



PROPERTY INSPECTION REPORT FORM

Rosa Caffarena <i>Name of Client</i>	11/11/2023 <i>Date of Inspection</i>
5638 Briar Dr., Houston, TX 77056 <i>Address of Inspected Property</i>	
Will Worthen <i>Name of Inspector</i>	24920 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **9 am** Time Out: **1:30 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **South**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside Temperature During Inspection: **60 ° or Below Degrees**
Parties Present at Inspection: **Owner**

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

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

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

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

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

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

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately / Evidence of Previous Repairs Observed

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 unevenness.

Additional Observations and/or Comments:

You should be aware that there is visible evidence of previous foundation repairs. You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information. Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered. 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.

Additional Observations and/or Comments:

- Interior drywall cracks and/or stress indicators.
- Deflection cracks were observed in the exterior veneer.
- Foundation sections were observed to be separating between the garage and main house sections.
- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the south side of the bedroom wing of the structure.

Note: Tree(s) in close proximity of the foundation was observed. The client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

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

Note: There are rotten/removed tree(s) in close proximity to the foundation. The client should consider corrective measures to reduce the possibility of settlement or damage to the structure.

Note: 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 due 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



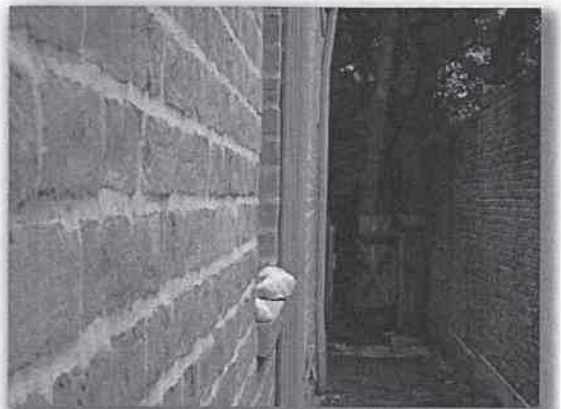
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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.

B. Grading and Drainage

Comments:

Grading & Drainage

- Marginal site drainage was observed on the east side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding 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.
- Ground erosion was observed on the west side of the bedroom wing structure. Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation footer properly.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Attic Insulation

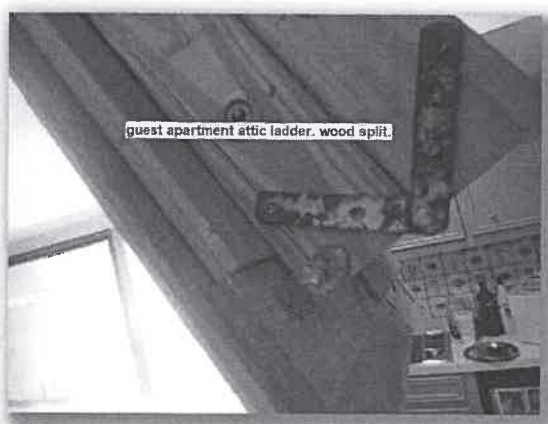
- The attic floor insulation should be redistributed in one or more locations.

Note: There are visible water stains on the loose fill insulation above the kitchen area.



Attic Ladder/Hatch Opening

- One or more of the attic ladder components were observed to be damaged. This condition should be corrected for reasons of safety.



E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer and Wood Type Veneer

Interior Walls & Surfaces

- The wall texture has some deterioration and/or damage in the several locations throughout the house.
- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- The baseboards were observed to be water stained and/or damaged in the primary bathroom, laundry room, hall bathroom. The cause and remedy should be further evaluated and corrected as necessary.
- Water stains and water damage was observed on the wall finishes in the main hallway. The cause and remedy should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

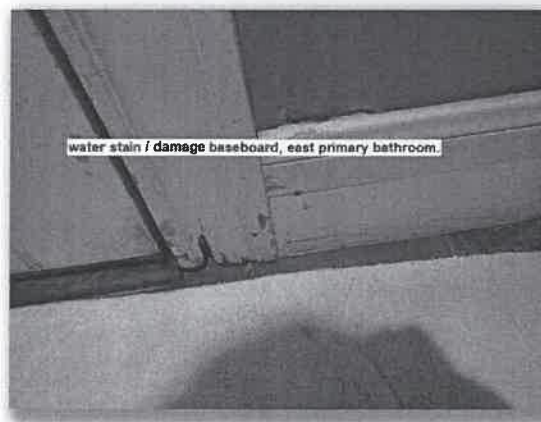
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Interior wall joint cracks were observed in the family room.
- There was an unknown mold like substance observed in Jack and Jill bathroom, guest bathroom, garage. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Wall surface damage was observed in the garage.

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



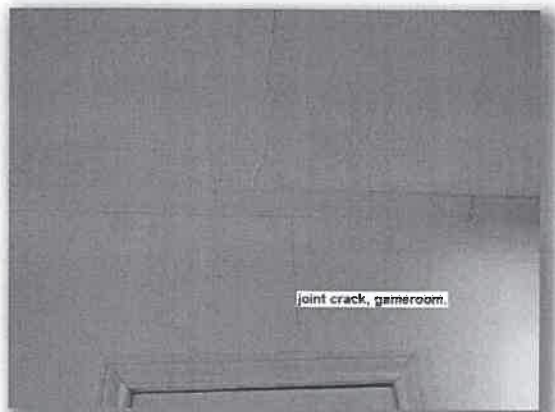
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



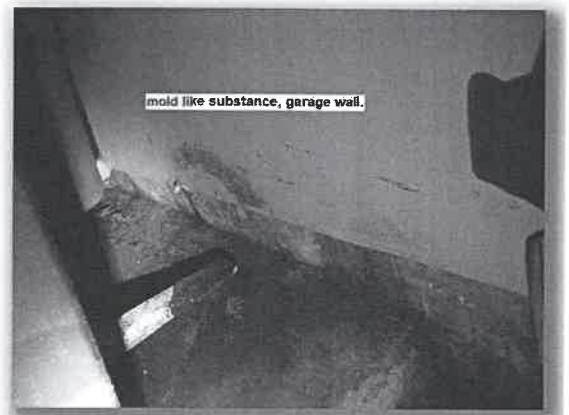
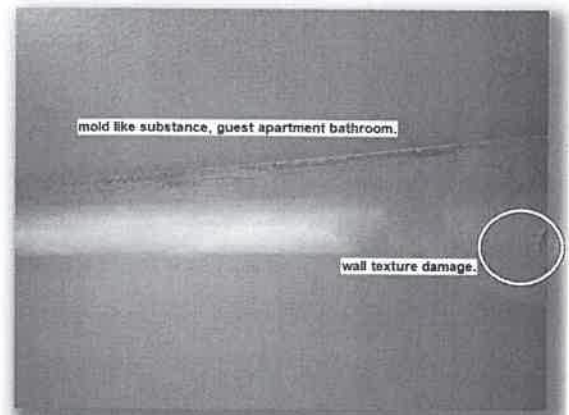
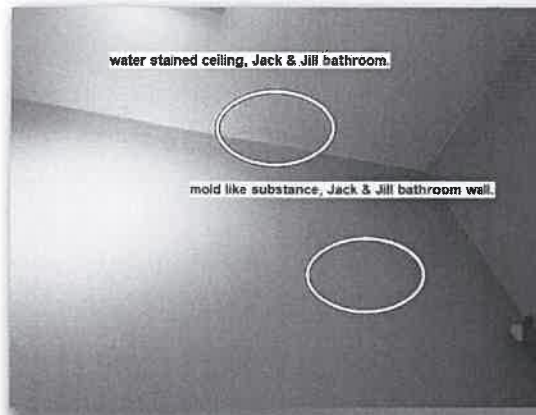
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric sealant.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings should be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles, vent termination covers, etc. It is recommended to use an elastomeric sealant.
- There are visible cracks in the brick and/or mortar at the front arch. This type of cracking may compromise the integrity of the arch. It is recommended to have this condition further evaluated and corrected as necessary.
- Deflection cracks were observed in the exterior veneer on the east side, west side, south side of the structure.
- The exterior veneer / cladding has some deterioration and/or damage on the north side of the structure.
- The exterior veneer / cladding was observed to be pulling loose and should be better secured on the north side of the structure.
- The wood veneer trim has some deterioration or damage on the north, east, west and south sides of the structure.
- The exterior wood window casing has some deterioration and/or damage on the west side, south side, east side of the structure.
- The primary bathroom porch exterior walls and windows were observed to be damaged. Wood rot was observed.

I=Inspected

NI=Not Inspected

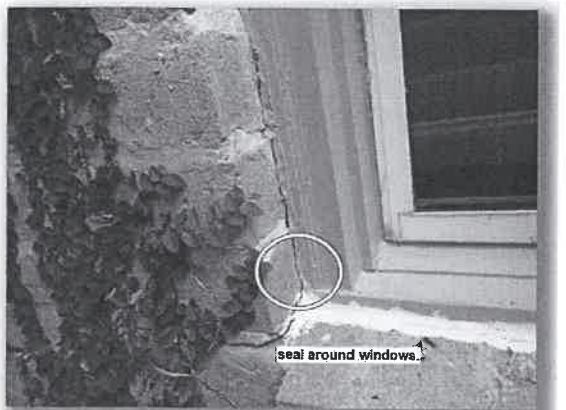
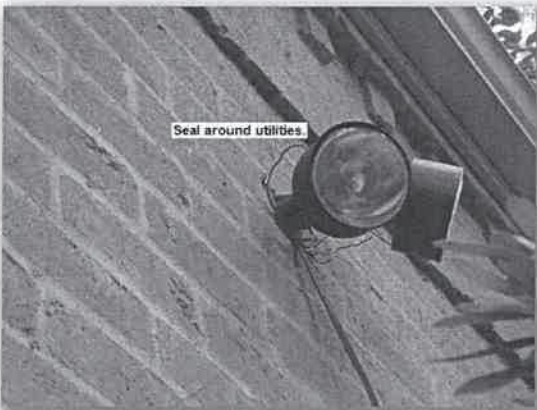
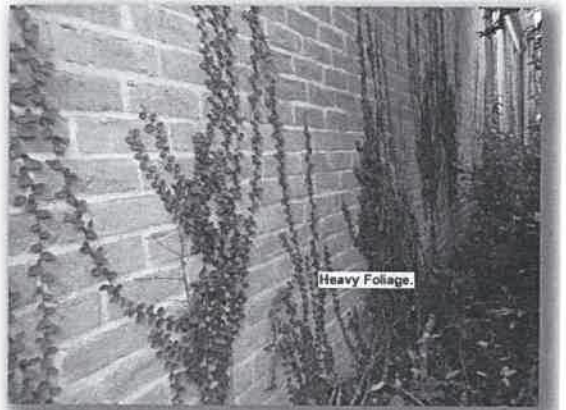
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Note: Mortar and/or brick cracks were observed in the exterior veneer on the north, east, west and south sides of the structure.

