



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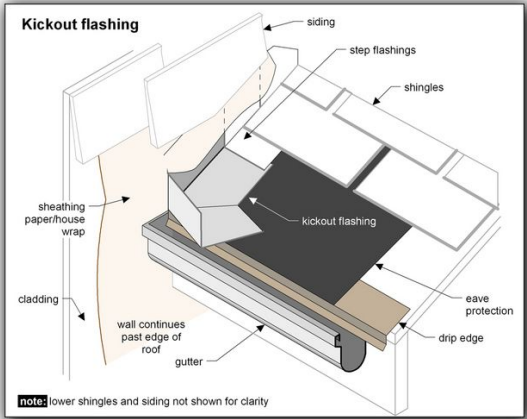
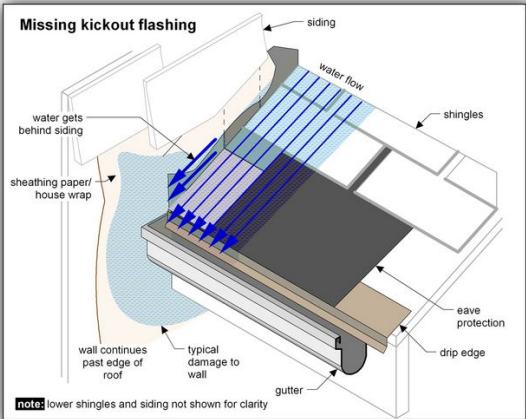


Flashing Details

- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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: 7" to 9"

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

Insulation Type: Loose Filled, Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

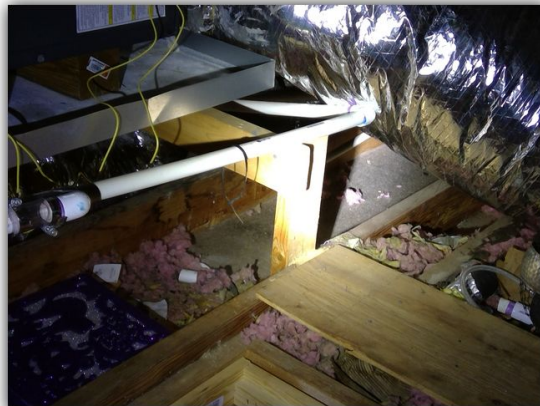
All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ventilation

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

Attic Insulation

- The attic floor insulation was observed to be missing over the stairway, upstairs bedroom hallway area(s).
- The attic floor insulation needs to be redistributed in one or more locations.



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Roof Sheathing

- 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.



Upstairs Attic Ladder

- **Note:** The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking position / ownership of the property.
- **Note:** There was not weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking position / ownership of the property.

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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer

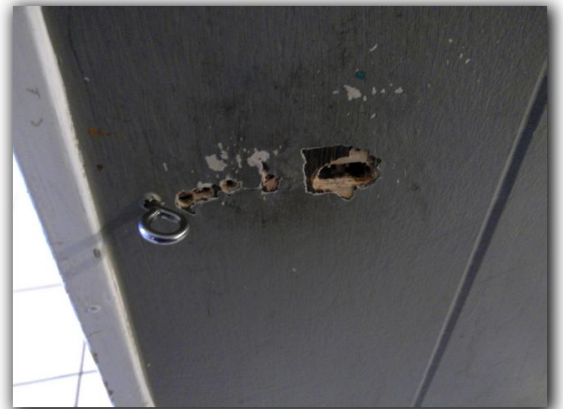
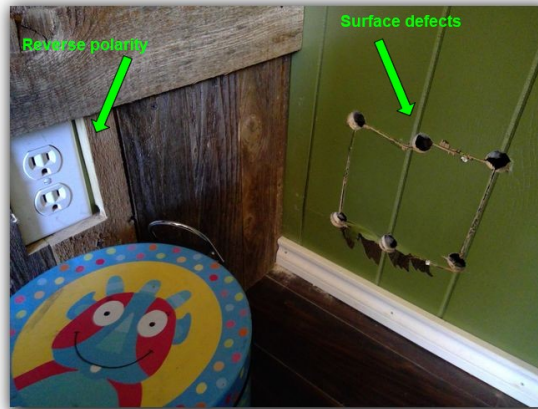
Interior Walls & Surfaces

Notice: Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

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

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

- The wall texture has some deterioration and/or damage in the various locations throughout the house.
- Wall surface damage was observed in the gameroom.



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

- The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding.
- All of the exterior wood type surfaces need a fresh coat of paint.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The exterior wood window casing has some deterioration and/or damage on the south side of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door 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.
- The soldier bricks were observed to be loose on the east side of the structure. Some improvements are recommended.
- Mortar improvements are recommended for the exterior masonry veneer on the east side, north side of the structure.
- Deflection cracks were observed in the exterior veneer on the east side of the structure.
- **Note:** Minor mortar and/or brick cracks were observed in the exterior veneer on the north side of the structure.



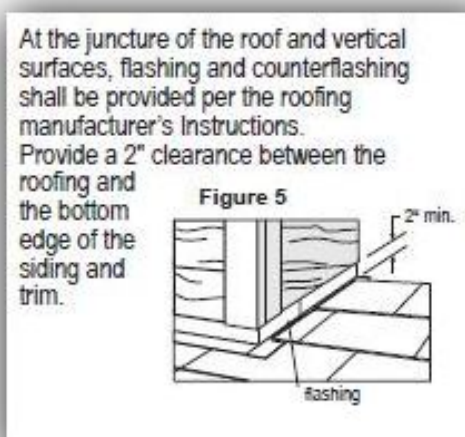
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F. Ceilings and Floors

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 were observed on the ceiling finish in the kitchen. The cause and remedy should be further evaluated and corrected as necessary.

