A LIGHT IN THE ATTIC, PLLC
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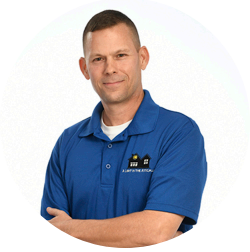
HOME INSPECTION 7-6

12818 Ribbon Meadow Ct
Humble, TX 77346



Inspector
John Rhodes
TREC #23344, TDLR MAC2143
(713) 393-9318
John@alitattic.com

PROPERTY INSPECTION REPORT FORM

Sarah Petrovich	05/11/2026 9:00 am
Name of Client	*Date of Inspection*
12818 Ribbon Meadow Ct, Humble, TX 77346	
Address of Inspected Property	
John Rhodes	TREC #23344, TDLR MAC2143
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Information:

PLEASE NOTE

This inspection is not a PASS/FAIL. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice, and its purpose is to provide the client with information to use in making their purchase decision. If the client chooses not to read the entire document, they may miss important details that should influence their decision.

The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, adversely and materially affects the performance of a system or component; or constitutes a hazard to life, limb, or property as specified by the Standards of Practice. Some items commented on may not be technically correct but are not material. These comments provide the client with information about the house that may serve to help them understand its construction and manage its maintenance.

The responsibility to decide whether further analysis, repair, update, or replacement of any system or component, based on the inspector's reasonable opinion or designation of "Deficient," is up to the client named above.

This report shall supersede any written or verbal conversations, comments, and or reports provided before this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments.

The inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such proof. A ***Comprehensive Loss Underwriting Exchange Report(C.L.U.E.®)*** *may offer additional information on this property's losses or payments for losses. We recommend that you check with your Agent for more details.*

There were no tests for environmental agents such as lead paint, which may be present in homes built before 1978. While lead-based paint has well-publicized health hazards, this may not be a factor unless modifying the wall covering (cutting, drilling, or removing drywall). We recommend contacting a qualified contractor with knowledge and experience dealing with such paint for any such repair and removal of materials.

Pictures: The digital images in this report are a sampling of conditions or damages and should not be considered an exhaustive list of all the conditions, damages, or deficiencies observed. Photographs in this report intend to clarify text information and illustrate some, but not all, of the defects.

In Attendance: Seller's Agent, Owner

Type of Building: Single Family One-Story

Weather: Cloudy

Temperature: Over 65

Rain in Last 3 Days: Yes

Soil Surface : Saturated

Appurtenance: Covered porch

Garage: Attached

Occupied:

Homes that are occupied or staged typically present limitations to the inspection process. Furniture, belongings, appliances, and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home. The inspector makes every practical effort to be thorough and complete, but items such as furniture, appliances, or occupant belongings may not have been moved.

Comment Key or Definitions

The following definitions are used throughout this inspection report. All comments should be reviewed carefully prior to closing. Any recommendation to repair or replace a component implies that further evaluation by a qualified contractor is warranted. Associated costs for further evaluations, repairs, or replacements should be considered before finalizing the purchase.

Inspected (IN): The item, component, or system was visually observed and, unless otherwise noted, appeared to be functioning as intended, accounting for normal wear and tear.

Not Inspected (NI): The item, component, or system was not inspected, and no representation is made regarding its condition. A reason for non-inspection will be provided.

Not Present (NP): The item, component, or system was not present in the home at the time of the inspection.

Deficient (D): The item, component, or system is not functioning as intended or requires further evaluation by a qualified contractor. Some items may be repairable and may not require full replacement.

Post-Inspection Recommendations

Once this report is issued, it is strongly recommended that necessary repairs be completed—or formal agreements to complete repairs be made—prior to closing. The buyer accepts all material defects, latent or visible, at the time of closing unless otherwise addressed in the purchase agreement.

Follow-up inspections by licensed professionals are recommended to confirm proper repairs. Annual inspections are also advisable to monitor aging systems over time. Clients are encouraged to consider a

home warranty for at least the first year of ownership.

Scope and Limitations

This inspection reflects the condition of the property at the time of the inspection and is limited to visible and accessible components only. The inspection is not technically exhaustive and does not include destructive or invasive procedures.

Home inspectors are not required to determine the life expectancy of any system or component; the cause of a condition or the need for repair; methods, materials, or costs of corrections; the suitability of the property for specialized use; compliance with codes, regulations, or ordinances; the market value or advisability of purchasing the property; the presence or absence of pests such as wood-destroying organisms or rodents; or cosmetic, underground, or non-permanently installed items.

