



Gene Inspections

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Inspector: Gene Goodwin



Inspection Report

Prepared For:

Houston, TX 77057

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

Houston TX, 77057

(Address or Other Identification of Inspected Property)

By:

Gene Goodwin, 21879

5/17/2018

(Name and License Number of Inspector)

(Date)

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 inspection 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(<http://www.trec.texas.gov>).

(512) 936-3000

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Date: 5/17/2018, 9:00 AM- 1:00 PM

Estimated Age: 1975

Square Footage: 1872

Weather Conditions: Clear and 85 degrees

Property Information: Townhome, Structures: 1, Multi-Level: Yes, Bedrooms: 3, Bathrooms: 2 1/2 , Home Is Vacant: Yes, In Attendance: Inspector Only

Orientation Directions: All directional references in the report as to right, left, front, and back/rear are from a front view perspective of the home.

Only items in red print are marked as deficient or in need of service. These items should have further evaluation prior to close by a licensed or qualified contractor.

Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC requires us to mark some items deficient for safety reasons as codes change over time for new construction. Don't expect the homeowner to bring items up to current codes when it may not have been required when this home was built.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

- Slab on Grade

Comments:

• Information Notes: Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

I recommend visiting the following websites, www.wateryourfoundation.com, www.houston-slab-foundations.info and www.foundationrepair.org for additional information. These websites are written specifically for home buyers to provide reliable information concerning slab-on-ground foundations in the Greater Houston Area. The website contains a list of the most frequently asked questions on the performance and evaluation of slab-on-ground foundations.

- The foundation appeared to be a slab on grade. Visible areas of the foundation, exterior structure, and interior structure were inspected for indications of differential movement, which help the inspector determine the condition of the home.
- In my opinion, the foundation appeared to provide adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant deflection in the foundation. This opinion is not to be applicable to future changing conditions as no accurate prediction can be made of future foundation movement.

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B. Grading and Drainage**Comments:**

- Information Notes: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.

The sellers or occupants will have a more intimate knowledge of the site than we will during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition Shingle

Viewed From:

- The Ground

Comments:

- Roof Information Notes: The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.

Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.

Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

Flashing Information Notes: It is recommended flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift up, and sealant can dry and crack allowing moisture to enter the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system.

- The roof was not mounted due to either the height or pitch of the roof. The roof was visually inspected from accessible points from the interior and/or exterior with binoculars. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.
- The roof may be the responsibility of the Property Management Owners Association and is subject to the Association By-Laws, rules, and assessments. Recommend obtaining and reviewing the By-Laws, financial statements, and minutes of the meetings of the Association.

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D. Roof Structure and Attics

Viewed From:

- Walking the Attic

Approximate Average Depth of Insulation:

- Insulation depth is 6 inches
- Fiberglass Fill
- Mineral Wool Fill

Comments:

- Roof deflection noted on the front side and back side of the roof. Roof structure framing in the attic was poorly braced to current standards causing the roof to deflect in these areas. Current standards require purlin beams be dimensioned the same size as the rafters and for knee braces to be installed on 4-foot centers.



Roof deflection on the front side of the roof



Roof deflection on the back side of the roof



Inadequate purlin bracing

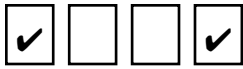
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**E. Walls (Interior and Exterior)****Comments:**

- Indications of mortar patching at the front right and front left corners of the home. Appeared there may have been movement between the brick veneer walls at both corners.
- Observed minor wall cracks above the entryway door which is caused by slight movement or expansion/contraction of the framing. Appeared to be primarily a cosmetic concern.
- Observed stains/corrosion on the interior walls of the upstairs hallway closet. Recommend consulting the owner for more information.
- The drywall was not properly sealed under the upstairs bathroom sink where the water supply lines penetrate the drywall; recommend repair.

• Observed areas where there was a break/penetration of the firewall in the attic. According to current standards there should be a 1 hour-rated firewall between adjacent townhomes. There was also no parapet on the back side of the roof to provide a firewall at the roof level. Recommend review by a qualified contractor to provide proper firewall protection for the townhome.



Mortar patch at the front right corner



Mortar patch at the front left corner

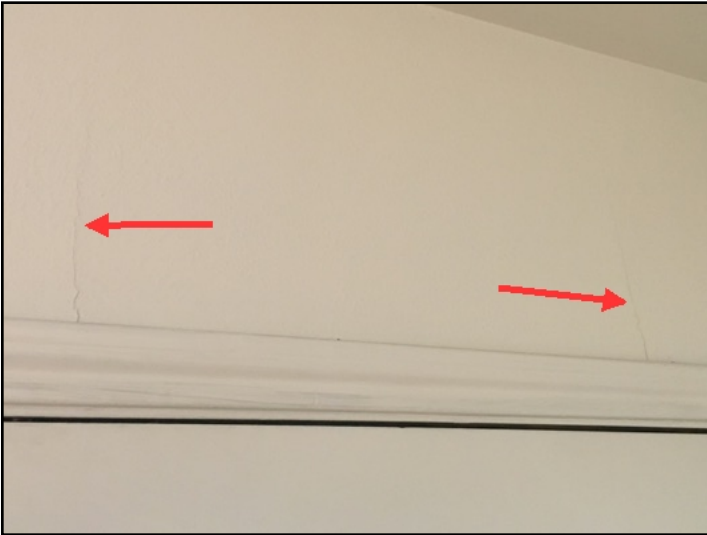
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Wall cracks above the entryway door