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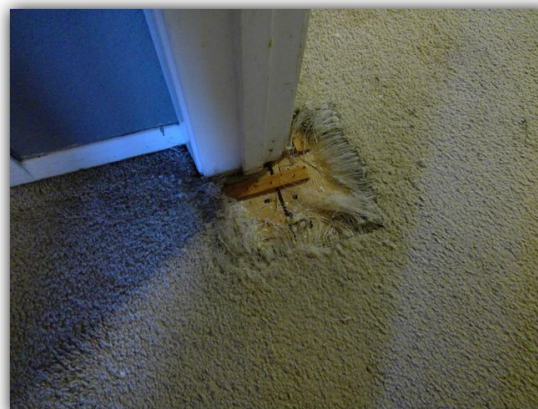
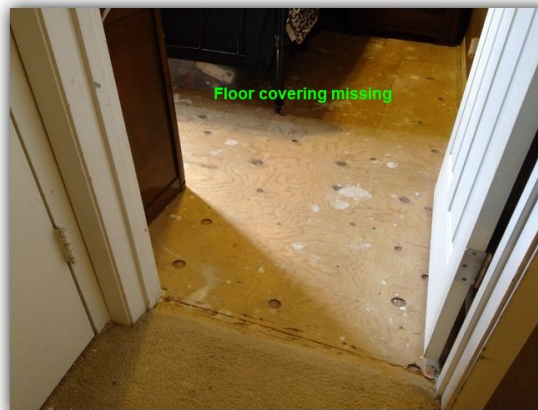
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Floors

- The floor covering is noticeably worn and/or damaged in one or more locations of the home.
- The floor covering is noticeably stained in one or more locations of the home.
- The floor covering was observed to be damaged in the front corner bedroom, master bedroom, various locations throughout the house.
- The floor tile(s) were observed to be cracked and/or damaged in kitchen.
- The floor covering was observed to be missing in the upstairs front middle bedroom.
- **Note:** The upstairs sub-floors (flooring) observed to squeak when walked over.



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G. Doors (Interior and Exterior)

Comments:

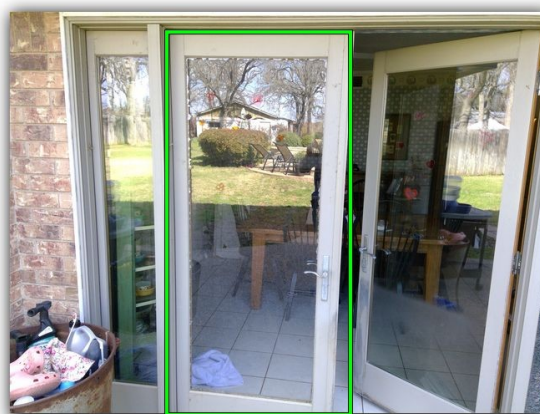
Interior Doors

- The door is sticking and will not close properly to the upstairs front middle bedroom, bedroom hallway closet, various locations throughout the house.
- The door is not latching properly to the laundry room.



Exterior Doors

- The door has some surface damage to the backyard entry door.
- The glass in the backyard entry door(s) were observed to be cracked and/or broken.
- Weather-stripping improvements are recommended for the front entry exterior door(s).



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H. Windows

Comments:

Window Screens

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

Windows

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

- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.



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I. Stairways (Interior and Exterior)

Comments:

- The stairway handrail does not run continuous from the bottom of the stairwell to the top of the stairwell so to cover all of the steps (treads). Under current building standards all handrails for the stairway should run continuous for the full length of the flight. The handrail should start directly above the lowest step and run continuously to end directly above the top step.



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J. Fireplaces and Chimneys

Comments:

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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.

Driveway

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

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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

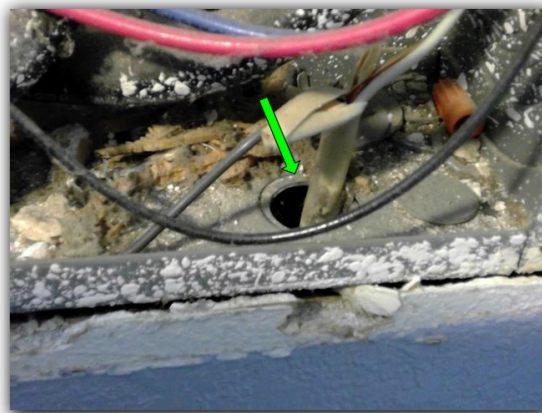
Box Rating and/or Main Disconnect Rating: 225 amps

Box Location: Bathroom Area

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box. This may be an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- The electrical cabinet was observed to be installed in a bathroom area. The type of installation does not meet current electrical standards.
- 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 electrical cabinet does not appear to be properly bonded to the electrical system.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.