Inspectors are not required to offer warranties; evaluate system adequacy or efficiency; enter unsafe or inaccessible areas; operate inactive systems; move insulation, debris, furniture, or personal items; determine the presence of hazardous materials or environmental contaminants such as mold, toxins, or pollutants; assess systems designed to remove such hazards; or predict future performance or failure of components.

This inspection report is prepared for the exclusive use of the named client(s). Any secondary readers should obtain an independent inspection for their own evaluation.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Concrete Slab

Comments:

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure, changes in the moisture content of the framing lumber, and changes in moisture content in the soil. Some movement in the foundation can usually be tolerated before structural damage occurs. However, cracks and separation may be related to issues other than foundation movement, and positively determining the cause may not be possible.

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner, carrying out the design purpose or intended operation of a part, system, component, or member. The inspector's opinion on the foundation performance at the time of the inspection is not a warranty against future settlement or movement. The inspector cannot predict future performance or represent the stability of this foundation based on a single observation.

Floor coverings such as carpet, tile, wood flooring, exterior porches, and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, the inspector relies on a review of symptoms of movement and damage to determine the condition and performance of the foundation.

The inspector evaluated the foundation based on visible evidence of distress phenomena during an inspection of the perimeter of the foundation, walls, and ceilings for cracks or buckling, an investigation of frieze and trim for movement, a review of doors and windows for fit and an operational test of each door and accessible window for binding. An evaluation was not performed on the foundation's slope or elevation.

The inspector is unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies.

The future performance of the structure cannot be predicted or warranted.

Written Opinion: It is the inspector's opinion that the foundation was functional at the time of this inspection.

Method used to observe Crawlspace: No crawlspace

Columns or Piers: N/A

Slab-on-Grade Foundation Visibility Limited:

The home is constructed on a concrete slab-on-grade foundation. Most of the slab was concealed by floor coverings and finished materials and could not be directly viewed. Evaluation was limited to visible and accessible areas and observable indicators of possible foundation movement, such as floor cracks or displacement, interior wall/ceiling cracks, door and window movement, exterior veneer or frieze board movement, and visible foundation perimeter conditions.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Corner Cracks

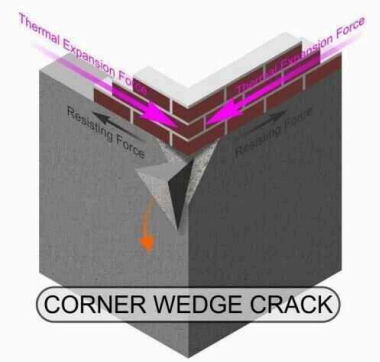
Recommendation

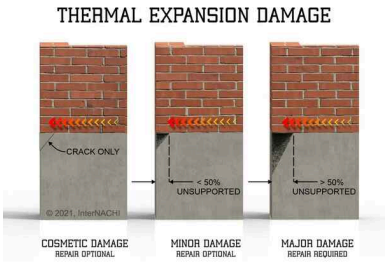
Front left corner. Front right corner

Cracking was noted at one or more corners of the concrete slab-on-grade foundation. This type of cracking is commonly referred to as a corner crack or corner pop and is typically considered a cosmetic or minor maintenance condition when not accompanied by displacement or other indicators of foundation movement. The cracks appeared localized at the slab corners and did not appear to indicate significant foundation movement at the time of inspection.

The examples below are not an exhaustive list.

Recommendation: Contact a qualified professional.





Front left

Front right

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Shrinkage cracks

FYI

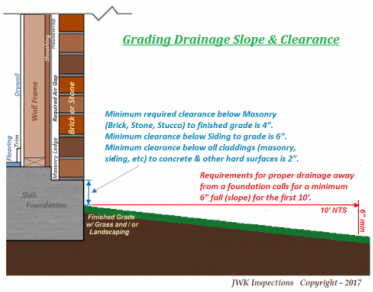
Garage area

Minor shrinkage cracks were observed in the post-tension concrete slab. These are common, result from the normal curing process of concrete, and are not considered a structural concern. No further action is needed unless the cracks widen or show signs of displacement.

Shrinkage cracks

☐ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.