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



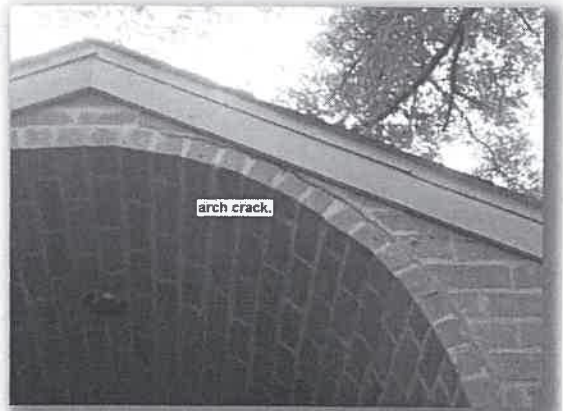
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



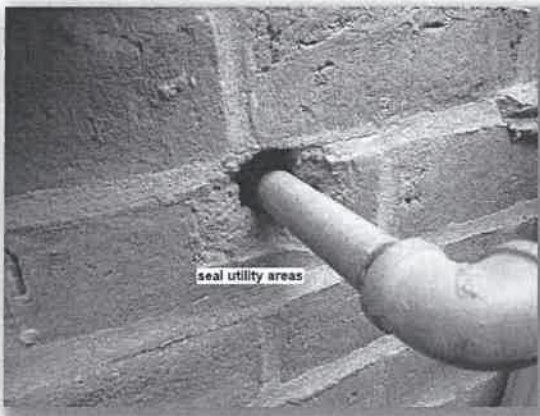
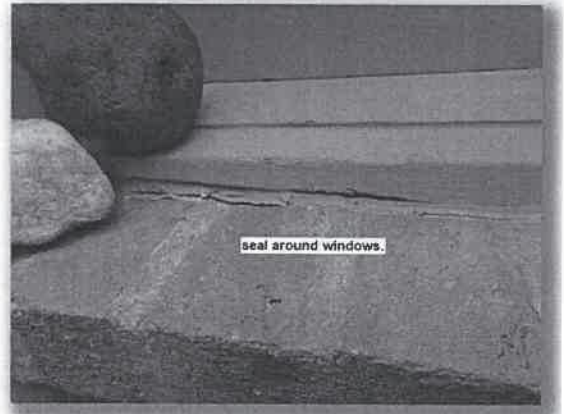
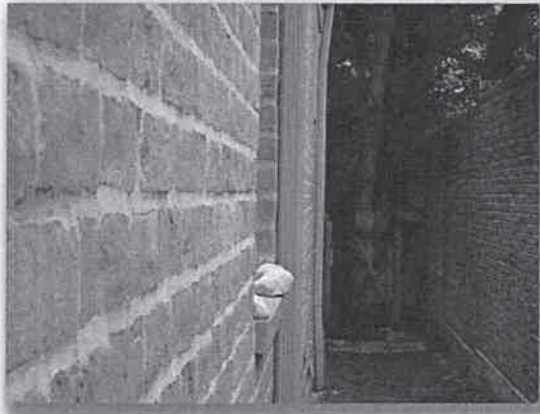
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

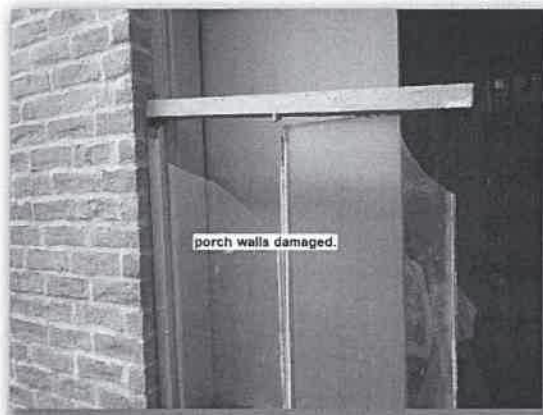
I NI NP D



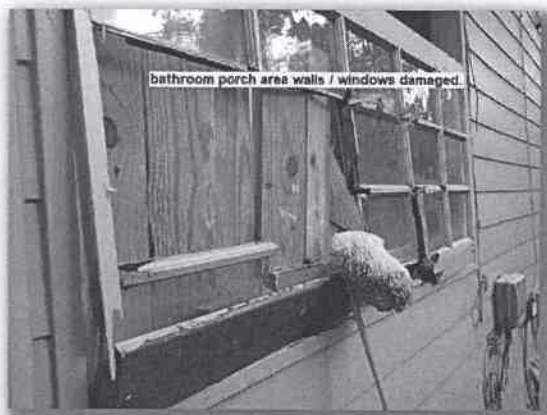
deflection crack, east side.



window frame wood damage.



porch walls damaged.



bathroom porch area walls / windows damaged.



wood trim damage, north side.



veneer pulled loose, north side.

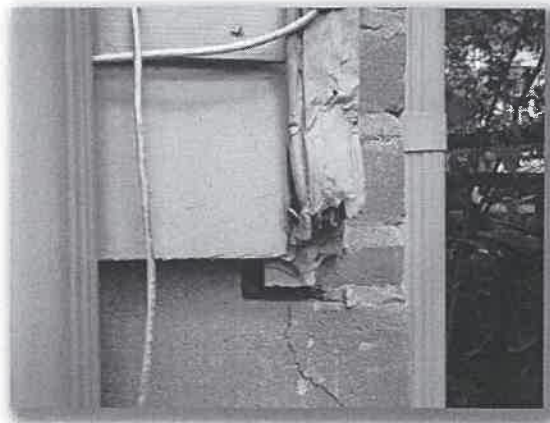
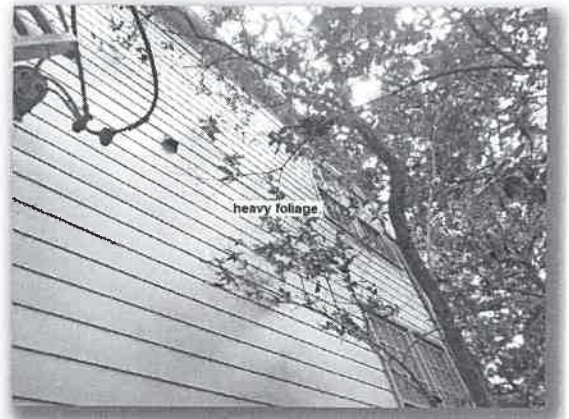
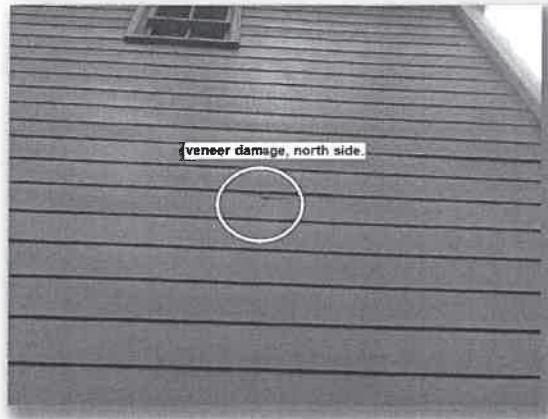
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



F. Ceilings and Floors

Comments:

Ceilings

- Water stains were observed on the ceiling finish in the kitchen, laundry room, den area, Jack and Jill bathroom. The cause and remedy should be further evaluated and corrected as necessary.
- The ceiling texture has some deterioration and/or damage in the family room.
- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- Ceiling joint cracks were observed in the guest quarters.
- Ceiling stress cracks were observed in the garage.
- Some of the ceiling finishing material was observed to be sagging in the primary bathroom patio.

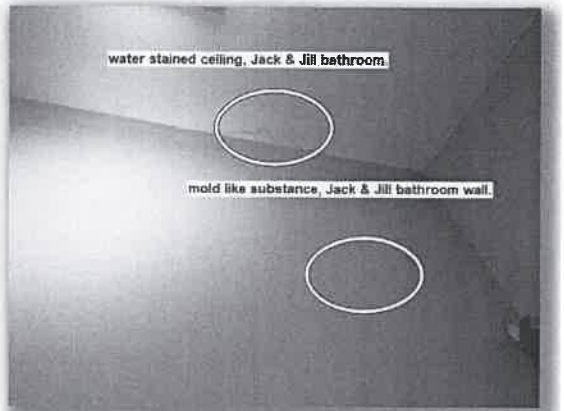
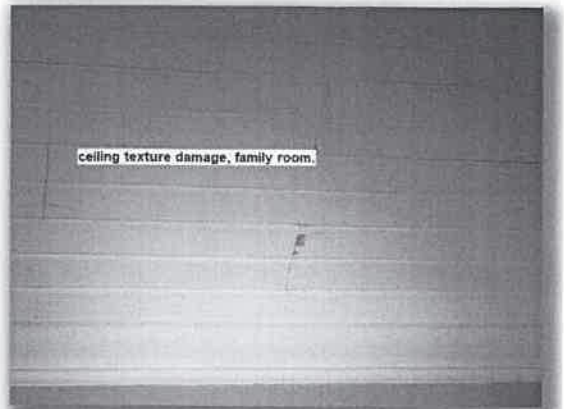
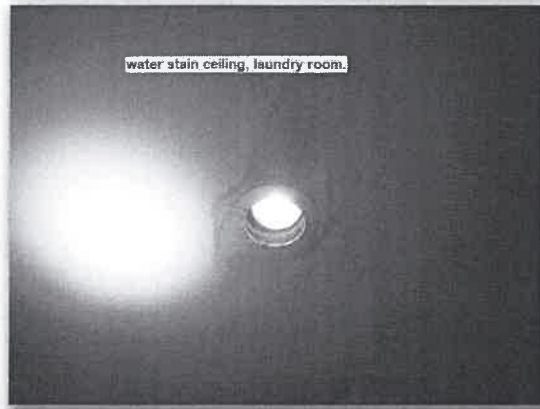
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Floors

- The floor covering is stained in one or more locations of the home.
- The floors were observed to be out-of-level in some areas of the house.
- The floor tile(s) were observed to be cracked and/or damaged in the front entry hallway, bedroom hallway, gameroom bathroom.
- The floor covering is worn and/or damaged in one or more locations of the home.

Note: Some cracking of the garage concrete floor finish was observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



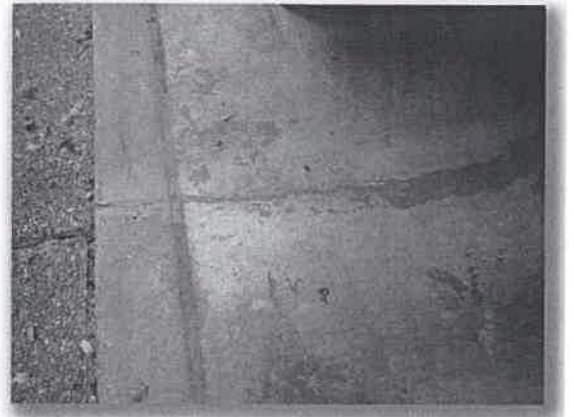
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

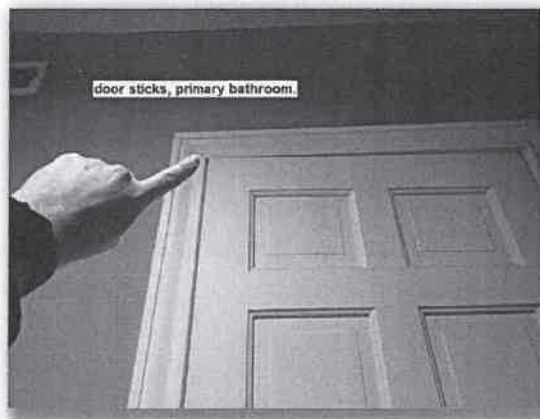


G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door is sticking and will not close properly to the primary bathroom, guest quarters closet.
- Surface damage was observed to the door in the primary bathroom.
- The upstairs side middle bedroom door was not fitting the opening properly. Adjustments may be needed.
- The door is not latching properly to the guest apartment bathroom.
- The laundry room door hinge is missing its pin.