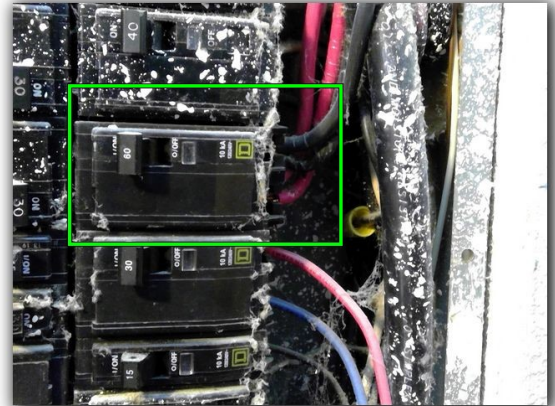
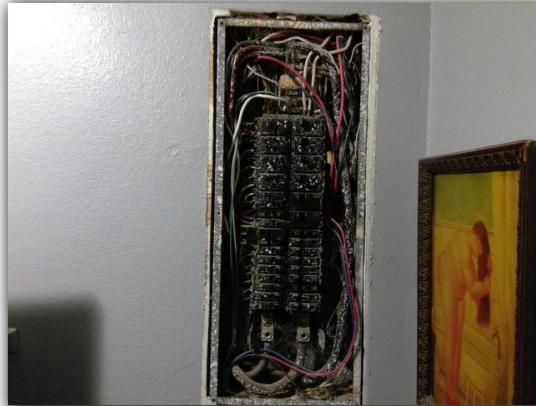
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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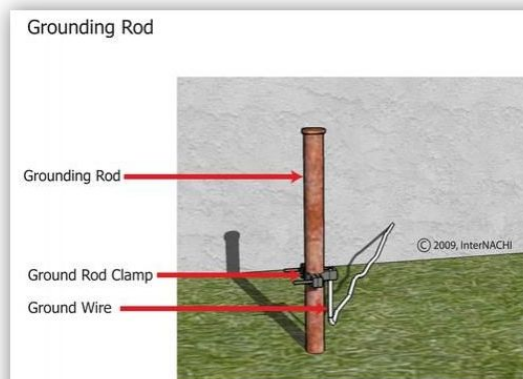
Service Entrance

- The tree branches should be trimmed away from the overhead service wires.



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=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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B. Branch Circuits, Connected Devices, and Fixtures

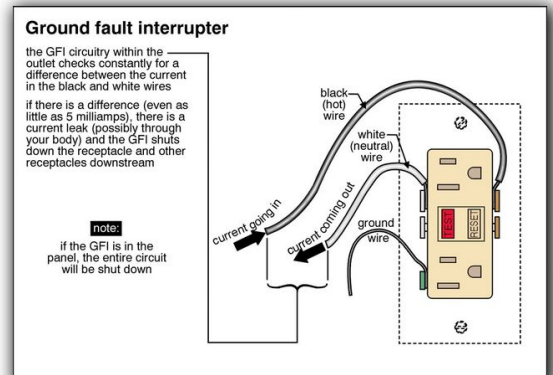
Type of Wiring: Copper

Comments:

Receptacle Outlets

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in the upstairs front middle bedroom.
- Not all of the bathroom receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.
- 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.
- One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in the gameroom.
- The kitchen counter top receptacles do not 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.



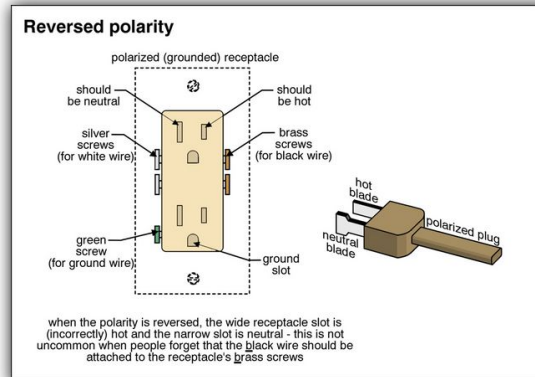
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I	NI	NP	D
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Switches

- One of the switches was observed to be installed up-side-down in the half bathroom.

Fixtures

- One or more of the light fixtures are loose at the ceiling mount in the back porch.
- The ceiling fan is not balanced properly and wobbles when operated in the front corner bedroom, 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.

- 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.
- 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.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

Upstairs Central Heating System – Energy Source: Electric

Brand Name: Goodman

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Central Heating System – Energy Source: Electric