Performance: The grading and drainage surrounding the foundation structure appeared inadequate at the time of inspection.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Discharges to foundation

Recommendation

Back left gutter downspout

One or more downspouts discharge roof drainage next to the foundation. Concentrated roof drainage at the foundation can create excessive soil moisture and may contribute to soil expansion, erosion, or other conditions that can adversely affect foundation performance over time.

Recommendation: Install downspout extensions to discharge roof drainage away from the foundation, preferably a minimum of 6 feet from the structure where site conditions allow.

Recommendation: Contact a qualified gutter contractor

Discharges to foundation

Discharges to foundation

2: Bare Soil Subject to Erosion

Recommendation

Back right corner

Bare soil was noted in an area receiving concentrated roof drainage from a downspout and/or downspout extension. Although drainage provisions were present, unprotected soil in this area is subject to erosion and displacement during rainfall. This can reduce the effectiveness of the drainage system and may allow soil loss or low areas to develop near the foundation.

Recommendation: Stabilize the exposed soil with appropriate ground cover, gravel/rock, splash blocks, or other suitable erosion-control measures while maintaining positive drainage away from the foundation and toward the intended drain

Recommendation: Contact a qualified professional.

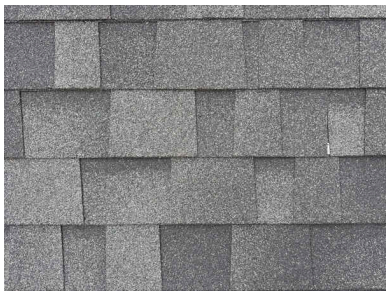
Bare soil

☐ ☐ ☐ ☒ **C. Roof Covering Materials**

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Types of Roof Coverings: Asphalt Composition Architectural Shingles



Comments:
The inspector does not speculate on the remaining life expectancy of the roof covering. The fastening system at shingle tabs is not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks, or its insurability.

Viewed From: Walked

Observations:
The asphalt shingle roof coverings are in satisfactory condition with normal wear commensurate with the age of the roof.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

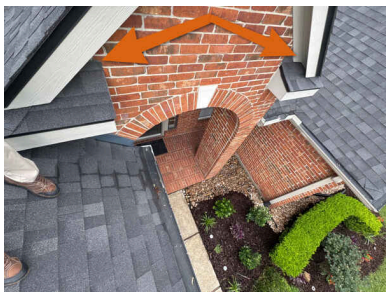
1: Roof-to-Wall Flashing Sealant Gap

Recommendation

Left and right of front porch.

Gaps were noted at the top edge of roof-to-wall base flashing where the roof abuts a vertical brick wall. Proper counterflashing was not visible, and the flashing appeared to rely on sealant at the brick veneer. Sealant is a maintenance-dependent material and should not be relied on as the primary flashing protection. This condition can allow water behind the flashing and can create conditions conducive to moisture intrusion. Correction by a qualified roofing contractor is recommended.

Recommendation: Contact a qualified roofing professional.



Missing counterflashing

Gaps at wall

Gaps at wall

2: Tree Limbs

FYI

Back left roof

Removing tree limbs that are in proximity to a roof is essential for preventing roof damage, minimizing the accumulation of debris, reducing the risk of falling branches, preventing pest access, and mitigating fire hazards. Regular tree maintenance and pruning are important for preserving the integrity of the roof and ensuring the safety and longevity of the property.

Recommendation: Contact a qualified tree service company.

Tree limbs close to roof

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Service platforms

Approximate Depth of Insulation: 10 Inches

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
All areas of the attic are not typically accessible for inspection due to low headroom, lack of attic walkways, occupant's belongings, or other factors. Insulation is not disturbed or removed during the inspection.

Only areas of the attic determined accessible by the inspector are inspected.

Keep attic ventilation openings clean and covers secure.

Type Of Insulation: Fiberglass Loose-Fill -
R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

R-Values Per Inch

The following are approximate R-values per inch of thickness for commonly-used types of insulation:

LOOSE-FILL INSULATION

Fiberglass 2.2 to 2.9

Roof Structure Type: 2 X 6 Rafters
Roof Ventilation: Ridge vents, Soffit vents
Attic: Pull-Down Stairs
Garage
Prevalent Roof Sheathing: Solid roof deck
Attic Insulation — Informational:
The attic contained approximately 10 inches of blown fiberglass insulation. This appeared generally consistent with common insulation levels for a home of this age. Adding insulation may improve energy efficiency and comfort but is considered an upgrade rather than a required repair based solely on the observed insulation depth.
All Areas Not Accessible:
All areas of the attic are typically not accessible for inspection due to low headroom, lack of attic walkways, occupant's belongings or other factors. Insulation is not disturbed or removed during the inspection.