Observed stains/corrosion on the interior walls of the upstairs hallway closet



Penetration of the firewall between townhomes



No firewall protection between townhomes



F. Ceilings and Floors

Comments:

- Observed the floor heaving at the entrance to the master bedroom.
- Observed a dry stain on the ceiling in the master bedroom closet. The inspector probed the stain with a General Pinless LCD Moisture Meter, which showed no moisture present at time of inspection. The ceiling had also been painted, which can hide previous water stains, cracks, or evidence of repairs. Client is advised to review sellers disclosure for additional information.

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Observed the floor heaving at the entrance to the master bedroom Observed a dry stain on the ceiling in the master bedroom closet



The master bedroom closet ceiling had also been painted, which can hide previous water stains, cracks, or evidence of repairs

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G. Doors (Interior and Exterior)

Comments:

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H. Windows

Comments:

- Thermopane windows were installed in the home. The inspector was unable to determine if all double-glazed insulated windows in this property were completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection due to temperature. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to see broken seals.

- The upstairs back left bedroom window was cracked; recommend repairs by a qualified glass company for proper operation and safety.



The upstairs back left bedroom window was cracked

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplace and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

- Minor cracks noted in the carport deck; recommend sealing and monitoring.

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Cracks in the carport slab

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Types:

- Circuit Breakers

Comments:

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

Grounding of the electrical system and Bonding of the gas and water piping systems and appliances in the home is not always visible or observable to the inspector. Therefore it is recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.

- Could not locate the electric meter. Recommend consulting the owner.
- The main service panel was located on the back side of the home. Panel Manufacturer was General Electric, the panel rating was 200-amps, the main breaker size was 175-amps rated at 120/240 volts.
- The service entrance cables appeared to be #1 AWG Copper rated for 150-amp breaker.

Overload protection provided by breakers.
Slots available to add breakers - Yes .

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

- The main breaker in the main panel was oversized. A #1 AWG Copper wire, which is only rated for a 150-amp breaker, was connected to a 175 -amp breaker. This condition could allow excessive current to be carried by the conductors (wires); recommend review by a licensed electrician.
- Open knockouts and/or exposed busbar observed in both the main panel and sub-panel (behind the refrigerator); recommend installing knockout plugs and/or filler plates as needed, for safety.

Recommend review of these issues by a qualified electrician.

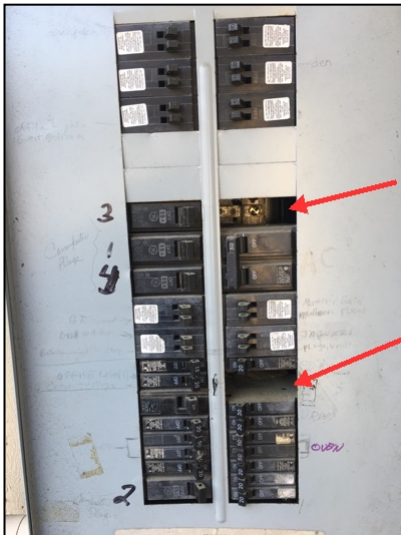
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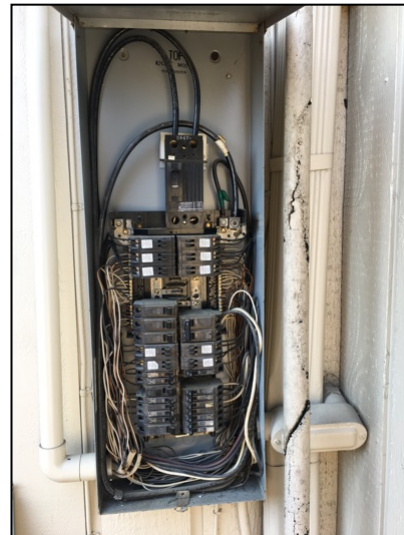
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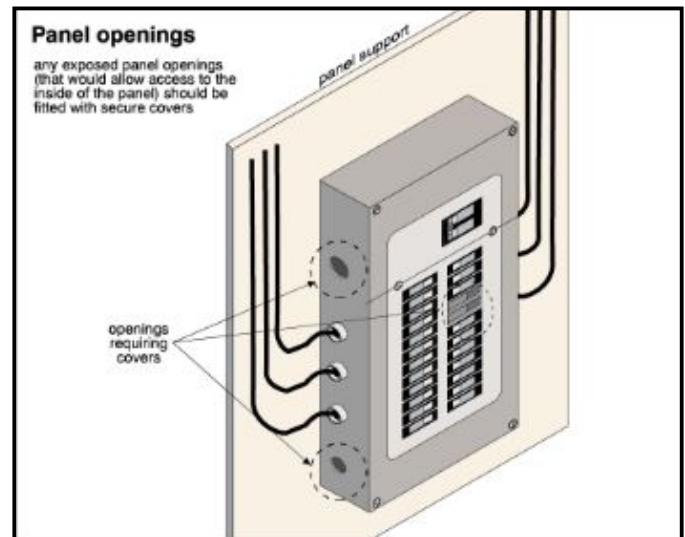
Open knockouts and/or exposed busbar observed in the main panel