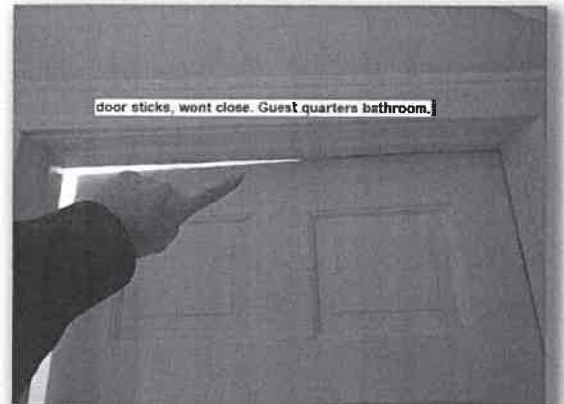
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exterior Doors

- Double cylinder locks were observed on one or more of the exterior exit (egress) doors. All exterior egress doors should be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- The water heater utility room exterior door is water damaged. Repairs are recommended.
- The door is sticking and will not close properly to the guest quarters entry.
- The guest bedroom, family room, living room exterior door is water damaged. Repairs are recommended.
- The bricks supporting the threshold were observed to be loose at the guest apartment entry door.

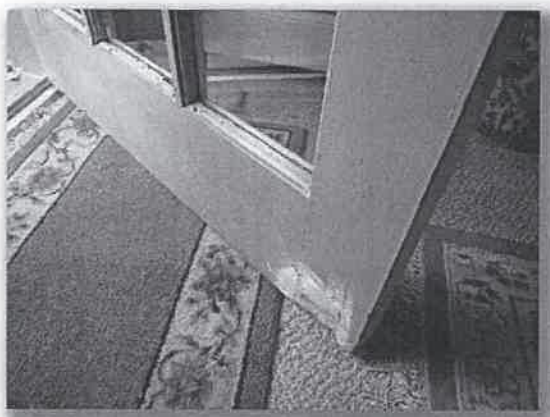
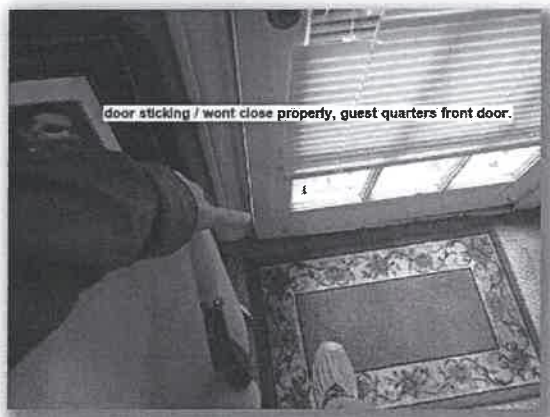
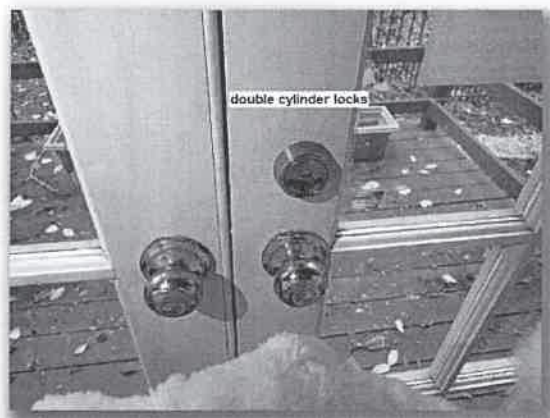
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Overhead Garage Door

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

H. Windows

Comments:

Window Screens

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

Windows

- One or more of the windows are stiff and hard to operate in several locations.
- Cracked and/or broken window glass was observed in the upstairs bedroom hallway.
- One or more of the bedroom windows are painted shut. At least one window in each bedroom should open fully, with free access to the outdoors, for safety reasons.
- The window frame is damaged in the several locations throughout the house.

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

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

Note: Some of the windows are painted and/or screwed shut and cannot be opened.

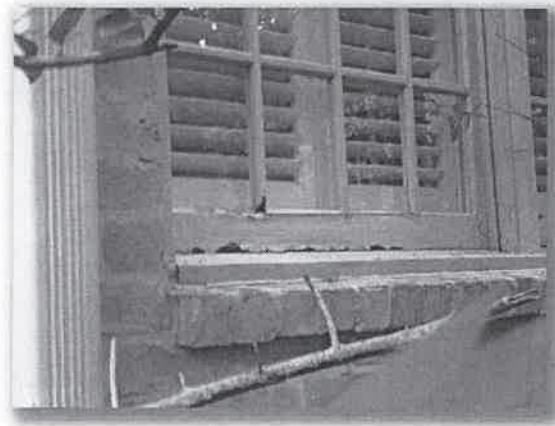
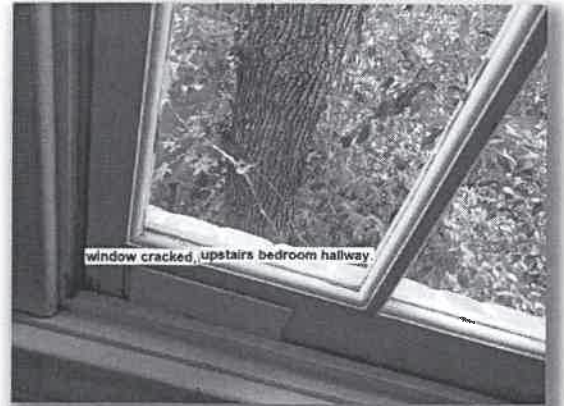
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I. Stairways (Interior and Exterior)

Comments:

- The handrail and/or guardrail for the stairway is loose and should be better secured for reasons of safety.
- The handrail does not terminate into the wall or a newel post. This condition does not meet current building standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



J. Fireplaces and Chimneys

Comments:

- The chimney flue should be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

I=Inspected

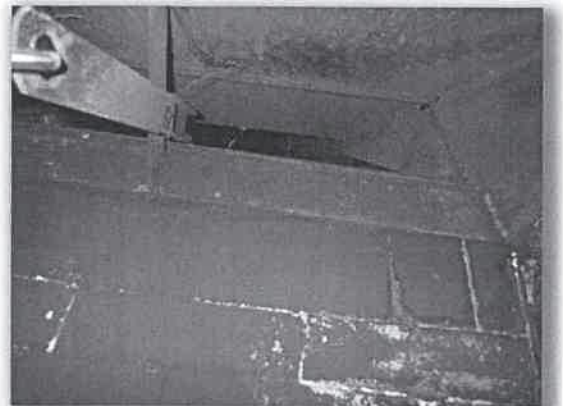
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Note: The floor of the firebox is dirty and should be cleaned. I was unable to view the floor of the firebox at the time of this inspection.



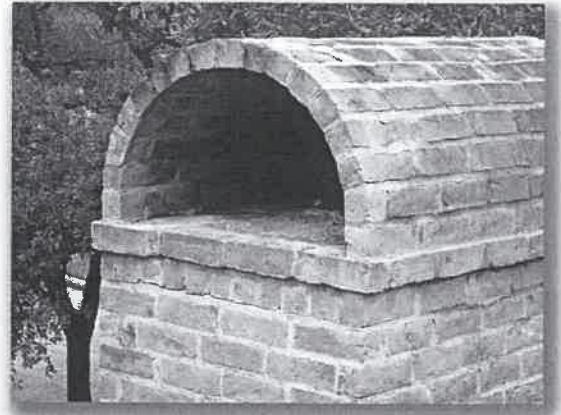
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio

- Some of the deck boards were observed to be warped and/or damaged.
- The deck material has some deterioration and/or damage. Repairs may be necessary to improve the deck quality.

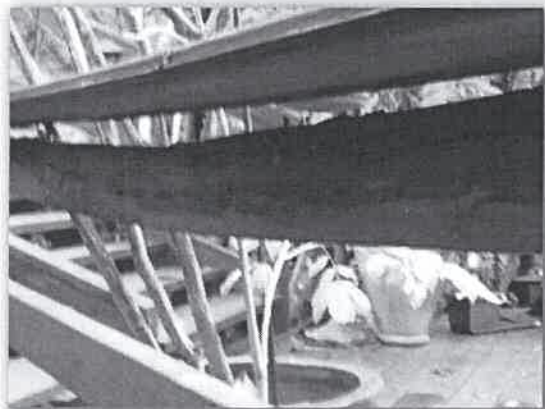
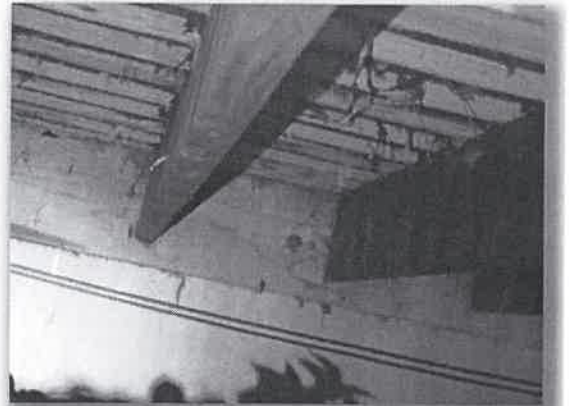
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Driveway

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Panel Box 1

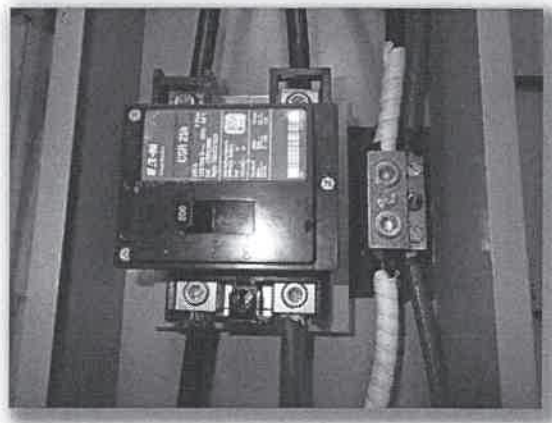
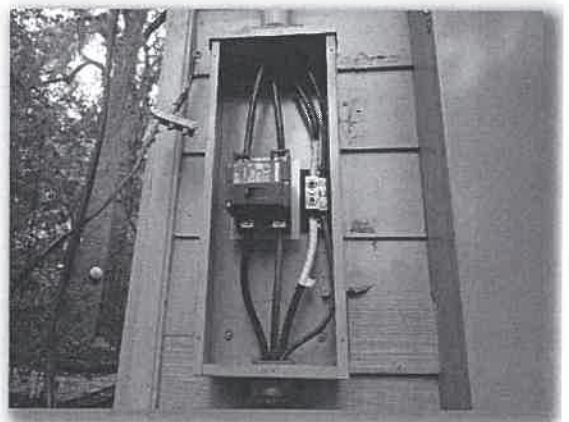
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: West Exterior Wall