☐ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:
Only readily accessible areas clear of furniture and occupant belongings have been inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding, the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspector's visual inspection of stucco-clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco-clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are environmental, such as but not limited to lead-based paint, asbestos, radon, mold, mildew, fungus, etc.

Wall Structure: 2 X 4 Wood
Wall Material: Gypsum Board

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Siding Material: Brick veneer

1: Minor Mortar Joint Crack

Recommendation

Left of garage opening

A fine, localized crack was noted in the brick mortar joints near the garage door opening, adjacent to the lintel. No related movement indicators were noted in the readily visible interior areas at the time of inspection. The crack appeared to be a minor cosmetic/maintenance condition. Seal or repair the affected mortar joint as needed and monitor for changes.

Recommendation: Contact a qualified masonry professional.

Mortar joint crack

Mortar joint crack

2: Decorative Gable Vent Separated

Recommendation

Above garage

A decorative/faux gable vent at the exterior wall was loose or separated from the surrounding wall surface. This appears to be a decorative exterior component rather than a functional attic ventilation opening.

The separated condition can allow moisture entry behind the component and may continue to worsen if not corrected. Reinstallation, securement, and proper sealing of the gable vent by a qualified contractor are recommended.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceiling Structure: Most not visible

Ceiling Materials: Gypsum Board

Floor Structure: Slab

Floor Coverings: Laminate

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Observations:
Satisfactory condition with normal wear.

☐ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

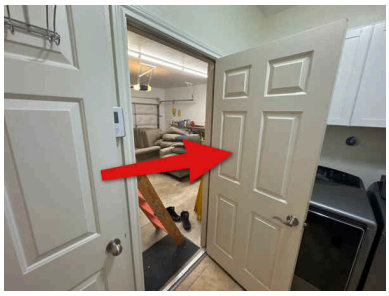
Comments:
Doors should be readily operable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Interior Doors: Hollow core
Exterior Entry Doors: Wood
Garage Door Material: Metal

1: No self-closing hinges
⚠Safety Hazard/Significant Defect
Garage pedestrian door
The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally accepted current safety standards. Self-closing devices are used as a safeguard to limit the free flow of carbon monoxide or other combustion products into the living area.

This may not have been a requirement when the home was originally constructed.

Recommendation: Contact a qualified handyman.


Missing self closing hinges.

☐ ☐ ☐ ☒ **H. Windows**

Comments:
Inspection Notes: A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of the inspections.

Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change. Click here for more information

Windows: Double Pane
Sky Light(s): None

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Localized Moisture Damage at Windowsill

FYI

Kitchen window area

Localized paint cracking, lifting, and minor moisture-related finish damage were noted at an interior windowsill. The area was dry at the time of inspection, and no elevated moisture was detected in the adjacent visible materials.

This condition appeared consistent with localized condensation at the aluminum-framed window rather than active moisture intrusion at the time of inspection. Condensation can occur at aluminum window frames during periods of high indoor humidity, cooler exterior temperatures, or limited air circulation.

Recommendation: Contact a qualified painting contractor.

Localized finish damage at windowsill

Localized finish damage at windowsill

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Window Wear / Age-Related Maintenance

Recommendation

All windows

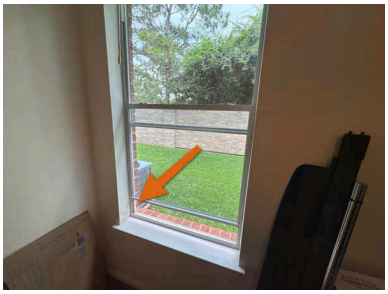
The windows were generally in good condition for their age; however, some routine age-related maintenance conditions were noted. Examples included sticky or difficult-to-operate window balance mechanisms, windows that were difficult to open or close, and minor cracking/deterioration at decorative exterior trim.

These conditions appeared consistent with normal age, use, and exterior weather exposure. Repair, adjustment, sealing, and routine maintenance are recommended as needed to improve operation and reduce continued deterioration.

Recommendation: Contact a qualified window repair/installation contractor.