Brand Name: Goodman

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



MODEL NO. ARU48C14AA				SERIAL NO. 1705638366				
MOTOR		TEST EXTERNAL STATIC PRESSURE (INCHES) 0.5						
AMP† H/P		MAXIMUM OUTLET TEMPERATURE 200 F						
3.1 1/2		0 INCH CLEARANCE FROM CABINET, PLENUM AND DUCT, FOR INSTALLATION.						
		LABEL PART NO. SR1421730						
208/230		VOLTS		60 HERTZ		1 PHASE		
NOTE: INSTALLING ONE OF THE ACCESSORY HEAT KITS, PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE.								
HEAT KIT MODEL USED	CIRCUIT 1			CIRCUIT 2			SINGLE POINT KIT	
	H.A.	M.C.A.	M.O.P.	H.A.	M.C.A.	M.O.P.	M.C.A.	M.O.P.
NO HEAT KIT	0/0		4/4			15/15		
HKS*030C*	1 15.0/22.5		17/20			20/20		
HKS*030C*	1 17.5/20.0		26/29			30/30		
HKS*030C*	1 20.0/22.5		31/35			36/40		
HKS*030C*	1 22.5/25.0		42/46			48/50		
HKS*030C*	1 25.0/27.5		47/54			50/60		
HKS*030C*	1 27.5/30.0		50/60			50/60		
HKS*030C*	1 30.0/32.5		50/60			50/60		
HKS*030C*	1 32.5/35.0		50/60			50/60		
HKS*030C*	1 35.0/37.5		50/60			50/60		
HKS*030C*	1 37.5/40.0		50/60			50/60		
HKS*030C*	1 40.0/42.5		50/60			50/60		
HKS*030C*	1 42.5/45.0		50/60			50/60		
HKS*030C*	1 45.0/47.5		50/60			50/60		
HKS*030C*	1 47.5/50.0		50/60			50/60		
HKS*030C*	1 50.0/52.5		50/60			50/60		
HKS*030C*	1 52.5/55.0		50/60			50/60		
HKS*030C*	1 55.0/57.5		50/60			50/60		
HKS*030C*	1 57.5/60.0		50/60			50/60		
HKS*030C*	1 60.0/62.5		50/60			50/60		
HKS*030C*	1 62.5/65.0		50/60			50/60		
HKS*030C*	1 65.0/67.5		50/60			50/60		
HKS*030C*	1 67.5/70.0		50/60			50/60		
HKS*030C*	1 70.0/72.5		50/60			50/60		
HKS*030C*	1 72.5/75.0		50/60			50/60		
HKS*030C*	1 75.0/77.5		50/60			50/60		
HKS*030C*	1 77.5/80.0		50/60			50/60		
HKS*030C*	1 80.0/82.5		50/60			50/60		
HKS*030C*	1 82.5/85.0		50/60			50/60		
HKS*030C*	1 85.0/87.5		50/60			50/60		
HKS*030C*	1 87.5/90.0		50/60			50/60		
HKS*030C*	1 90.0/92.5		50/60			50/60		
HKS*030C*	1 92.5/95.0		50/60			50/60		
HKS*030C*	1 95.0/97.5		50/60			50/60		
HKS*030C*	1 97.5/100.0		50/60			50/60		
HKS*030C*	1 100.0/102.5		50/60			50/60		
HKS*030C*	1 102.5/105.0		50/60			50/60		
HKS*030C*	1 105.0/107.5		50/60			50/60		
HKS*030C*	1 107.5/110.0		50/60			50/60		
HKS*030C*	1 110.0/112.5		50/60			50/60		
HKS*030C*	1 112.5/115.0		50/60			50/60		
HKS*030C*	1 115.0/117.5		50/60			50/60		
HKS*030C*	1 117.5/120.0		50/60			50/60		
HKS*030C*	1 120.0/122.5		50/60			50/60		
HKS*030C*	1 122.5/125.0		50/60			50/60		
HKS*030C*	1 125.0/127.5		50/60			50/60		
HKS*030C*	1 127.5/130.0		50/60			50/60		
HKS*030C*	1 130.0/132.5		50/60			50/60		
HKS*030C*	1 132.5/135.0		50/60			50/60		
HKS*030C*	1 135.0/137.5		50/60			50/60		
HKS*030C*	1 137.5/140.0		50/60			50/60		
HKS*030C*	1 140.0/142.5		50/60			50/60		
HKS*030C*	1 142.5/145.0		50/60			50/60		
HKS*030C*	1 145.0/147.5		50/60			50/60		
HKS*030C*	1 147.5/150.0		50/60			50/60		
HKS*030C*	1 150.0/152.5		50/60			50/60		
HKS*030C*	1 152.5/155.0		50/60			50/60		
HKS*030C*	1 155.0/157.5		50/60			50/60		
HKS*030C*	1 157.5/160.0		50/60			50/60		
HKS*030C*	1 160.0/162.5		50/60			50/60		
HKS*030C*	1 162.5/165.0		50/60			50/60		
HKS*030C*	1 165.0/167.5		50/60			50/60		
HKS*030C*	1 167.5/170.0		50/60			50/60		
HKS*030C*	1 170.0/172.5		50/60			50/60		
HKS*030C*	1 172.5/175.0		50/60			50/60		
HKS*030C*	1 175.0/177.5		50/60			50/60		
HKS*030C*	1 177.5/180.0		50/60			50/60		
HKS*030C*	1 180.0/182.5		50/60			50/60		
HKS*030C*	1 182.5/185.0		50/60			50/60		
HKS*030C*	1 185.0/187.5		50/60			50/60		
HKS*030C*	1 187.5/190.0		50/60			50/60		
HKS*030C*	1 190.0/192.5		50/60			50/60		
HKS*030C*	1 192.5/195.0		50/60			50/60		
HKS*030C*	1 195.0/197.5		50/60			50/60		
HKS*030C*	1 197.5/200.0		50/60			50/60		
HKS*030C*	1 200.0/202.5		50/60			50/60		
HKS*030C*	1 202.5/205.0		50/60			50/60		
HKS*030C*	1 205.0/207.5		50/60			50/60		
HKS*030C*	1 207.5/210.0		50/60			50/60		
HKS*030C*	1 210.0/212.5		50/60			50/60		
HKS*030C*	1 212.5/215.0		50/60			50/60		
HKS*030C*	1 215.0/217.5		50/60			50/60		
HKS*030C*	1 217.5/220.0		50/60			50/60		
HKS*030C*	1 220.0/222.5		50/60			50/60		
HKS*030C*	1 222.5/225.0		50/60			50/60		
HKS*030C*	1 225.0/227.5		50/60			50/60		
HKS*030C*	1 227.5/230.0		50/60			50/60		
HKS*030C*	1 230.0/232.5		50/60			50/60		
HKS*030C*	1 232.5/235.0		50/60			50/60		
HKS*030C*	1 235.0/237.5		50/60			50/60		
HKS*030C*	1 237.5/240.0		50/60			50/60		
HKS*030C*	1 240.0/242.5		50/60			50/60		
HKS*030C*	1 242.5/245.0		50/60			50/60		
HKS*030C*	1 245.0/247.5		50/60			50/60		
HKS*030C*	1 247.5/250.0		50/60			50/60		
HKS*030C*	1 250.0/252.5		50/60			50/60		
HKS*030C*	1 252.5/255.0		50/60			50/60		
HKS*030C*	1 255.0/257.5		50/60			50/60		
HKS*030C*	1 257.5/260.0		50/60			50/60		
HKS*030C*	1 260.0/262.5		50/60			50/60		
HKS*030C*	1 262.5/265.0		50/60			50/60		
HKS*030C*	1 265.0/267.5		50/60			50/60		
HKS*030C*	1 267.5/270.0		50/60			50/60		
HKS*030C*	1 270.0/272.5		50/60			50/60		
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HKS*030C*	1 292.5/295.0		50/60			50/60		
HKS*030C*	1 295.0/297.5		50/60			50/60		
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HKS*030C*	1 302.5/305.0		50/60			50/60		
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HKS*030C*	1 307.5/310.0		50/60			50/60		
HKS*030C*	1 310.0/312.5		50/60			50/60		
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HKS*030C*	1 315.0/317.5		50/60			50/60		
HKS*030C*	1 317.5/320.0		50/60			50/60		
HKS*030C*	1 320.0/322.5		50/60			50/60		
HKS*030C*	1 322.5/325.0		50/60			50/60		
HKS*030C*	1 325.0/327.5		50/60			50/60		
HKS*030C*	1 327.5/330.0		50/60			50/60		
HKS*030C*	1 330.0/332.5		50/60			50/60		
HKS*030C*	1 332.5/335.0		50/60			50/60		
HKS*030C*	1 335.0/337.5		50/60			50/60		
HKS*030C*	1 337.5/340.0		50/60			50/60		
HKS*030C*	1 340.0/342.5		50/60			50/60		
HKS*030C*	1 342.5/345.0		50/60			50/60		
HKS*030C*	1 345.0/347.5		50/60			50/60		
HKS*030C*	1 347.5/350.0		50/60			50/60		
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HKS*030C*	1 352.5/355.0		50/60			50/60		
HKS*030C*	1 355.0/357.5		50/60			50/60		
HKS*030C*	1 357.5/360.0		50/60			50/60		
HKS*030C*	1 360.0/362.5		50/60			50/60		
HKS*030C*	1 362.5/365.0		50/60			50/60		
HKS*030C*	1 365.0/367.5		50/60			50/60		
HKS*030C*	1 367.5/370.0		50/60			50/60		
HKS*030C*	1 370.0/372.5		50/60			50/60		
HKS*030C*	1 372.5/375.0		50/60			50/60		
HKS*030C*	1 375.0/377.5		50/60			50/60		
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HKS*030C*	1 387.5/390.0		50/60			50/60		
HKS*030C*	1 390.0/392.5		50/60			50/60		
HKS*030C*	1 392.5/395.0		50/60			50/60		
HKS*030C*	1 395.0/397.5		50/60			50/60		
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HKS*030C*	1 405.0/407.5		50/60			50/60		
HKS*030C*	1 407.5/410.0		50/60			50/60		
HKS*030C*	1 410.0/412.5		50/60			50/60		
HKS*030C*	1 412.5/415.0		50/60			50/60		
HKS*030C*	1 415.0/417.5		50/60			50/60		
HKS*030C*	1 417.5/420.0		50/60			50/60		
HKS*030C*	1 420.0/422.5		50/60			50/60		
HKS*030C*	1 422.5/425.0		50/60			50/60		
HKS*030C								