Main panel



Sub panel behind the refrigerator had open knockouts and exposed cables. This appeared to be a discontinued panel



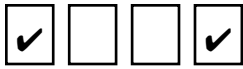
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

• Information Note: This is not an exhaustive inspection of every component and installation detail. Inside the house, we will inspect a representative number of installed lighting fixtures, switches, and receptacles. Ask the property owner about all of the wall switches. The wiring for phone systems, television surround sound systems, and cable and internet are not part of a home inspection therefore these items are not inspected or evaluated.

Ground Fault Interrupter (GFI) protection is required by current codes in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFIs are designed to provide accidental shock protection in these areas. In most cases this may not have been required when the home was constructed and the home owner is not required to bring it up to current codes. This is considered a SAFETY HAZARD and is HIGHLY RECOMMENDED!

Current standards require smoke alarms to be located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics. In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and that batteries be replaced annually. Carbon monoxide detectors have been proven to save lives and are required outside sleeping areas when there are fuel fired appliances or an attached garage.

- The GFI reset for the upstairs bathroom was located at the receptacle on the right wall of the upstairs bathroom and was functional at time of the inspection.
- The electric clothes dryer receptacle had a 3-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.

• Suggest installation of additional smoke detectors in the bedrooms, per current standards, as a safety upgrade.

• A kitchen GFI receptacles was located on the left wall of the kitchen and was functional at time of the inspection, but did not protect any other kitchen receptacles.

• The GFI reset for the master bathroom was located at the receptacle on the left wall of the master bathroom and was functional at time of the inspection, but did not protect any other receptacles in the bathroom

• The garage, exterior, and half bathroom receptacles were not GFI protected.

• It appeared there was no active GFCI coverage for the hydro massage tub; recommend GFCI coverage for the hydro-massage tub to help assure safety prior to using the tub.

• The garage receptacles were ungrounded three prong receptacles. It is recommended the receptacles be grounded for safety reasons.

• The waste disposer had no electrical stress connector/strain relief clamp. The vibrations from the unit can cause the cabinet to wear a hole through the insulation of the wire; recommend installing one to ensure safety.

• Open splices or bare wires observed in the kitchen, which is a Safety Concern.

Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shock or separation of the splice.

• Open junction boxes observed in the attic. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

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The waste disposer had no electrical stress connector/strain relief clamp



Exposed splice underneath the kitchen cabinet



Exposed splice wire for the cooktop



Exposed junction box (furnace switch) for the furnace wiring

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Exposed junction box in the attic

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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**A. Heating Equipment**

Type of Systems:

- Furnace

Energy Sources:

- Gas

Comments:

- Information Notes: The evaluation of the HVAC system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection as well as determining heating supply adequacy or distribution balance. The average life span of an electric or gas furnace is 15-20 years under normal conditions. Units should be serviced annually. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

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

- The furnace was a forced air (mid efficiency) gas furnace, Manufactured by American Standard. This unit was manufactured in February 2010.
- Using a Klein Tools IR1000 Infrared thermometer, the home temperature differential was 42 degrees, taken between the return register at 75 degrees and the supply registers at 117 degrees. A 20-50 degree differential is considered a normal operating range.
- The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review was limited. Holes or cracks in the heat exchanger were not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. The thermostat was used to operate the unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the units have not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

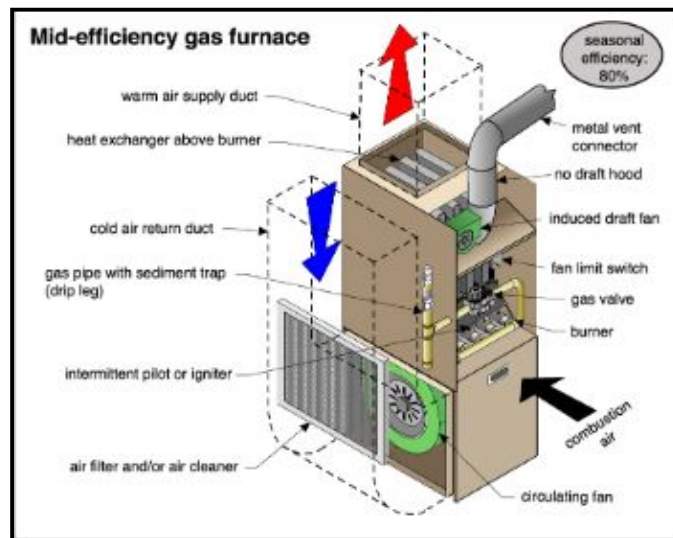
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**B. Cooling Equipment**