General deterioration

Trim decay



Stuck/separated window balances

Stuck/separated window balances

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

3: Failed seals - etching

Recommendation

Front porch. Back porch

Staining and internal etching at one or more insulated glass units indicate failed thermal seals. Although no active condensation was visible at the time of inspection, long-term moisture intrusion between the panes has caused permanent damage to the affected glazing. A qualified window contractor should be consulted to review replacement options for the impacted insulated glass units or window assemblies.

The examples below are not an exhaustive list.

Recommendation: Contact a qualified window repair/installation contractor.

Front porch

Back porch

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

Comments:

☐ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:
Combustible materials should have adequate clearance from the firebox opening. Firebox material will degrade from normal use.

Inspector does not verify the integrity of the flue, perform a chimney smoke test, or determine the adequacy of the draft.

Fireplace Maintenance:
Maintaining a fireplace properly is important to help minimize potential hazards from fire or smoke.

Click here for more information

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Types of Fireplaces: Vented gas logs
Living room

Chimney (exterior): Hardie Board

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Damper Clamp

Safety Hazard/Significant Defect

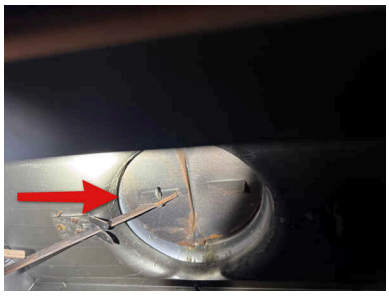
Fireplace damper

The gas log fireplace does not have a damper clamp. A damper clamp is a required safety device designed to keep the damper partially open at all times. This ensures proper venting of combustion gases, including carbon monoxide, out of the home. Without a damper clamp, the damper could be fully closed while the gas logs are in use, which could lead to dangerous gas buildup inside the home.

Recommendation: Contact a qualified professional.

Damper clamp example

Example of a damper with clamp.



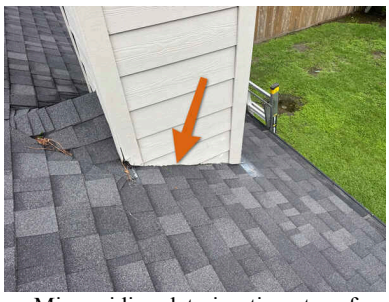
Damper clamp not present

2: Chimney Chase Siding Too Close to Roof

Recommendation

The fiber-cement siding at the chimney chase was in contact with or too close to the roof surface, with minor deterioration noted at the lower edge. Correction is recommended to maintain proper clearance above the roof covering and reduce continued moisture-related deterioration.

Recommendation: Contact a qualified siding specialist.



Minor siding deterioration at roof

Minor siding deterioration at roof

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Porch:
The Inspector observed no deficiencies during inspection of the porch.

☐ ☐ ☒ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

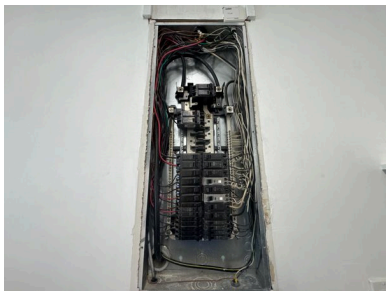
☐ ☐ ☐ ☒ **A. Service Entrance and Panels**
Comments:
Inspector does not determine the sufficiency of service amperage, voltage, or the electrical system's capacity. Breakers are not operated, and the accuracy of labeling is not verified.

Do not rely on the accuracy of breaker labels. Instead, verify labels before starting any electrical repair.

Electrical Service: Underground
Left exterior


Electrical service entrance

Electric Panel Manufacturer: GENERAL ELECTRIC
Garage



Electrical service panel

Electrical Panel Capacity : 125 Amps
Panel Type: Circuit breakers

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Double-lugged neutrals

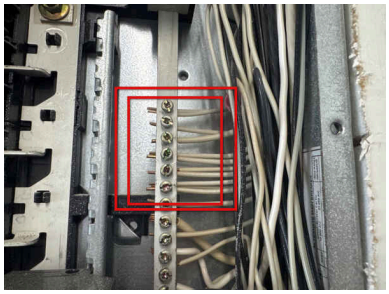
⚠Safety Hazard/Significant Defect

Electrical service panel

One or more neutral conductors in the electrical panel were double-lugged, with more than one neutral conductor terminated under a single terminal. Neutral conductors are required to terminate individually and should not share terminals.