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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B. Cooling Equipment

Type of Systems:

Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): 17

Approximate System Age: **2014**

Approximate System SEER: **14**

Approximate System Size: **3.5 ton**

Filter Size: **20 x 25** Location: **At Interior Closet Unit**

Brand Name: Goodman

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 condensate discharge terminate into the roof structure. Discharging the condensation water onto the roof structure does not meet current installation standards and will prematurely age the roofing material. Corrective measures are recommended.
- The outdoor unit of the air conditioning system requires cleaning.
- The outdoor unit of the air conditioning system requires cleaning.
- 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.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Upstairs Central Cooling System

Today's Temperature Differential (Delta-T): 21

Approximate System Age: **2017**

Approximate System SEER: **14**

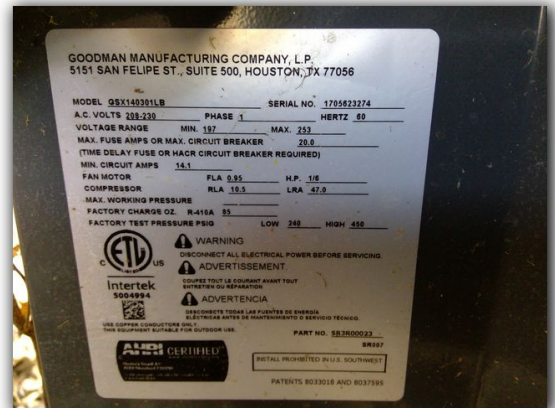
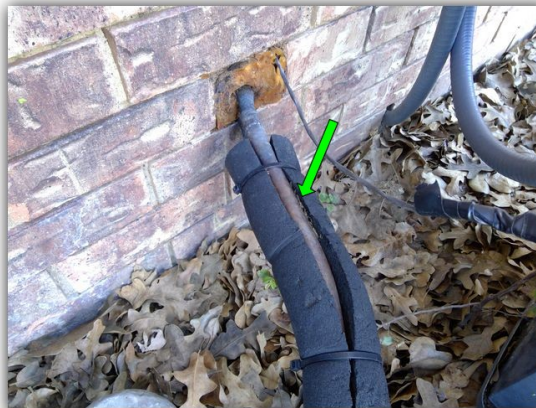
Approximate System Size: **2.5 ton**

Filter Size: **14 x 25** Location: **Interior Ceiling Mounted**

Brand Name: Goodman

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:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- 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 material used to support the heating and cooling equipment in the secondary condensate drain pan is not made of a water resistant material. This condition does not meet current mechanical installation standards.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