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

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



Panel Box 2

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: West Exterior Wall

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

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

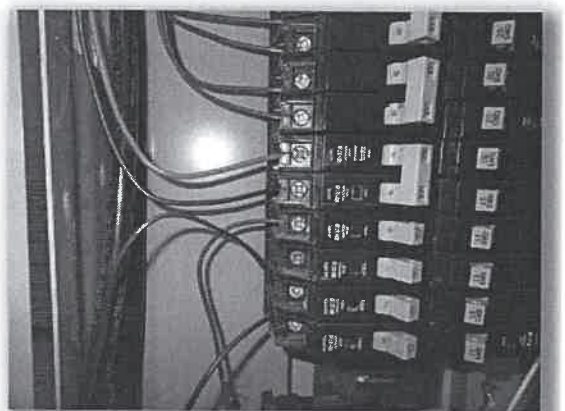
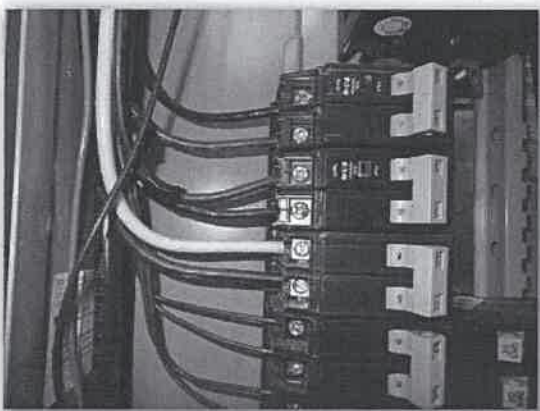
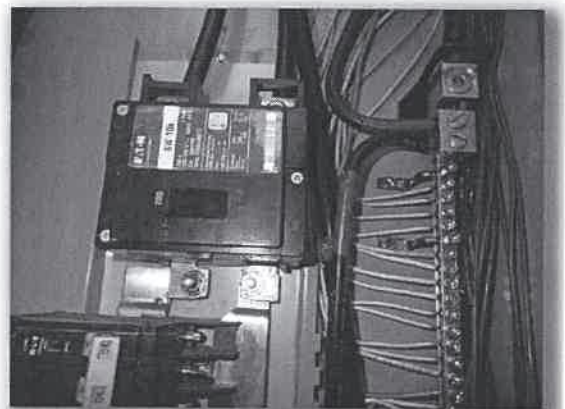
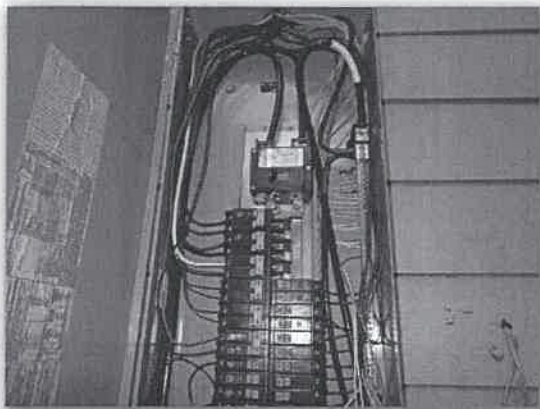
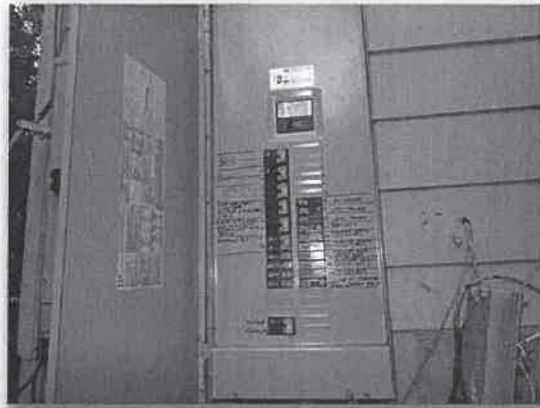
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



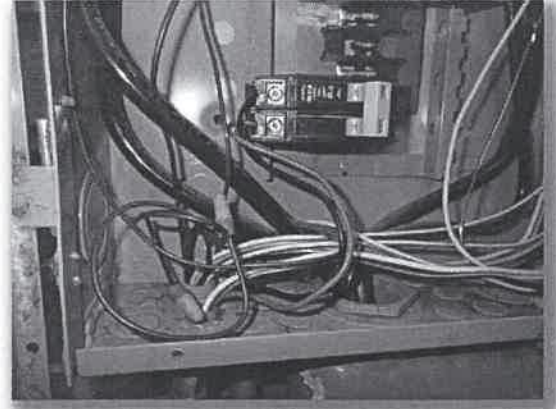
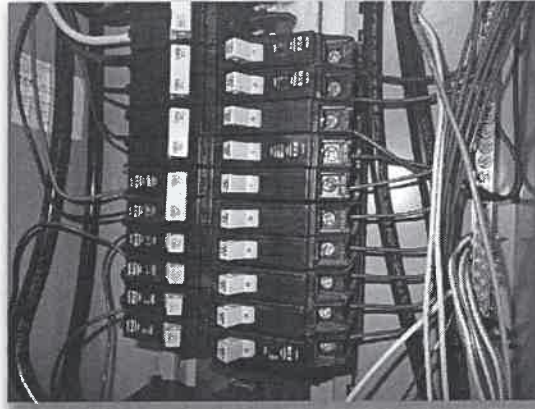
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Arc-Fault Circuit Interrupter Protection (AFCI)

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

Distribution Wiring

- All exposed distribution wiring should be properly enclosed in conduit. Exposed wiring was observed in the kitchen.
- Open end wires were observed in the attic area. Open end wires should be properly enclosed in a junction box for reasons of safety.
- The junction box is corroded / damaged on the west exterior wall.
- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by rigid conduit. There are exposed wires located on the west side of the structure.



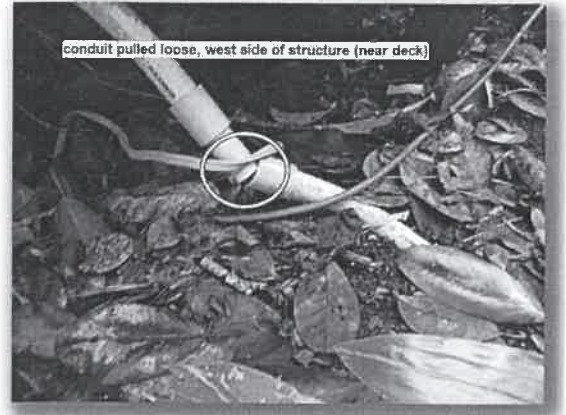
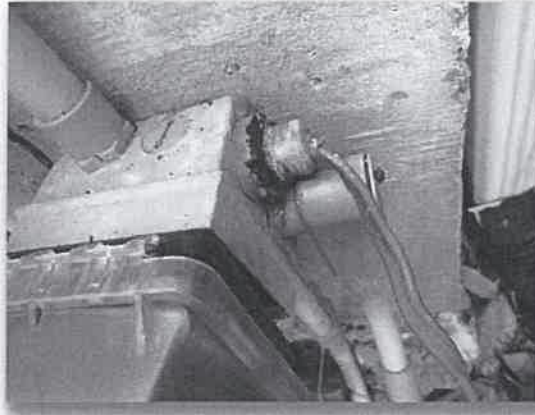
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Service Entrance

- The electrical service weather head has pulled loose from the structure and should be re-secured.



Grounding / Bonding

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.
- The ground electrode system connection to the cold water line could not be located. Under current electrical standards the connection should be accessible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.
- One or more of the receptacles were observed to be loose at the wall mount in the guest bathroom.
- One or more of the receptacles were observed to be damaged in the back porch.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the back porch.
- One or more of the receptacles are inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the back porch.

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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Arc-Fault Circuit Interrupter Protection (AFCI)

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

Switches

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

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

Fixtures

- One or more of the light fixtures are inoperative in the kitchen, Jack and Jill bathroom. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- One or more of the closet light fixtures are installed without globes and/or covers. Safety precautions should be taken around these light fixtures.
- One or more of the light fixtures are loose at the mount in the pantry.
- One or more of the light fixture globes and/or covers are missing in the north hall bathroom, primary bathroom.



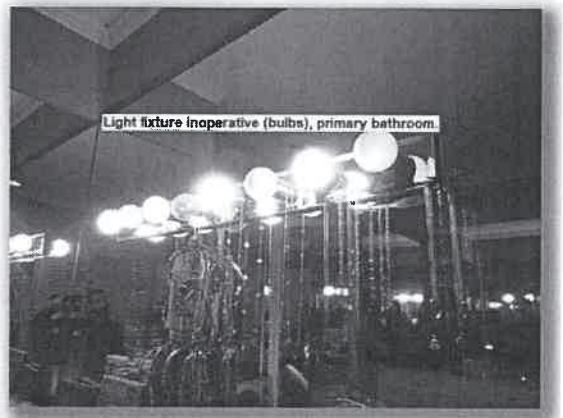
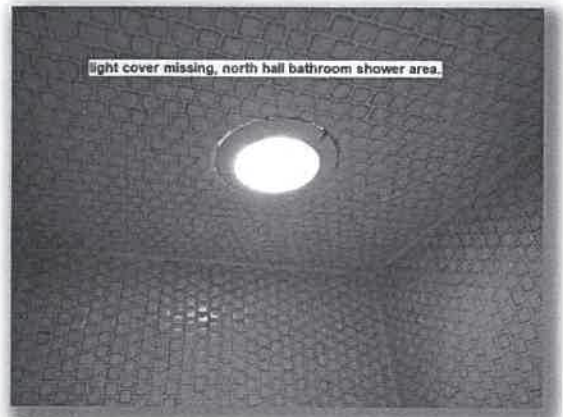
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



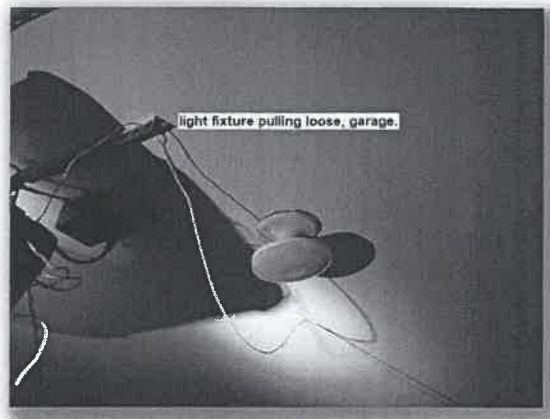
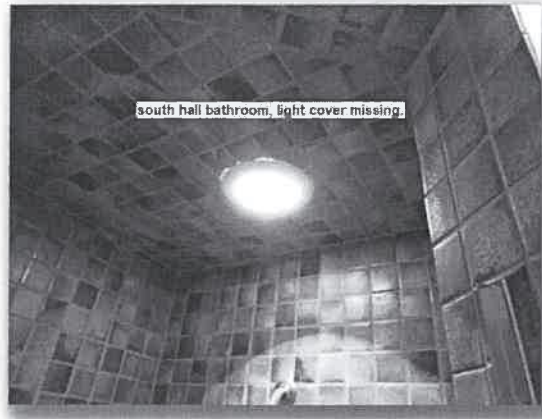
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Smoke Alarms

- 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.

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.

Note: The smoke alarms in place at the time of inspection are older. It is recommended to replace the older smoke alarms for reasons of safety.