Type of Systems:

- Central Air

Comments:

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

Units should have a full system check when serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages, etc

The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

- The condenser unit located on the front side of the carport was manufactured by Carrier, capacity was 3 tons, Max/Min breaker size was 30 - amps. This unit was manufactured in June 2016 .
- Float switches were installed on the AC unit overflow pan and on the overflow drain outlet of the primary pan, which will turn the unit off if the primary pan or overflow pan fills with water. Recommend testing occasionally to make sure these switches are activated and the system shuts off.
- 2 clean-outs for the AC unit primary condensate drain line was installed in the attic. A clean out provides a way to add bleach or algae tablets on a periodic basis to keep the primary drain line clean and unobstructed. This is a good preventative measure since secondary drain lines are also prone to obstruction and condensate overflow. Recommend attaching caps to both clean outs to prevent leakage of conditioned air.
- Overflow pan and drain line was installed for the A/C evaporator unit. The overflow drain line exited at a high location on the back side of the home. Condensate draining from this line is an indication of a possible problem with the primary drain/drain line or A/C evaporator coil and a licensed HVAC contractor would need to be called for an evaluation.
- Recommend replacing the old refrigerant line insulation with newer insulation for better HVAC efficiency.

- The temperature differential was 9 degrees, taken between the return register at 73 degrees and the supply registers at 64 degrees, which is below the 15 to 22 degree normal operating range.

If the temperature drop is lower than considered normal, it may indicate the unit is low on refrigerant but could be caused by other issues; recommend a complete system review by a licensed HVAC contractor for repairs/replacement as needed to ensure the proper operation of the unit.

The temperature differential between the room supply and home return air registers was measured using a Klein Tools Infrared Thermometer IR1000. A temperature differential or temperature drop of at least 15°-22° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the

I=Inspected

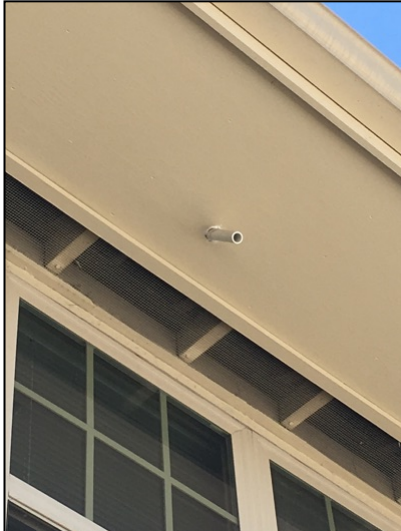
NI=Not Inspected

NP=Not Present

D=Deficient

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temperature drop inside the home from the supply registers.



Secondary condensate drain line



Float switch installed on the overflow pan



Primary condensate drain line clean outs in the attic



Recommend replacing the old refrigerant line insulation with newer insulation as already installed on a section of refrigerant line near the AC unit in the attic

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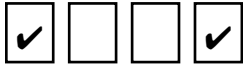
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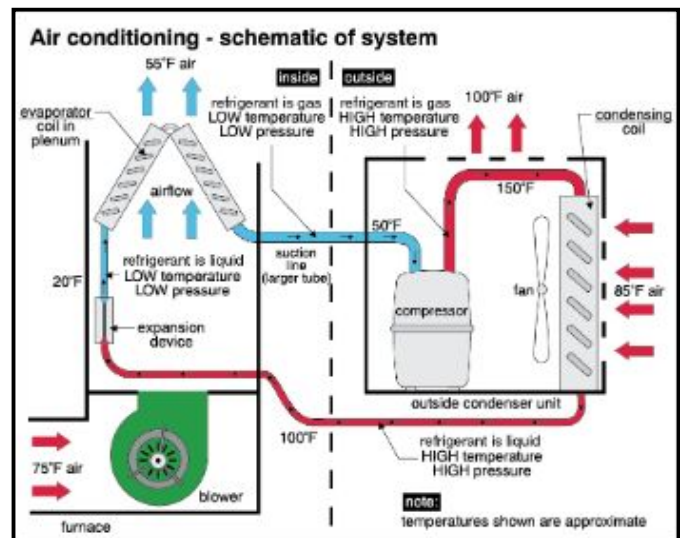
Float switch installed on the overflow outlet at the primary pan



C. Duct Systems, Chases, and Vents

Comments:

- Information Notes: Cooling and heating are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection. If you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.
- A Media Air Filter was installed between the blower and return air plenum in the attic. The media filter should be checked at least every three months to see if it needs to be replaced. Average time between filters is 3-6 months. If a media filter is installed, remove all other filters in return air registers in the home. If a system is double filtered, it makes the system work harder and therefore shortens the life span of the equipment.
- The flue vent was improperly installed. Starting at the furnace draft hood the flue vent should fit inside each succeeding flue vent section instead of over it. With this installation flue gas could leak out into the attic space. Recommend review by a HVAC contractor.