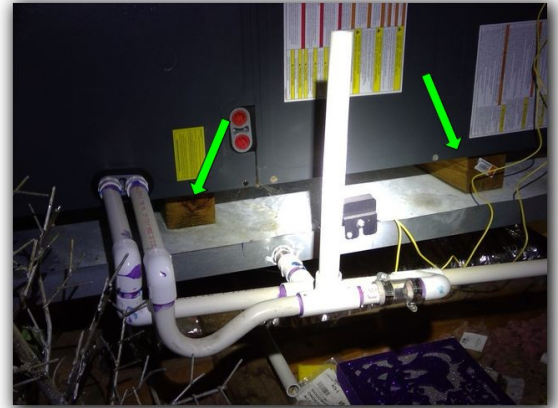
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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: 60 to 70 psi

Comments:

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

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 water is turned off to the exterior water hose bibb (faucet) on the north side of the structure. This condition should be further evaluated and corrected as necessary.
- **Note:** The exterior water hose bibb(s) (faucet) adjacent to the home should be protected from physical damage and/or possible freeze.



Laundry Connections

- Some rust and/or corrosion was observed at the laundry connection hose bibbs.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen Sink

- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

Upstairs Hall Bathroom

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 commode tank is loose at the bowl connection.

Bathtub

- The stopper does not appear to be functioning properly.
- The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.



Upstairs Master Bathroom

Bathtub

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

Commode / Toilet

- The commode tank is loose at the bowl connection.

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.
- The drain leaks water into the cabinet when drained under pressure with a large volume of water.
- **Note:** Previous water leaks and repairs were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

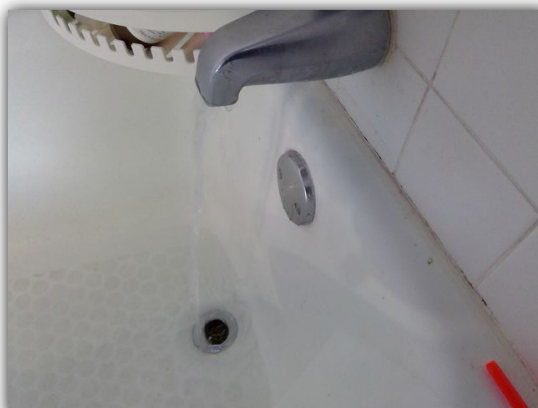
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Downstairs Half Bath

Commode / Toilet

- The commode appears to be excessively loose at the floor mount. This condition should be further evaluated and corrected as necessary.
- 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.

Lavatory / Sink

- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.
- The stopper does not appear to be functioning properly.

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Downstairs Master Bathroom

Shower

- The shower fiberglass surface has some severe damage.
- The shower enclosure is not water tight and leaks to the area adjacent to the shower. This condition should be further evaluated and corrected as necessary.
- The faucet has a slow drip when off.
- The shower drain cover is missing.

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.
- Water leaks into the commode bowl, after the tank valve (ballcock assembly) has reset.

Lavatory / Sink

- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.



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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 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 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.



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: **Electric**

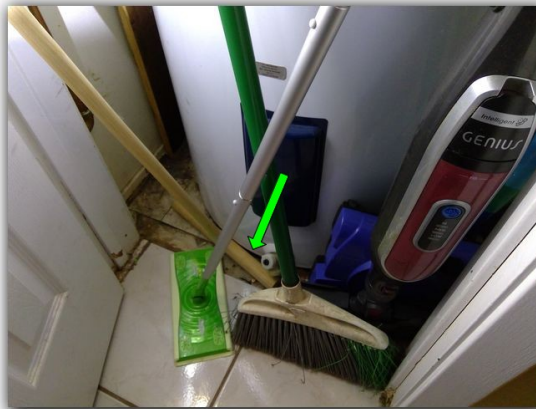
Location: **Interior Closet**

Approximate Capacity: **80 Gallons**

Approximate Age: **2008**

Brand Name: **Whirlpool**

- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- The spliced wires at the top of the water heater should be properly enclosed for reasons of safety.
- There is no pan installed under the water heater.



Report Identification: Pleasantville Place, Anywhere, TX 77777

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D. Hydro-Massage Therapy Equipment

Comments:

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V. APPLIANCES

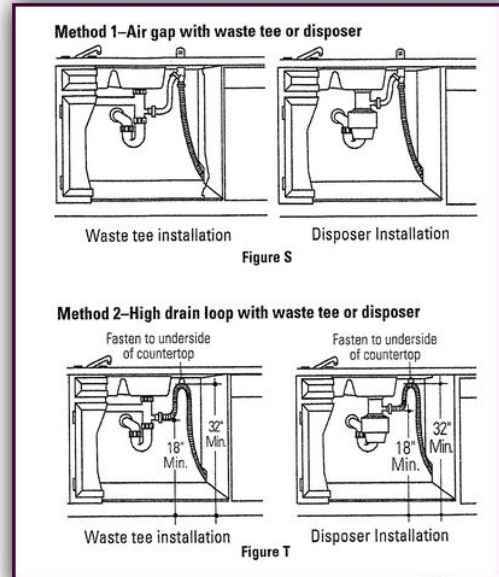
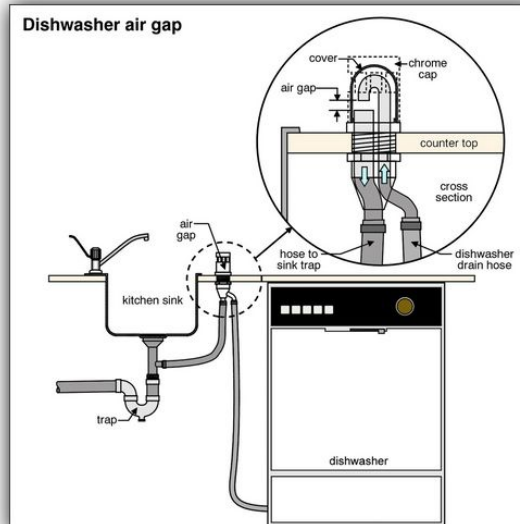
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A. Dishwashers

Comments:

Brand Name: Maytag

- 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.