SECTION R314 SMOKE ALARMS

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Carbon Monoxide Alarms

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

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Doorbell / Chime

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:

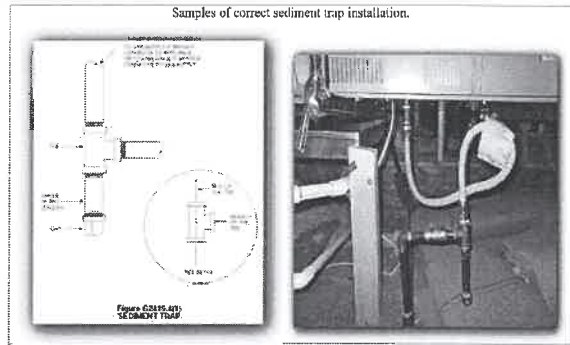
Energy Sources:

Comments:

North Central Heating System – Energy Source: Gas

Brand Name: Unable To Determine

- The heater flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a known safety hazard.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



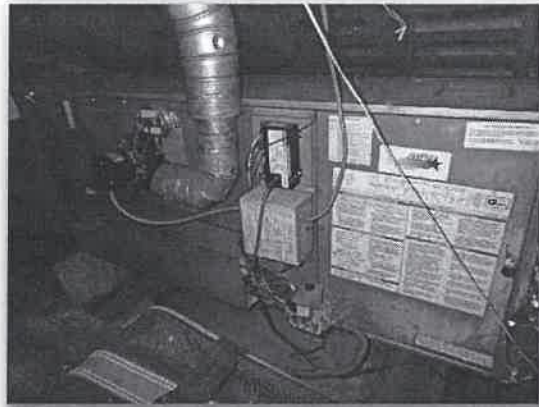
I=Inspected

NI=Not Inspected

NP=Not Present

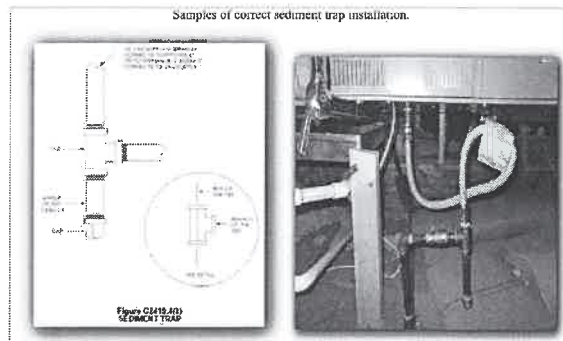
D=Deficient

I NI NP D



South Central Heating System – Energy Source: Gas
Brand Name: Unable To Determine

- The heater flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a known safety hazard.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



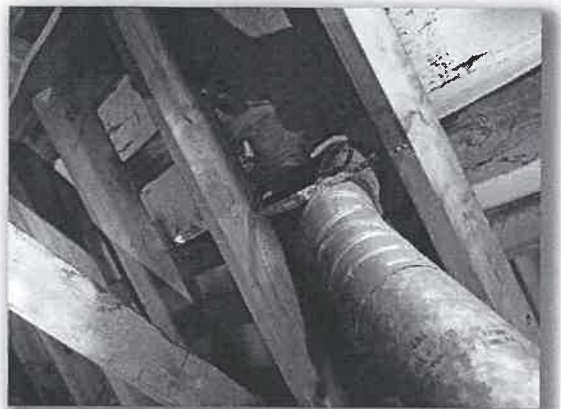
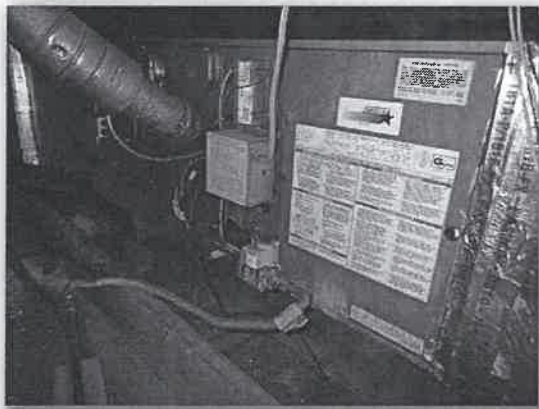
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Upstairs Central Heating System – Energy Source: Gas

Brand Name: Duane

- The dirty air filter should be replaced.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

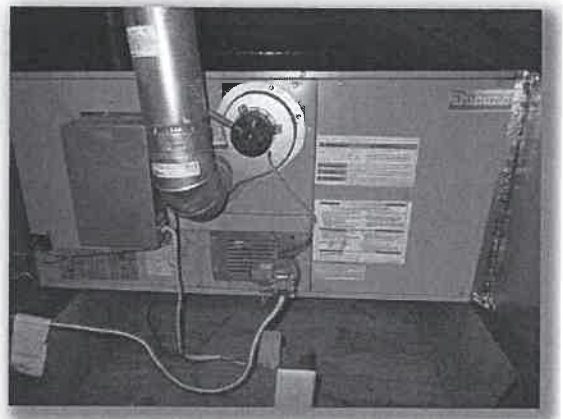
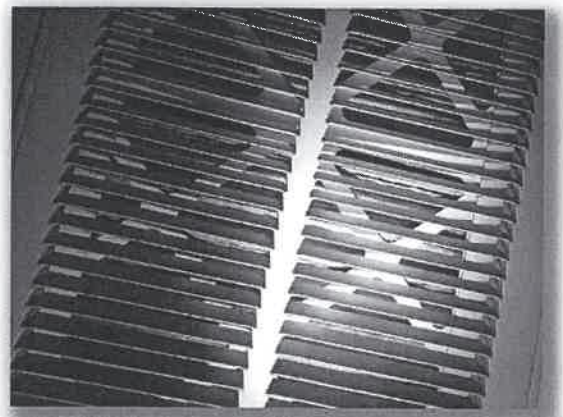
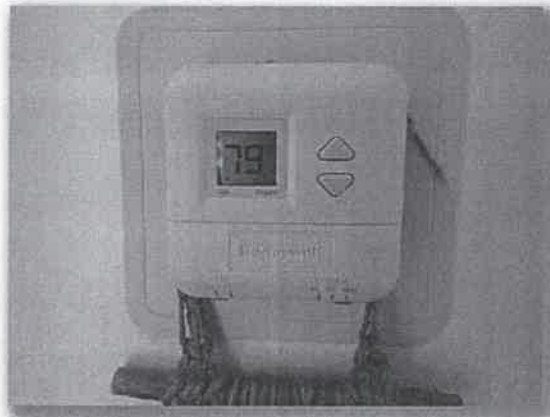
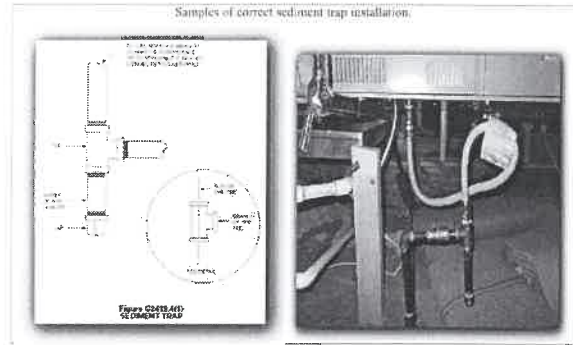
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



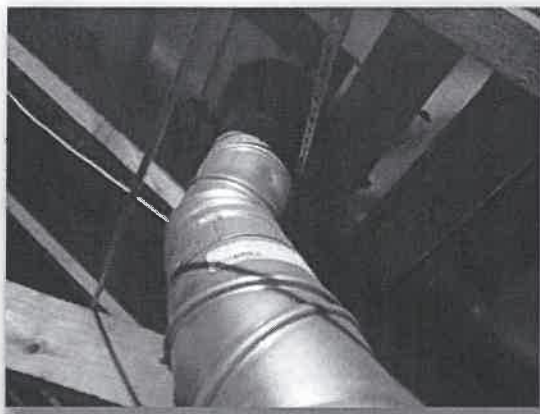
I=Inspected

NI=Not Inspected

NP=Not Present

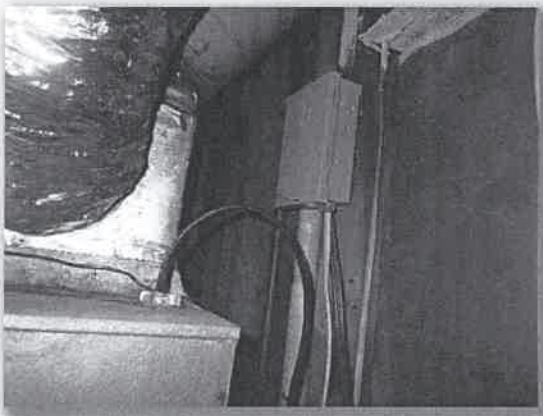
D=Deficient

I	NI	NP	D
---	----	----	---



Guest Quarters Central Heating System – *Energy Source: Electric*
Brand Name: Payne

- The dirty air filter should be replaced.



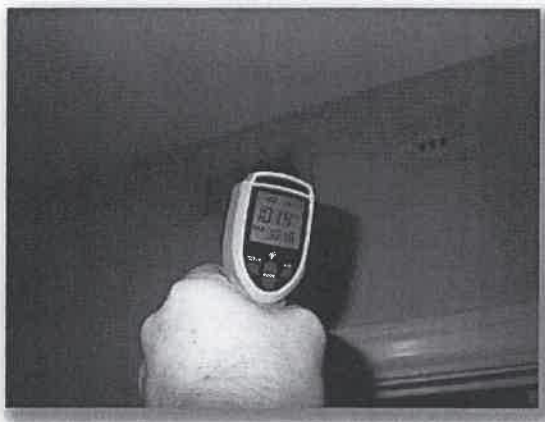
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

Type of Systems:

Comments:

North Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: **2005**

Approximate System Size: **3 ton**

Brand Name: **Goodman**

Freon Type: **R-22**

- The thermostat in place is not programmable. This does not meet current building standards.

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

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

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

It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

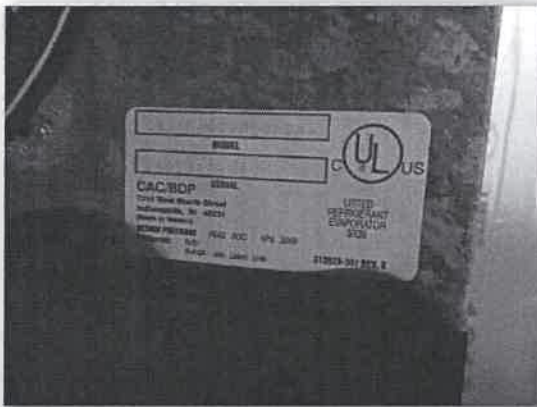
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



South Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: **2001**

Approximate System Size: **4 ton**

Brand Name: **Goodman**

Freon Type: **R-22**

- The thermostat in place is not programmable. This does not meet current building standards.

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

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

It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



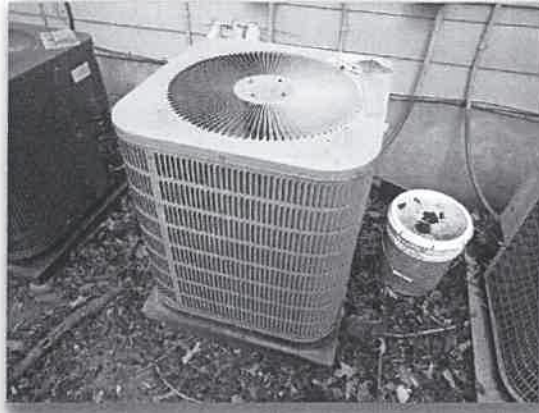
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Upstairs Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: 2000

Approximate System Size: 3 ton

Brand Name: Payne

Freon Type: R-22

- The thermostat in place is not programmable. This does not meet current building standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- The outside condenser show signs of rust and/or deterioration. This condition should be further evaluated and corrected as necessary.