This is an improper wiring condition that can result in loose or unreliable connections and may create an overheating or arcing hazard. Correction by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Double lugged neutrals

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Electrical System – Partial AFCI Protection

Recommendation

Electrical service panel

The home was equipped with partial AFCI protection. AFCI protection was present at the bedroom/sleeping-area circuits, which is consistent with common requirements when the home was originally constructed.

AFCI protection is a safety feature designed to help detect certain electrical arcing conditions that may increase fire risk.

Current TREC home inspection reporting standards require inspectors to report the absence of AFCI protection in additional areas of the home, including kitchens, family rooms, dining rooms, living rooms, bedrooms, hallways, closets, laundry areas, and similar rooms or areas.

This is noted as a required TREC reporting item. It does not necessarily mean the home is required to be retrofitted solely due to age or changes in electrical standards. Expanding AFCI protection may improve electrical safety, and a licensed electrician can review the system and discuss practical options if upgrades are desired or otherwise required.

Recommendation: Contact a qualified electrical contractor.

Partial AFCI protection

☐ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices and Fixtures**

Type of Wiring: Copper

Comments:

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components that are interior to or attached to the property's exterior walls were inspected. Wiring and all associated components underground, inside walls, floors, and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. GFCI receptacles are not tested if damage could result to the current owner's property or create other problems if the reset button could not be located. Yard lights, intercom systems, speaker wiring, and other low voltage systems are beyond the scope of this inspection and were not tested.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Smoke Alarms:
The smoke/CO alarms appeared to be in satisfactory condition. According to the U.S. Fire Administration, smoke detectors should be tested at least once a month, and batteries should be replaced at least once or twice a year.


(CO) alarm outside master bedroom


(CO) alarm outside secondary bedrooms

Wiring Methods: Romex
Plugs, Switches - Not Removed:
Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

1: Partial GFCI protection
Recommendation
The home was equipped with partial GFCI protection. GFCI protection was present at many of the locations commonly required when the home was originally constructed; however, not all garage receptacles were GFCI protected. All garage receptacles should be GFCI protected, and correction by a licensed electrician is recommended.

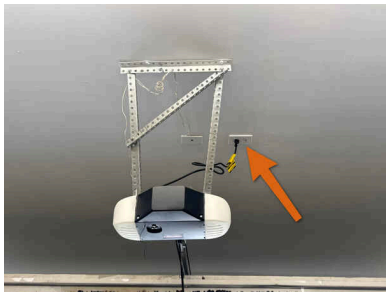
GFCI protection is a safety feature designed to help reduce shock/electrocution risk by disconnecting power when a ground-fault condition is detected. Current standards have expanded GFCI protection to additional appliances and circuits, and GFCI protection was not present or not verified at the laundry room circuit/receptacles, clothes dryer circuit, microwave circuit, dishwasher circuit, and oven/range circuit.

This does not necessarily mean the home is required to be retrofitted solely due to age or changes in electrical standards. Additional GFCI upgrades can be discussed with a licensed electrician if desired or otherwise required.

Recommendation: Contact a qualified electrical contractor.


Missing GFCI protection


Missing GFCI protection


Missing GFCI protection

☐ ☐ ☒ ☐ **C. Other**

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ **A. Heating Equipment**

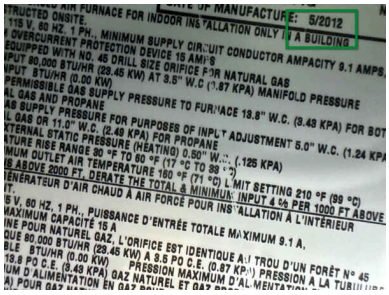
Type of Systems: Furnace
Attic

Energy Sources: Gas

Comments:

Heat System Brand: TRANE

Furnace - Date of Manufacture: 2012 -
The date of manufacture is derived from the serial number on the furnace data plate.



2012 furnace

Appears Functional:
The heating system appeared to be operating at the time of inspection. Supply air temperatures measured at the registers indicated heated air was being delivered to the living space. The photo(s) below show thermal images of representative supply air temperatures at the registers at the time of inspection.

119° supply air

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

1: Improper Sediment Trap Configuration

Recommendation

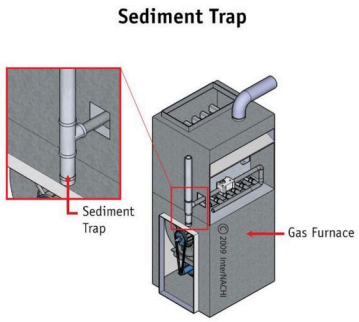
At furnace

A sediment trap/drip leg was present at the gas appliance; however, it was not properly configured. The gas piping did not appear to force the gas flow to change direction before entering the appliance, which may prevent the sediment trap from functioning as intended.