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B. Food Waste Disposers

Comments:

- The electrical wiring to the food waste disposer is not properly secured to the disposer housing.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: LG

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

Upper Built-in Oven

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

Lower Built-in Oven

- The oven racks are missing.



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. **Note:** Screening the dryer termination will cause the dryer duct to clog and will not allow the dryer to operate efficiently.



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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor ☐ Yes or ☒ No.

Total Number of Zones Wired: 12

Sprinkler System and Associated Components

- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an “*as-built*” condition, but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- The conduit that is protecting the sprinkler system wires is damaged.
- One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly in station(s); **2, 8, 11.**
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **3, 6, 11.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **6, 7.**
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **7, 9.**



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

Type of Construction:

Comments:

Notice: When the system is operational, all of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

You are strongly encouraged to consult with the current homeowner for knowledge on regularly scheduled maintenance and valve operations.

Type of Construction: *In Ground*

Type of Filter: **Cartridge** / Filter Gauge Pressure Reading: **20 to 25 psi**

Swimming Pool and Equipment

Some of the pool components appear to have deficiencies that are beyond normal. The buyer should have this condition further evaluated by a pool technician familiar with pool structures and associated pool components for remedial cost estimates. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.
- Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.
- The pool decking (flatwork) was observed to be settling down and away from the pools structure.
- The pool pump motors do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all pool pump motors supplied from branch circuits rated at 120 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel.
- The spa control button(s) and/or remote button(s) do not appear to be functioning properly.
- The filter gauge has a high pressure reading. Filter pressure should be maintained between 5 to 20 psi.
- There is a visible water leak at the main motor.
- There appears to be a water leak at the above ground plumbing lines at and around the equipment. The cause and remedy should be further evaluated and corrected as necessary.
- **Note:** There is a diving board and/or slide in place. The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.

Heater

- The debris in the pool heater burner chamber needs to be cleaned out out and removed.
- There is a copper gas supply connector in use at the pool heating equipment. Copper is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.

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Barriers

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.



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I=Inspected

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Notice: Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. 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. All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

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.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surface leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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 Happy Homeowner (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 Pleasantville Place (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.

- The soil line is too high on the east side, north 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.
- Poor to negative site drainage was observed on the north side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- The attic floor insulation was observed to be missing over the stairway, upstairs bedroom hallway 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.
- Wall surface damage was observed in the gameroom.
- All of the exterior wood type surfaces need a fresh coat of paint.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The exterior wood window casing has some deterioration and/or damage on the south side of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames. It is recommended to use an elastomeric caulking.
- The soldier bricks were observed to be loose on the east side of the structure. Some improvements are recommended.
- Mortar improvements are recommended for the exterior masonry veneer on the east side, north side of the structure.
- Water stains were observed on the ceiling finish in the kitchen. The cause and remedy should be further evaluated and corrected as necessary.
- The floor covering is noticeably worn and/or damaged in one or more locations of the home.
- The floor covering was observed to be damaged in the front corner bedroom, master bedroom, various locations throughout the house.
- The floor covering was observed to be missing in the upstairs front middle bedroom.
- The door has some surface damage to the backyard entry door.
- The glass in the backyard entry door(s) were observed to be cracked and/or broken.
- Weather-stripping improvements are recommended for the front entry exterior door(s).
- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.

Service Entrance

Grounding / Bonding

- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in the upstairs front middle bedroom.
- One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in the gameroom.
- One or more of the light fixtures are loose at the ceiling mount in the back porch.
- One or more of the smoke alarms do not appear to be interconnected together.

This confidential report is prepared exclusively for Happy Homeowner on 04/09/2020.

- The outdoor unit of the air conditioning system requires cleaning.
- The outdoor unit of the air conditioning system requires cleaning.
- The electrical service disconnect is installed behind the outside condenser/coil.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The electrical service disconnect is installed behind the outside condenser/coil.
- The water is turned off to the exterior water hose bibb (faucet) on the north side of the structure.
- Some rust and/or corrosion was observed at the laundry connection hose bibbs.

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 commode tank is loose at the bowl connection.

Bathtub

- The stopper does not appear to be functioning properly.

Bathtub

- The stopper is missing.

Commode / Toilet

- The commode tank is loose at the bowl connection.

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.
- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Commode / Toilet

- The commode appears to be excessively loose at the floor mount. This condition should be further evaluated and corrected as necessary.
- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal.

Lavatory / Sink

- The stopper does not appear to be functioning properly.

Shower

- **The shower fiberglass surface has some severe damage.**
- **The shower enclosure is not water tight and leaks to the area adjacent to the shower. This condition should be further evaluated and corrected as necessary.**
- The faucet has a slow drip when off.

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.
- Water leaks into the commode bowl, after the tank valve (ballcock assembly) has reset.