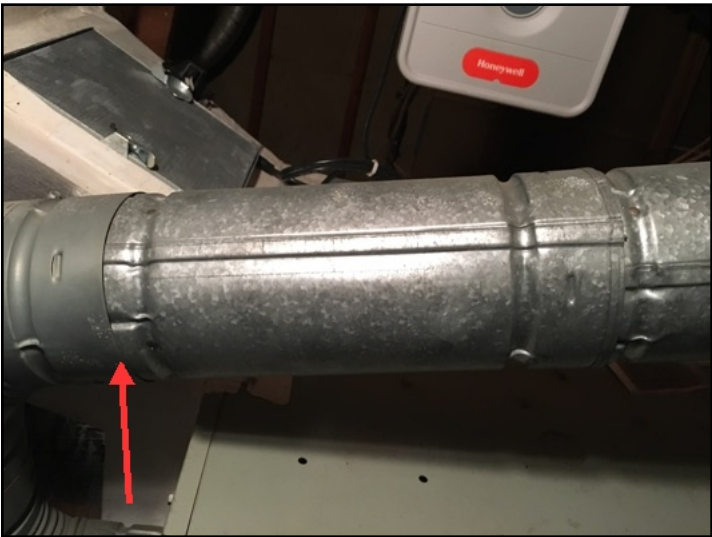
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Furnace flue vent installed incorrectly



Media air filter in the attic

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Unknown

Location of Main Water Supply Valve:

- At the front right of the home
- Static Water Pressure Reading: 48 PSI
- Copper Supply Line
- Galvanized Supply Line

Comments:

- Information Notes: Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.

The supply hoses to the washing machine are not disconnected to check for presence of water. The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator.

- Galvanized supply pipes were installed in the home. Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, some restriction may have occurred. No restriction was observed at time of inspection. There are new methods in removing debris buildup inside the lines instead of replacing all the water lines to correct this problem. Average life expectancy is approximately 45 years.
- There were no back flow preventers installed on the exterior hose bibs. Current standards require a backflow preventer attached to each outside faucet. This prevents water from backing up from the hose to the potable household water. Although this might not have been a requirement when the home was constructed, recommend installing a backflow preventer on all exterior faucets.
- Observed improper material (appeared to be rubber) used for the flexible water line connections in the upstairs bathroom lavatory. Recommend replacing with braided flexible water line connections.
- Observed where some of the galvanized supply lines had been replaced with copper supply lines in the bathrooms.

- The shower head in the upstairs bathroom was leaking.

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NI=Not Inspected

NP=Not Present

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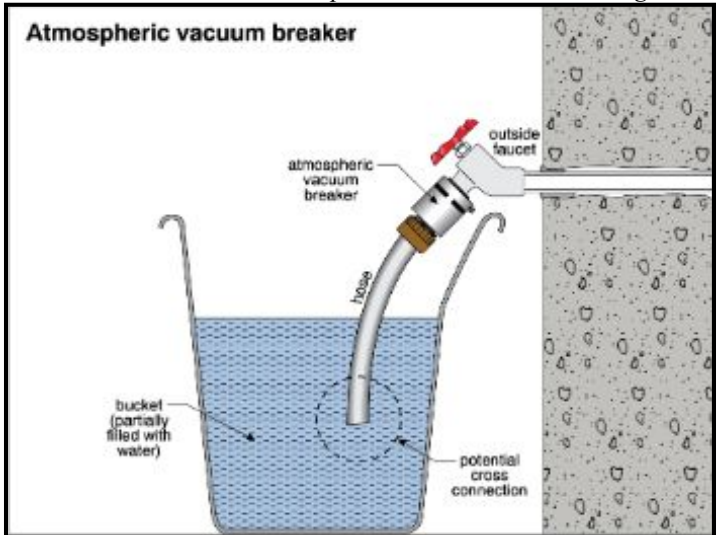
No backflow preventers



The shower head in the upstairs bathroom was leaking.



Observed improper material (appeared to be rubber) used for the flexible water line connections in the upstairs bathroom lavatory


☒ ☐ ☐ ☐
B. Drains, Wastes, and Vents**Comments:**

- Information Notes: The only parts of the sewage waste system visible are the drains under the sinks. The waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test.

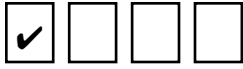
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NP=Not Present

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C. Water Heating Equipment

Energy Source:

- Gas

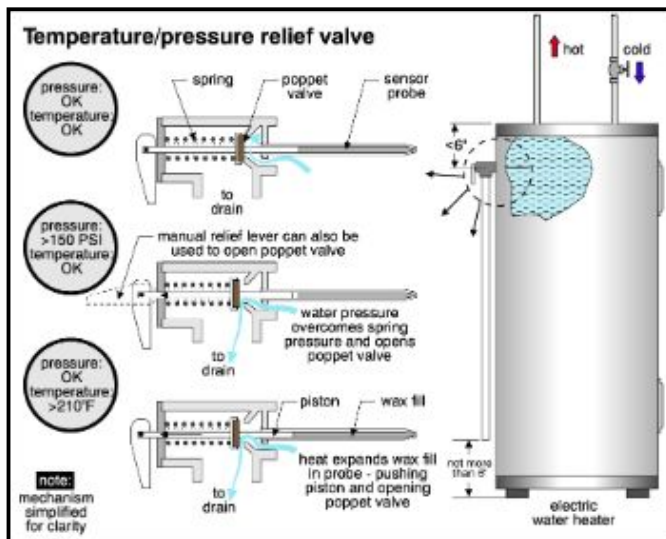
Capacity:

- Unit is 40 gallons

Comments:

• Information Note: The average life for a water heater is between 10 & 12 years under normal conditions.