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

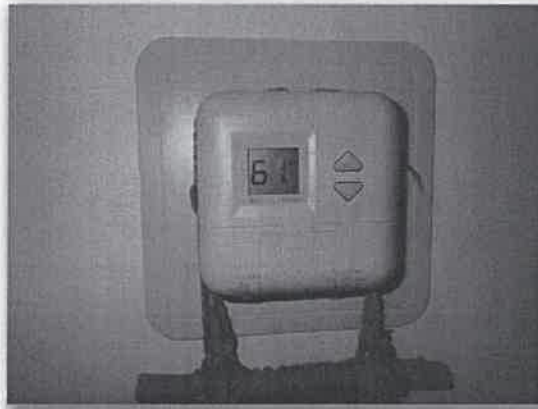
Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service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

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

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

It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



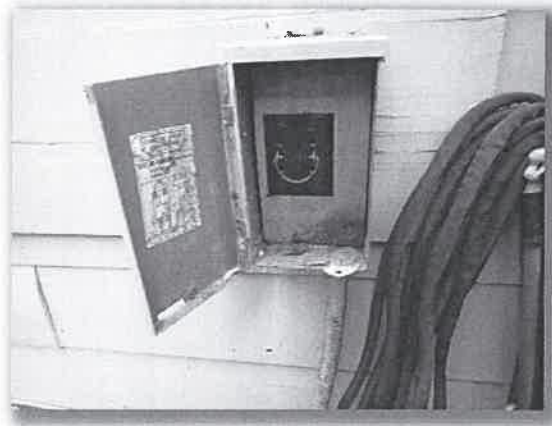
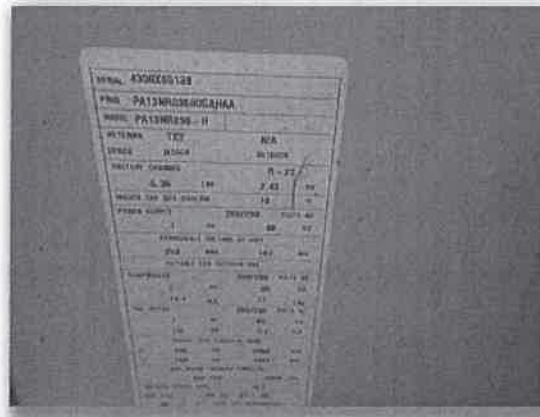
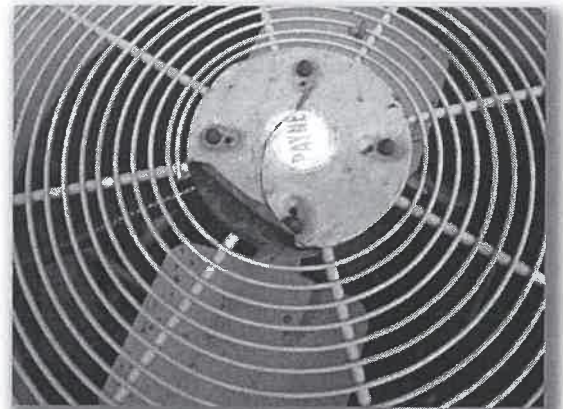
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Quarters Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: **2009**

Approximate System Size: **2 ton**

Brand Name: **Payne**

Freon Type: **R-22**

- The dirty air filter should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Note: Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored and corrected if necessary.

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

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

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

It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



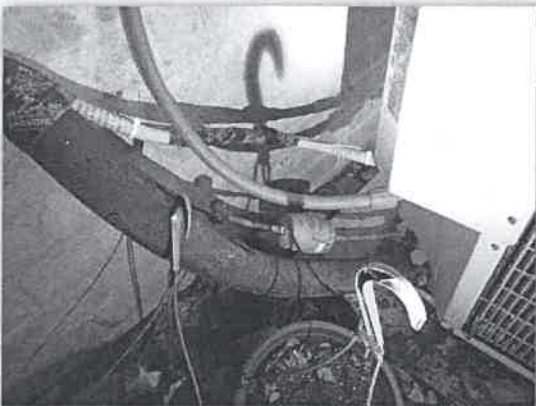
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



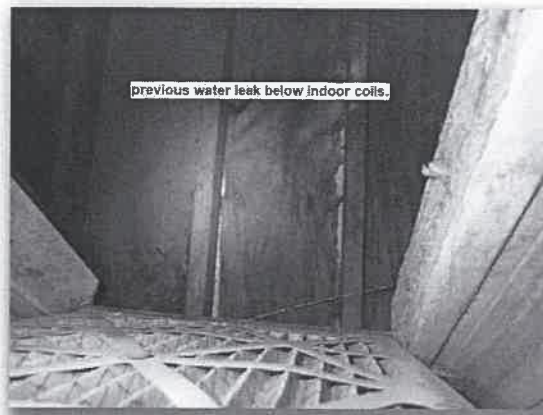
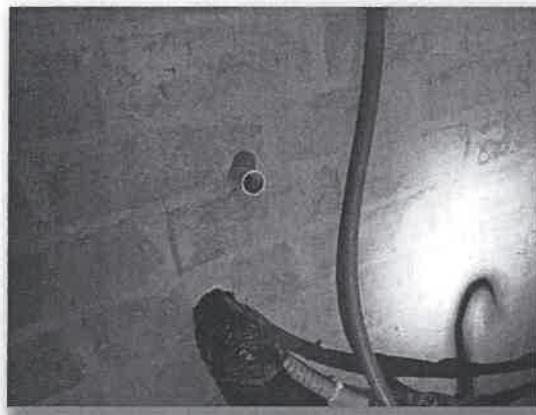
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

C. Duct Systems, Chases, and Vents

Comments:

- There is visible dust and/or mildew on the air registers in the several locations throughout the house. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system cleaned for air quality purposes.
- The air register is loose at the ceiling in the primary bathroom closet.
- Condensation and/or water stains were observed around the air register in the kitchen, guest apartment. This condition should be further evaluated and corrected if necessary.



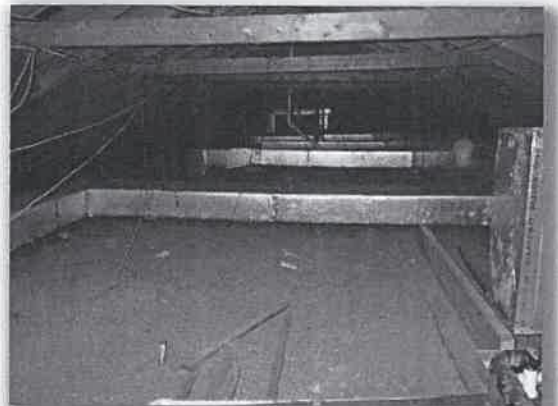
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

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

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

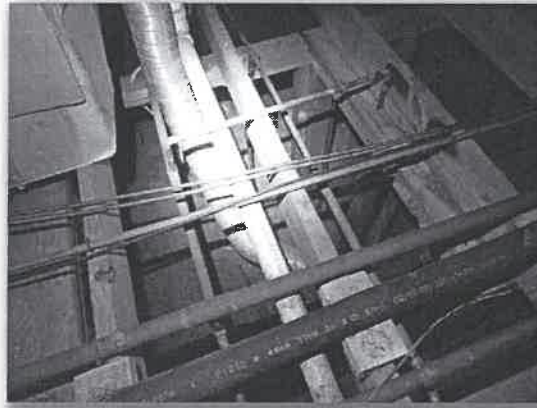
Static water pressure reading: 50 to 60 psi

Type of supply piping material: Copper

Comments:

Water Supply System

- The main water shutoff is difficult to reach on the south side of the structure.



Exterior Faucets/Fixtures

- The hose bib vacuum breaker was observed to be damaged on the north side of the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

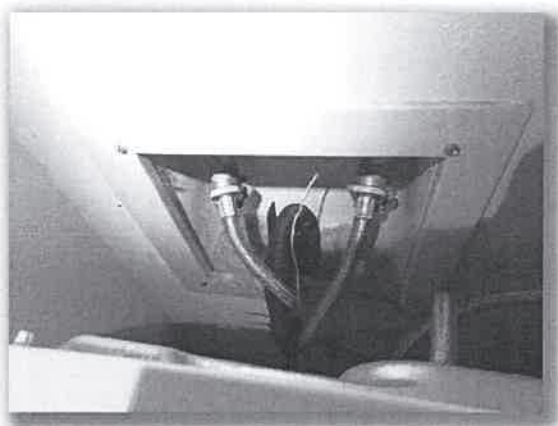
D=Deficient

I	NI	NP	D
---	----	----	---



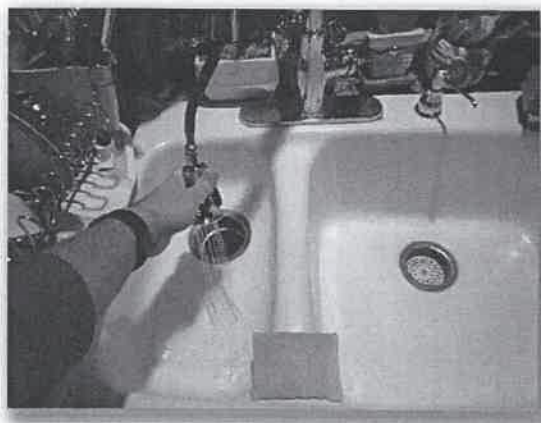
Laundry Connections

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



Kitchen Sink

- The faucet has low water pressure on the hot and cold sides of the faucet when operated. The cause and remedy should be further evaluated and corrected as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Guest Quarters Kitchen Sink

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



Wet Bar Sink

- The wetbar sink faucet was inoperative at the time of inspection.



Laundry Sink

I=Inspected

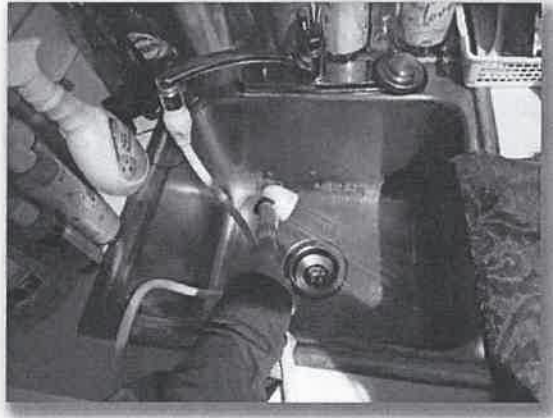
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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



North Hall Bathroom

Lavatory / Sink

- The stopper does not function properly.
- The faucet aerator was observed to be clogged and should be cleaned to improve the faucet performance.

Note: The hall bathroom shower enclosure was inaccessible at the time of inspection.



East Primary Bathroom

Bathtub

- Some of the enclosure tiles were observed to be cracked.

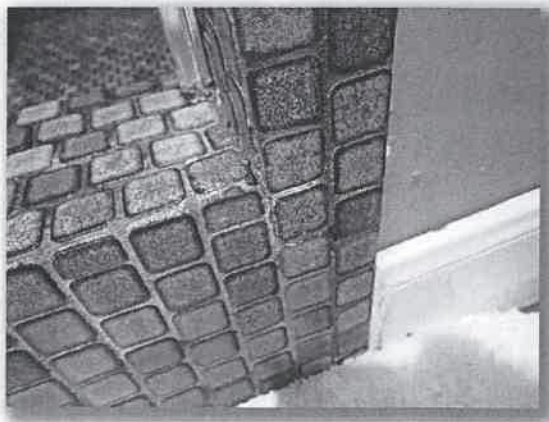
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



West Primary Bathroom

Bathtub

- Some of the enclosure tiles were observed to be cracked.

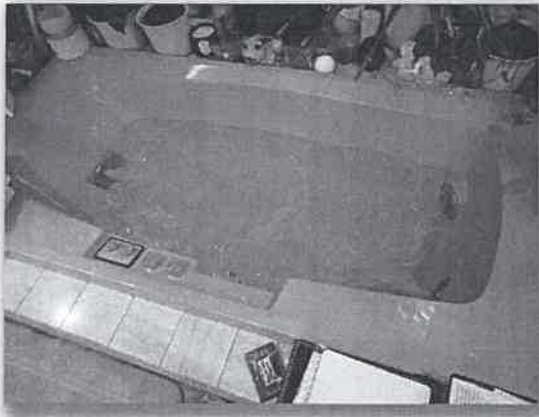
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



South Hall Bathroom

Commode / Toilet

- The commode is loose at the floor mount.