Lavatory / Sink

- 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 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 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 spliced wires at the top of the water heater should be properly enclosed for reasons of safety.
- There is no pan installed under the water heater.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.
- The electrical wiring to the food waste disposer is not properly secured to the disposer housing.
- The oven racks are missing.
- The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. **Note:** Screening the dryer termination will cause the dryer duct to clog and will not allow the dryer to operate efficiently.
- The conduit that is protecting the sprinkler system wires is damaged.
- One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly in station(s); **2, 8, 11.**

- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **3, 6, 11.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **6, 7.**
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **7, 9.**
- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.
- Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.
- The spa control button(s) and/or remote button(s) do not appear to be functioning properly.
- The filter gauge has a high pressure reading. Filter pressure should be maintained between 5 to 20 psi.
- There is a visible water leak at the main motor.
- There appears to be a water leak at the above ground plumbing lines at and around the equipment. The cause and remedy should be further evaluated and corrected as necessary.
- The debris in the pool heater burner chamber needs to be cleaned out and removed.
- There is a copper gas supply connector in use at the pool heating equipment. Copper is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.
- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 6

Property was Occupied

Client Present during Inspection: Yes

Termite Report is paid in Full
Termite Warranty Offered: No

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

4A. **Happy Homeowner** Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

Pleasantville Place Anywhere, TX 77777

Inspected Address

Telephone No.

1D. **Nathan Ross #0605004**

Name of Inspector (Please Print)

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

Case Number (VA/FHA/Other)

3. **Thursday, February 20, 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 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 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 checked="" type="checkbox"/>
Excessive Moisture (J)	<input type="checkbox"/>	Debris under or around structure (K)	<input type="checkbox"/>	Footing soil line too high (L)	<input checked="" 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: The high soil line(s) need to be corrected. If active wood destroying insects are discovered during the correction process, treatment will be required.

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 Date of Treatment by Inspecting Company N/A Common Name of Insect N/A 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 Management carriers No Warranty on this

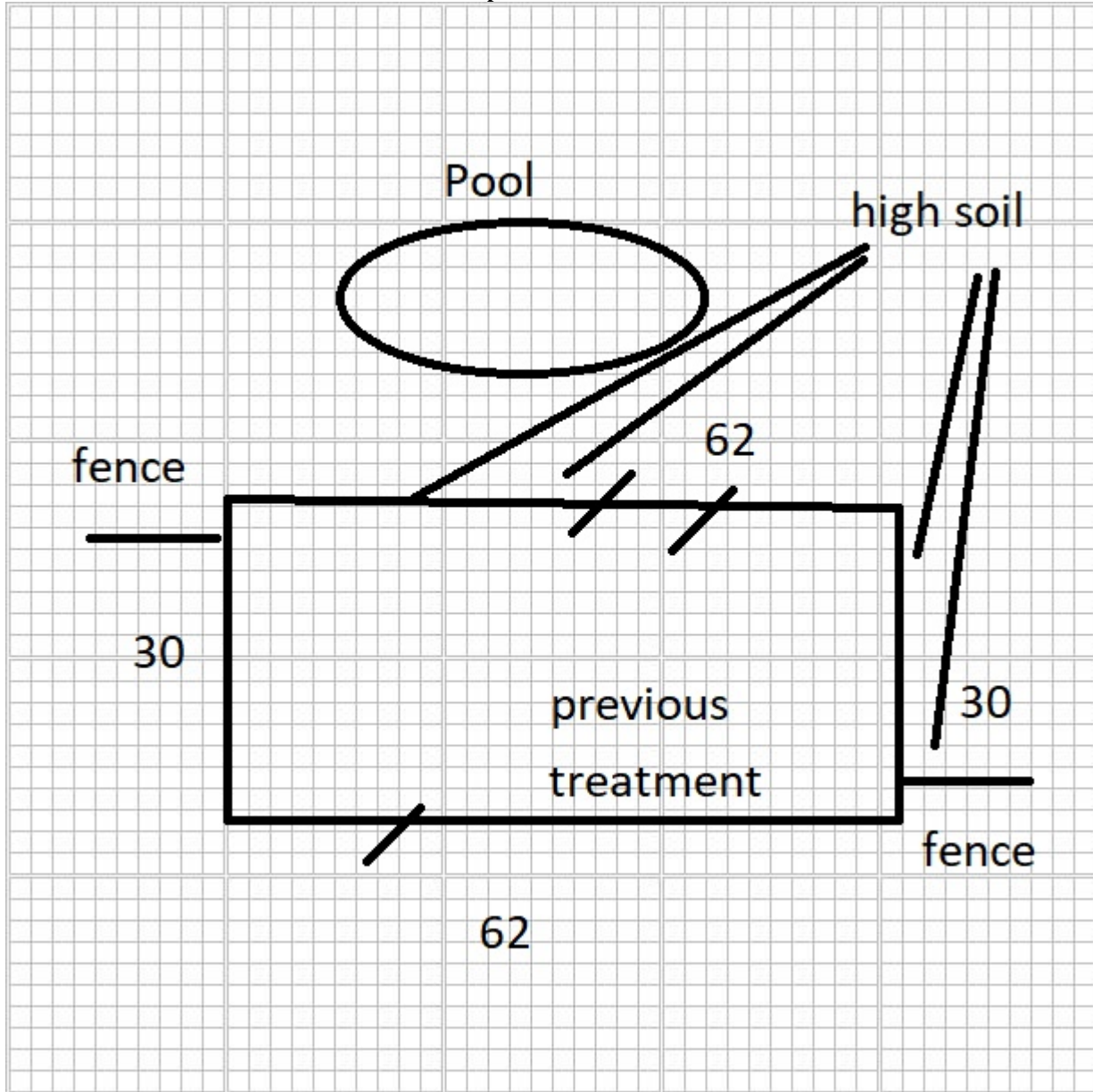
property expressed or implied.

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/ Thursday, February 20, 2020

Certified Applicator and Certified Applicator License Number

12B. Date Posted 02/20/2020

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.