- The water heater was manufactured by Rheem, capacity was 40 gallons. This unit was manufactured in April 2014.
- Noted for location: The TPR (Temperature/Pressure Relief) valve discharge line terminated in the water heater overflow pan. If water is ever seen coming out of this pipe, a licensed plumber should be contacted for a full water heater review.
- The TPR (Temperature/Pressure Relief) valve was not operated for the water heater because sometimes the valve doesn't reset properly allowing water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace the relief valve.



Water heater TPR valve discharge line

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NI=Not Inspected

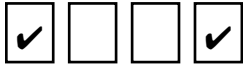
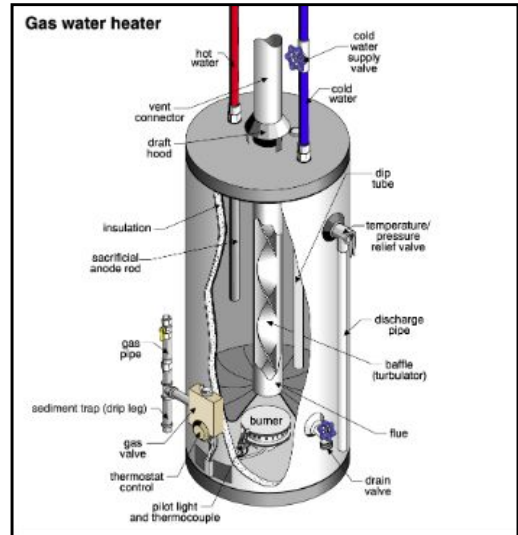
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Water heater TPR safety valve

**D. Hydro-Massage Therapy Equipment****Comments:**

- Information Notes: The National Standards that cover the construction of hydro-massage therapy tubs states that no hydro-massage bathtub circulation system can fully drain. Bathing in a hydro-massage tub that has not been properly maintained exposes the bather to the residue and bacteria of all past users. Research has demonstrated that hydro-massage bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.
- A Hydro Therapy tub was present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

- Access panel was not provided (or was sealed) to inspect the drain, motor, and electrical connections. It was unknown whether the motor casing was properly bonded and/or if the drain assembly leaked.

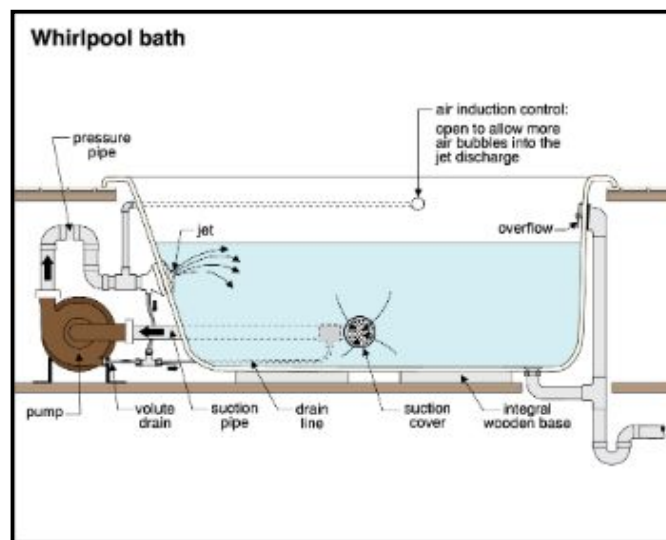
I=Inspected

NI=Not Inspected

NP=Not Present

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**E. Other****Comments:**

- Information Note: Most of the gas supply system is either buried underground, located inside the walls of the home, or covered with insulation in the attic and therefore not visible to the inspector. The check for gas leaks are only checked at the connection to the shut-off valve and the connection to the appliances if accessible.

- The flexible gas connection for the furnace passed through the enclosure cabinet. The connector can vibrate against the sharp sheet metal side of the enclosure, which may cause a leak in the gas line; recommend a licensed plumber install black pipe to the exterior of the enclosure, then connect the flex gas line to help prevent possible damage to the gas flex line.