Lavatory / Sink

- The faucet aerator was observed to be clogged and should be cleaned to improve the faucet performance.
- Corrosion was observed at one and/or both of the water supply flex lines.

Note: Personal items were in the shower enclosure. I was unable to fully evaluate the shower enclosure and components at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Gameroom Bathroom

Lavatory / Sink

- The faucet aerator was observed to be clogged and should be cleaned to improve the faucet performance.
- The faucet has no water on the cold side of the faucet when operated. The cause and remedy should be further evaluated and corrected as necessary.

Note: Personal belongings were stored in the bathtub. I was unable to fully evaluate the bathtub enclosure and fixture at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Bath Between Rooms – “Jack & Jill Bath”

Commode / Toilet

- The commode is loose at the floor mount.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Apartment Bathroom

Shower

- The shower spout is leaking at the neck connection.



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.*

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

- Some of the roof level plumbing stacks do not extend to the proper height. The vent stacks that penetrate the roof should extend at least 6 inches above the roof structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – *Energy Source: Gas*

Location: Exterior Storage Closet

Approximate Capacity: 74.5

Approximate Age: 1997

Brand Name: A.O. Smith

- Some corrosion was observed at the water supply connections at the top of the water heater.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- There is no pan installed under the water heater.

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

I=Inspected

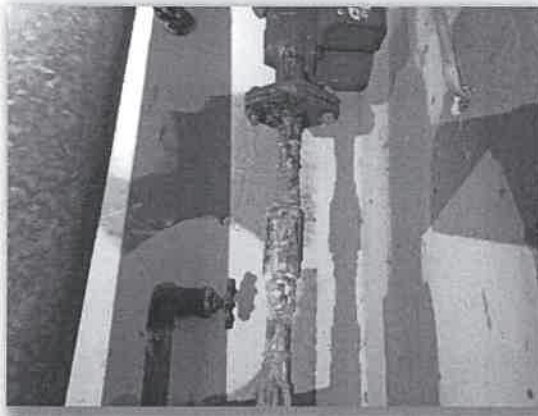
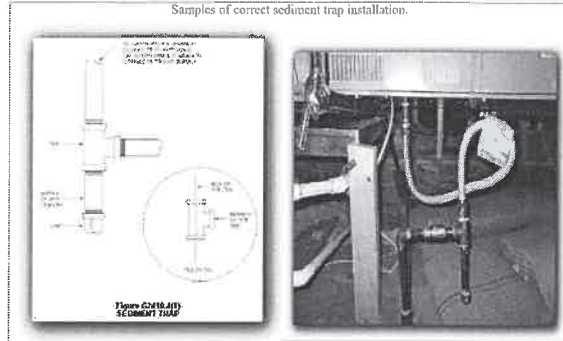
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Note: Most water heater manufacturer companies recommend replacing the temperature and pressure relief valve every 2-5 years as part of regular water heater maintenance.



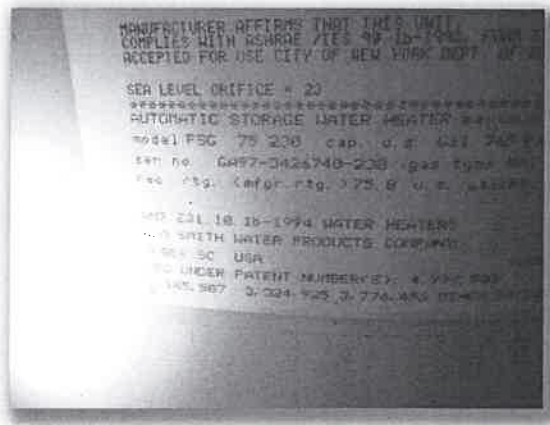
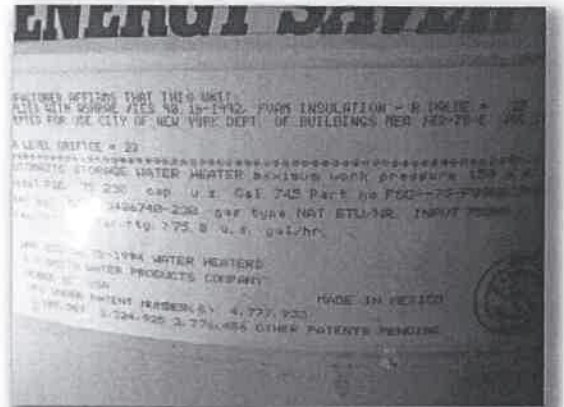
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Quarters Water Heater – Energy Source: Electric

Location: Attic

Approximate Capacity: 20 Gallons

Approximate Age: 2016

Brand Name: Rheem

- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- Some corrosion was observed on the water supply shutoff valve.

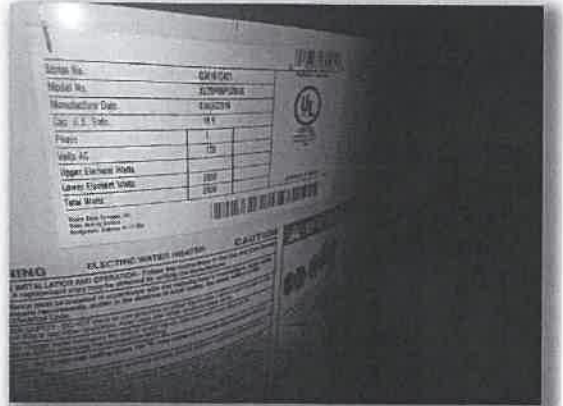
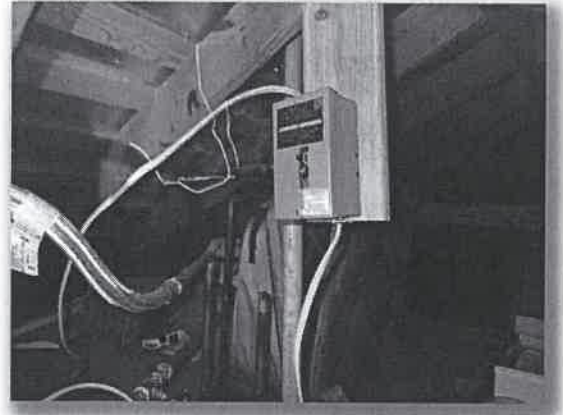
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

Comments:

Location of GFCI: Unable to locate a GFCI for equipment.

- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

I=Inspected

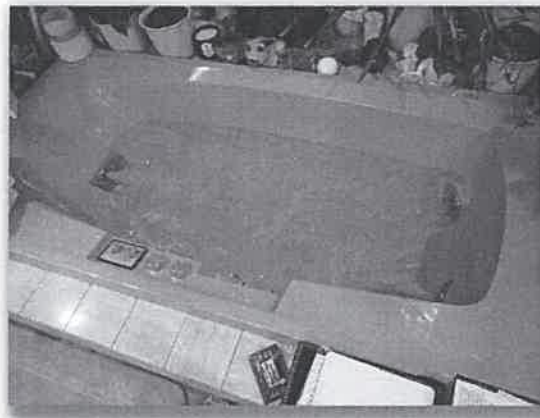
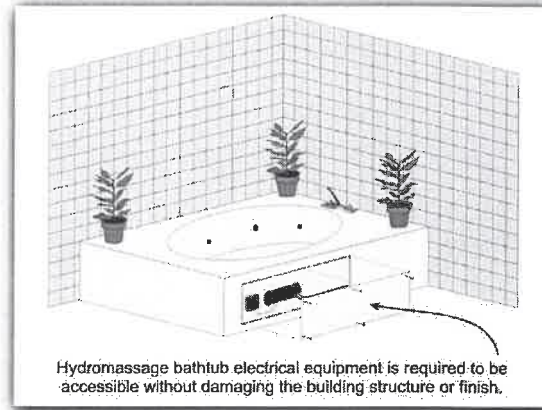
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.



E. Gas Distribution Systems and Gas Appliances

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

Type of gas distribution piping material: Black Steel Pipe, Flexible Appliance Connector

Comments:

- The Water Heater, Heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
- There is an improper copper connection at the gas service meter.

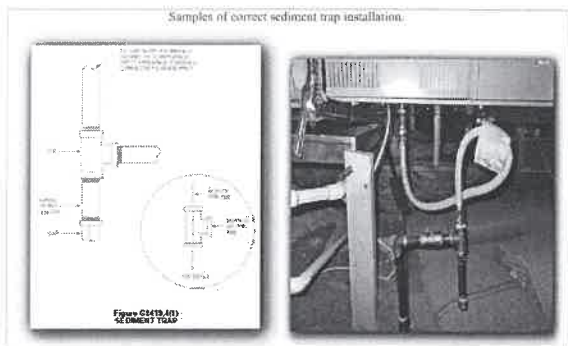
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



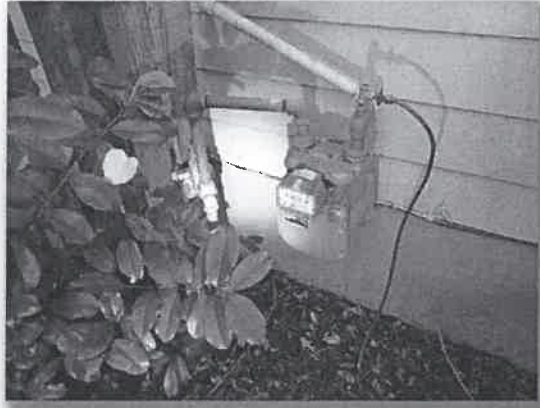
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

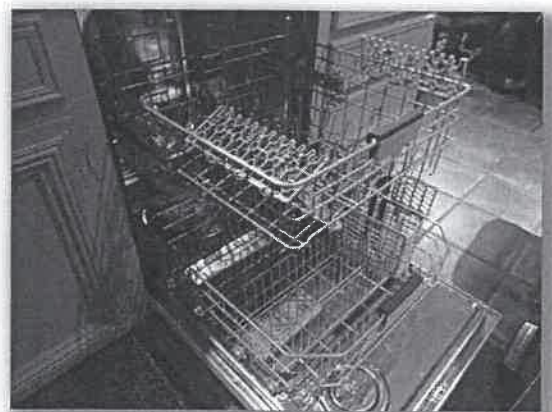
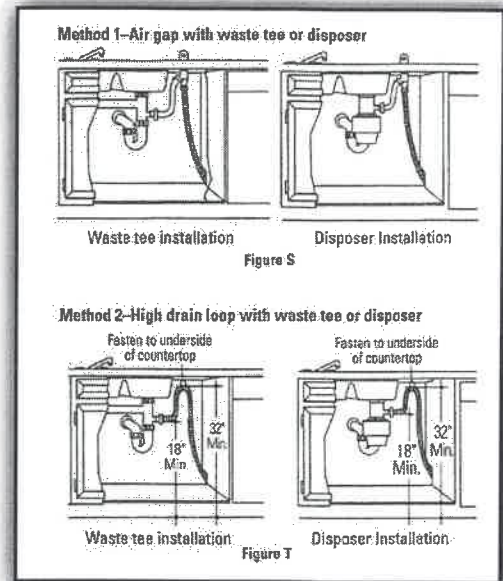
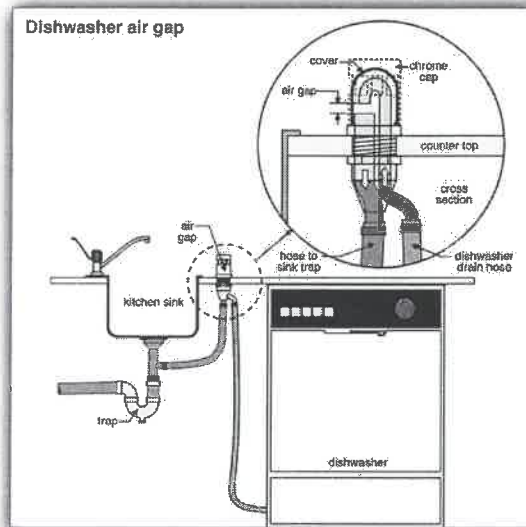
V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Samsung