The flexible gas connection for the furnace passed through the enclosure cabinet

I=Inspected

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NP=Not Present

D=Deficient

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V. APPLIANCES

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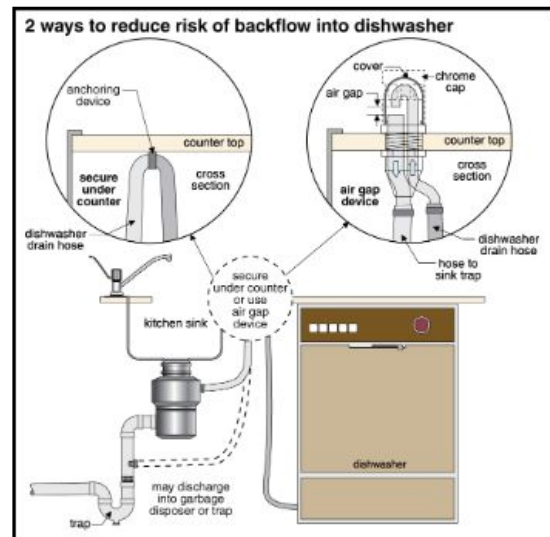
A. Dishwashers

Comments:

- Unit performed as expected on the Normal Wash cycle. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection was limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit on other cycles, as desired, prior to closing. The door seal was secure and appeared not to be leaking and the heating element appeared to be working.
- The dishwasher drain line did not have a high loop or an air gap. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.



Dishwasher


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B. Food Waste Disposers

Comments:

- The waste disposal was functional at the time of the inspection.

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C. Range Hood and Exhaust Systems

Comments:

- It appeared that the range exhaust vent terminated in the ceiling space above the kitchen. Such vents should discharge outside of the dwelling to avoid possible accumulation of moisture and grease.
- One of the range hood lights was inoperative, possibly burnt out.

I=Inspected

NI=Not Inspected

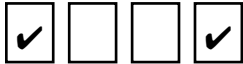
NP=Not Present

D=Deficient

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It appeared that the range exhaust vent terminated in the ceiling space above the kitchen



D. Ranges, Cooktops, and Ovens

Comments:

- The upper oven was set to 350°F, the actual temperature was 345 degrees. Within +/- 25 degrees is considered the normal range.
- The front right burner element of the cooktop was not functioning properly.
- The lower oven was not functioning. Recommend review of the cooktop and oven by a qualified appliance contractor.



The front right burner element of the cooktop was not functioning properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens**Comments:**

- The built in microwave was tested using normal operating controls and appeared to be operational at the time of inspection. These can fail at anytime without warning. Leak and/or efficiency testing is beyond the scope of this inspection.

*Microwave*

<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:**

- Both upstairs bathroom exhaust fans were improperly venting to the attic, which allows moist air into the attic. Provision was made for exhaust vents for both fans that terminated through the roof, but both vents had been disconnected.
- The half bathroom exhaust fan vibrated or was excessively noisy. This may indicate a worn armature or bearings.

*Both upstairs bathroom exhaust fans were improperly venting to the attic, which allows moist air into the attic*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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G. Garage Door Operator

Comments:

- The garage door operator was equipped with safety reverse devices (pressure resistance and auto reverse) which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
- Electronic eyes were not installed for the garage door. We recommend installing electronic eyes within 6-8 inches of the floor or manufactures specifications if the opener is designed for electronic eyes.

☒ ☐ ☐ ☒
H. Dryer Exhaust Systems

Comments:

- Only the first 8' (transition duct from the dryer to the interior wall) is allowed to be flex pipe, the remaining length should be smooth wall pipe; recommend replacing offending material with 4" diameter smooth wall pipe from the interior wall to the exterior wall.
- The dryer vent was venting lint into the attic, which is a fire hazard. This could be due to the dryer vent being too long. Recommend review, and if necessary, add a booster fan. Booster fans are no longer allowed in the new codes. The removal of the booster fan from the code is because of a serious fire hazard when not properly maintained. Most manufacturers require the booster fan to be cleaned every six months because lint is highly combustible. If a booster fan is installed, follow the manufacturer guide for cleaning.

*Dryer vent should be hard walled**The dryer vent was venting lint in the attic*
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

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

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

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

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Observed areas where there was a break/penetration of the firewall in the attic. According to current standards there should be a 1 hour-rated firewall between adjacent townhomes. There was also no parapet on the back side of the roof to provide a firewall at the roof level. Recommend review by a qualified contractor to provide proper firewall protection for the townhome.
Page 11 Item: H	Windows	<ul style="list-style-type: none"> The upstairs back left bedroom window was cracked; recommend repairs by a qualified glass company for proper operation and safety.

ELECTRICAL SYSTEMS

Page 13 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> The main breaker in the main panel was oversized. A #1 AWG Copper wire, which is only rated for a 150-amp breaker, was connected to a 175 -amp breaker. This condition could allow excessive current to be carried by the conductors (wires); recommend review by a licensed electrician. Open knockouts and/or exposed busbar observed in both the main panel and sub-panel (behind the refrigerator); recommend installing knockout plugs and/or filler plates as needed, for safety. <p>Recommend review of these issues by a qualified electrician.</p>
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> Suggest installation of additional smoke detectors in the bedrooms, per current standards, as a safety upgrade. A kitchen GFI receptacles was located on the left wall of the kitchen and was functional at time of the inspection, but did not protect any other kitchen receptacles. The GFI reset for the master bathroom was located at the receptacle on the left wall of the master bathroom and was functional at time of the inspection, but did not protect any other receptacles in the bathroom The garage, exterior, and half bathroom receptacles were not GFI protected. It appeared there was no active GFCI coverage for the hydro massage tub; recommend GFCI coverage for the hydro-massage tub to help assure safety prior to using the tub. The garage receptacles were ungrounded three prong receptacles. It is recommended the receptacles be grounded for safety reasons. The waste disposer had no electrical stress connector/strain relief clamp. The vibrations from the unit can cause the cabinet to wear a hole through the insulation of the wire; recommend installing one to ensure safety. Open splices or bare wires observed in the kitchen, which is a Safety Concern. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shock or separation of the splice. Open junction boxes observed in the attic. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: B	Cooling Equipment	<ul style="list-style-type: none"> The temperature differential was 9 degrees, taken between the return register at 73 degrees and the supply registers at 64 degrees, which is below the 15 to 22 degree normal operating range. <p>If the temperature drop is lower than considered normal, it may indicate the unit is low on refrigerant but could be caused by other issues; recommend a complete system review by a licensed HVAC contractor for repairs/replacement as needed to ensure the proper operation of the unit.</p> <p>The temperature differential between the room supply and home return air registers was measured using a Klein Tools Infrared Thermometer IR1000. A temperature differential or temperature drop of at least 15°-22° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers.</p>
Page 22 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> The flue vent was improperly installed. Starting at the furnace draft hood the flue vent should fit inside each succeeding flue vent section instead of over it. With this installation flue gas could leak out into the attic space. Recommend review by a HVAC contractor.

PLUMBING SYSTEM

Page 24 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> The shower head in the upstairs bathroom was leaking.
Page 27 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> Access panel was not provided (or was sealed) to inspect the drain, motor, and electrical connections. It was unknown whether the motor casing was properly bonded and/or if the drain assembly leaked.
Page 28 Item: E	Other	<ul style="list-style-type: none"> The flexible gas connection for the furnace passed through the enclosure cabinet. The connector can vibrate against the sharp sheet metal side of the enclosure, which may cause a leak in the gas line; recommend a licensed plumber install black pipe to the exterior of the enclosure, then connect the flex gas line to help prevent possible damage to the gas flex line.

APPLIANCES

Page 30 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> It appeared that the range exhaust vent terminated in the ceiling space above the kitchen. Such vents should discharge outside of the dwelling to avoid possible accumulation of moisture and grease. One of the range hood lights was inoperative, possibly burnt out.
Page 30 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> The front right burner element of the cooktop was not functioning properly. The lower oven was not functioning. Recommend review of the cooktop and oven by a qualified appliance contractor.
Page 31 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> Both upstairs bathroom exhaust fans were improperly venting to the attic, which allows moist air into the attic. Provision was made for exhaust vents for both fans that terminated through the roof, but both vents had been disconnected. The half bathroom exhaust fan vibrated or was excessively noisy. This may indicate a worn armature or bearings.

Page 32 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• Only the first 8' (transition duct from the dryer to the interior wall) is allowed to be flex pipe, the remaining length should be smooth wall pipe; recommend replacing offending material with 4" diameter smooth wall pipe from the interior wall to the exterior wall.• The dryer vent was venting lint into the attic, which is a fire hazard. This could be due to the dryer vent being too long. Recommend review, and if necessary, add a booster fan. Booster fans are no longer allowed in the new codes. The removal of the booster fan from the code is because of a serious fire hazard when not properly maintained. Most manufacturers require the booster fan to be cleaned every six months because lint is highly combustible. If a booster fan is installed, follow the manufacturer guide for cleaning.
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Additional Comments

Deficiency Issues: For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector cannot inspect, like the HVAC system. There are many checks home inspectors cannot perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

Mold Disclaimer - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition.

Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. **If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

Asbestos Disclaimer - In many forms, asbestos represents low health risk. It becomes a health hazard when fibers, which may be microscopic, are introduced into the air by cutting, tearing, sanding or otherwise handling asbestos-containing materials in a manner which releases fibers. Homes built prior to 1980 may contain asbestos in materials like the drywall compound used for taping and floating the seams or like some cement board siding used during the 1940's and 1950's. If you plan on renovations, you may want to have the home tested for asbestos. This is beyond the scope of this inspection.

Chinese Drywall - This company is not certified to test for Chinese drywall. Although we look for symptoms, like corroded electrical wiring, it is impossible to check every location within a home. It is not possible to determine how much of the Chinese drywall was installed in the home without taking samples of every sheet, which is beyond the scope of this inspection.

Pest Disclaimer - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings.

This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

Appliance Recalls - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which means it

is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website www.cpsc.gov/cpscpub/prerel/category/appliance for your reference.

Occupied Homes - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Vacant Homes - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

Condo/Townhouse - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

Thermal Imaging - A Thermal Imaging camera may be used during the inspection. Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have X-Ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Further investigation may be required by a qualified or licensed contractor.

Inspection Disclaimer - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MAY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING.

This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made.

HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty

services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations.

EDITING ERRORS - REPORT INTERPRETATION: This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments or recommendations for corrective action, **call me prior to closing the transaction for clarification.**