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

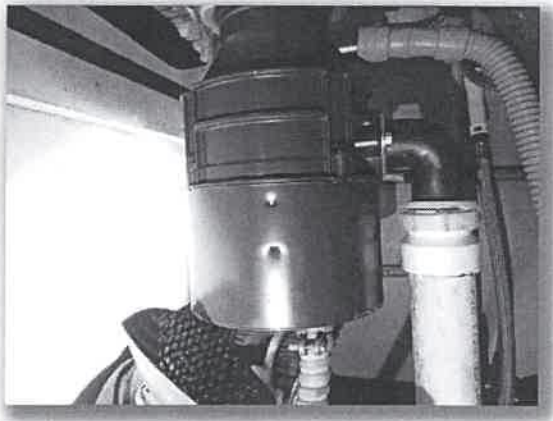


-
-
-
-

B. Food Waste Disposers

Comments:

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



Guest Apartment Food Waste Disposer

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

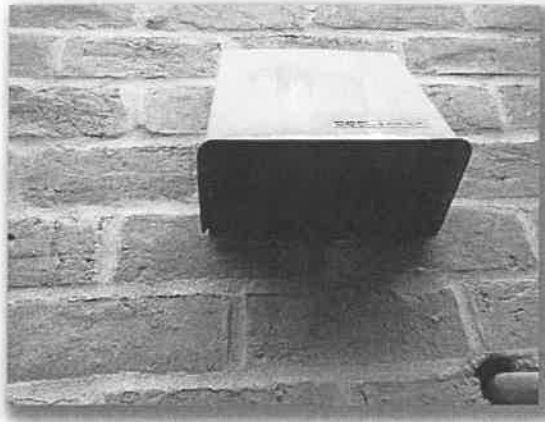
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Apartment Range Exhaust Systems

- The range exhaust vent fan is inoperative.
- The range exhaust vent pipe termination is not properly sealed in the cabinet.

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



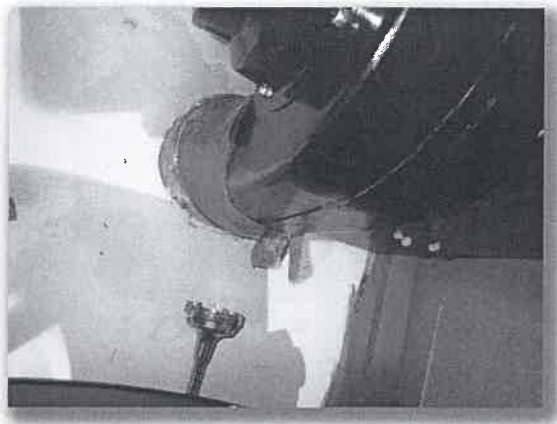
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: Jenn-Air

Built-in Oven Brand Name: Maytag

- One or more of the cooktop burners are inoperative and should be further evaluated.
- The ignition device is not functioning properly at the time of this inspection. One or more of the cooktop burners would not light by the pilot and should be further evaluated.
- The top oven door glass was damaged.
- The bottom oven light is inoperative.

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



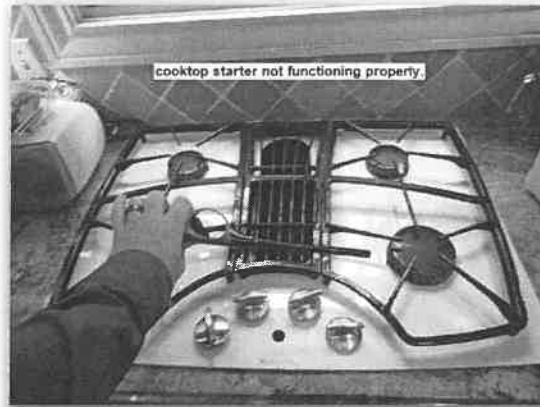
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Apartment Cooktop

Brand Name: Jenn-Air

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



E. Microwave Ovens

Comments:

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vent fan was noisy in the west primary bathroom, primary bathroom.
- The mechanical exhaust vent fan is loose at the ceiling in the guest apartment bathroom.

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

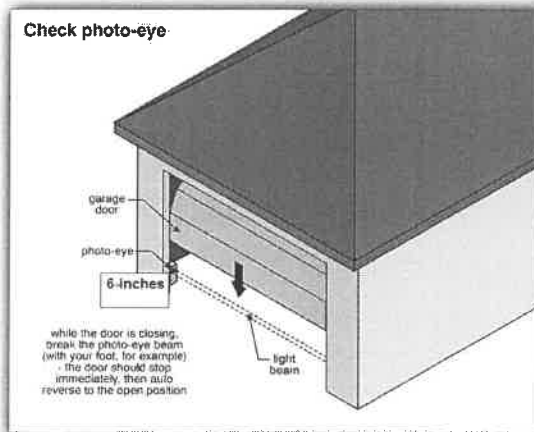
I NI NP D



G. Garage Door Operators

Comments:

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.



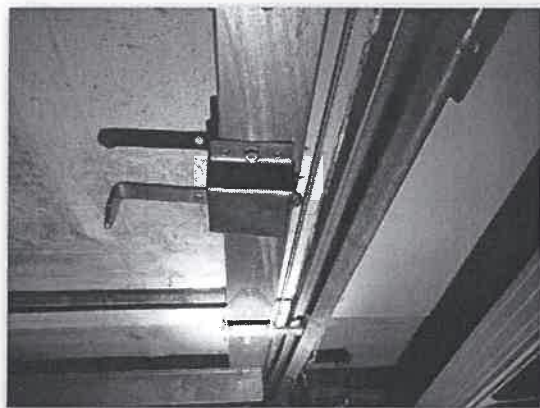
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



H. Dryer Exhaust Systems

Comments:

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

-
-
-
-

A. Landscape Irrigation (Sprinkler) Systems

Comments:

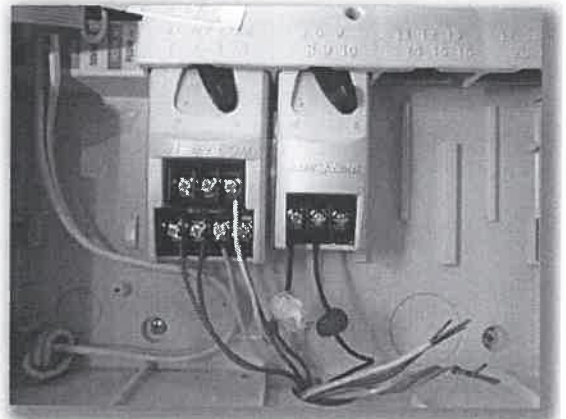
When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

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: 6

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.
- One or more of the sprinkler heads should be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); 2, 3.
- One or more of the sprinkler heads were observed to be damaged and/or missing in station(s); 4.



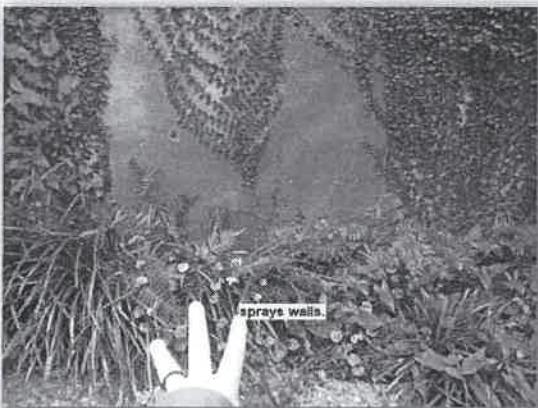
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



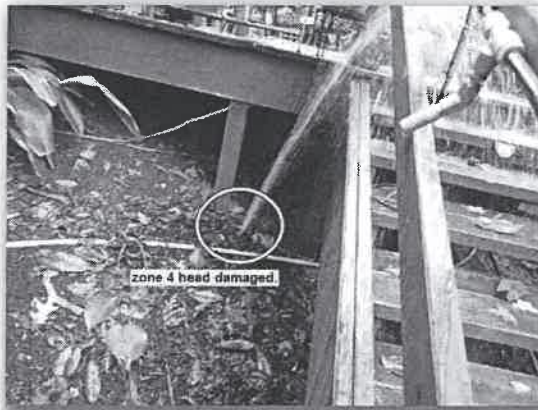
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

B. Thermal Imaging / Infrared

Comments:

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

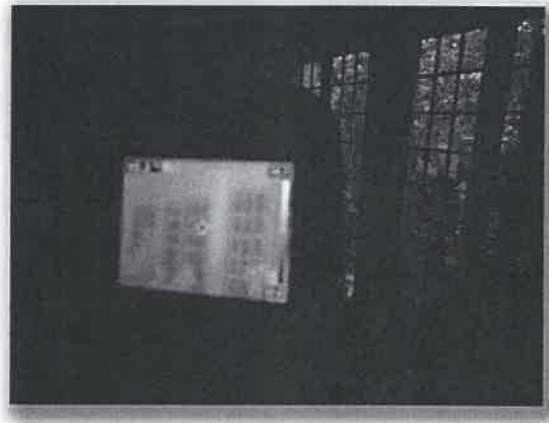
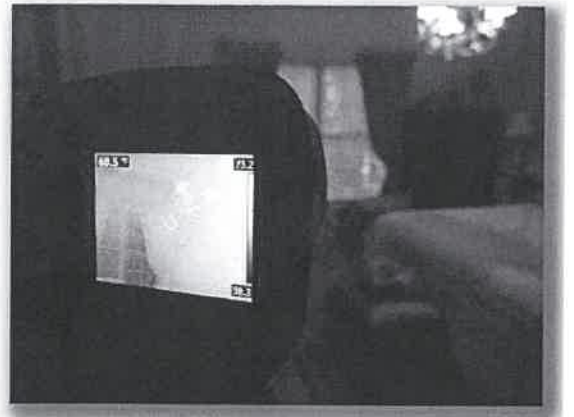
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

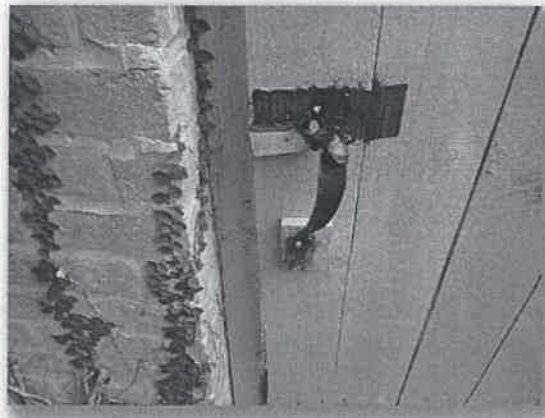
I NI NP D



C. Fences

Comments:

- The gate for the fence does not function properly and repairs are recommended.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 11/11/2023, between Rosa Caffarena (herein known as the Client) and A-Action Home Inspection Group LLC (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 5638 Briar Dr. (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 (\$989.00) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

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

III. DISCLAIMER OF WARRANTIES

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

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

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$989.00

V. DISPUTE RESOLUTION

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

VI. ATTORNEY'S FEES

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

VII. EXCLUSIVITY

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

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

Client Signature: _____

Date: 11/11/2023

Inspector: Will Worthen