Sediment traps are intended to help collect debris or moisture in the gas piping before it reaches the appliance gas valve. Correction by a qualified plumbing contractor is recommended.

Click here for more information

Recommendation: Contact a qualified plumbing contractor.



Incorrect sediment trap

☐ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner -

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan, and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Right exterior

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan, and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Central Air Brand: TRANE

Cooling Equipment Energy Source: Electricity

Condenser - Date of Manufacture: 2021 -
The date of manufacture is derived from the serial number on the condenser unit data plate.

2021 4 ton condenser

Evaporator - Date of Manufacture : 2022
Attic

2022 evaporator

R-410A:
The refrigerant in the cooling system appears to be R-410A, according to the data plate on the unit. R-410A is typically less expensive to refill than the older R-22 systems. No further action is required at this time. This is an informational note only.

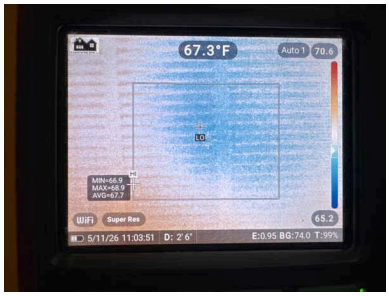
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Normal Operation:
A test using a thermal reading of the differential temperature of the supply (ambient) air and the return (vent) air was performed. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 15 and 22 degrees F.

Today's temperature differential (Delta-T): 20 degrees. This component appears to be performing adequately at the time of this inspection. It achieves an operation, function, or configuration consistent with accepted industry practices for its age.

47° supply air



67° return air

1: Refrigerant Line Insulation Missing/Damaged
Recommendation
At HVAC condenser
Damaged, deteriorated, and/or missing insulation was observed on the cooling system refrigerant line. Repair/replace of the installation is recommended.

Recommendation: Contact a qualified professional.


Deteriorated insulation


Deteriorated insulation

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Insulate condensation pipe

Recommendation

At HVAC evaporator

The primary HVAC condensate drain line in the attic had missing or damaged insulation at one or more areas. Uninsulated or poorly insulated condensate drain piping in attic spaces can allow condensation to form on the exterior of the pipe, which may contribute to moisture-related damage to surrounding building materials.

Recommendation: Contact a qualified professional.

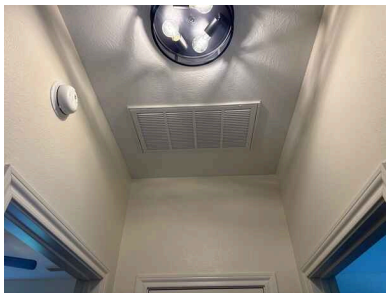
Damaged insulation

☒ ☐ ☐ ☐ **C. Duct Systems, Chases and Vents**

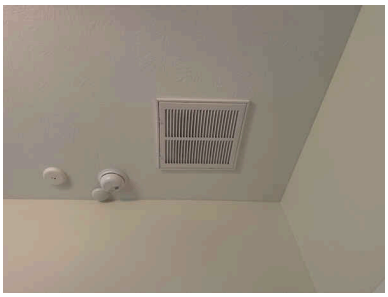
Comments:

Ductwork: Insulated

Filter Type: Disposable



12X24 front hallway



12x12 in secondary bedroom #1

12X12 in secondary bedroom #2

20x30 outside master

12X12 in master bedoom

Filter Size: 12x12, 12x24, 20x30

☐ ☐ ☒ ☐ **D. Other**

Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

IV. PLUMBING SYSTEMS

☐ ☐ ☐ ☒ **A. Plumbing Supply, Distribution System and Fixtures**

Location of water meter: in yard
Front left yard

Water meter

Location of main water supply valve: Garage

Main water supply valve

Static water pressure reading: 60 psi

60 psi

Type of supply piping material: CPVC

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
Notice: *The type or condition of plumbing materials in inaccessible areas such as underground gas, water supply, or drain/waste/vent piping is not determined*

Notice: *Plumbing fixtures are not operated if appliances or timers are connected to them or if running the fixtures could cause water spillage. Typical fixtures that are not operated are clothes washer connections and refrigerator ice-maker connections. The water supply is tested by operating two or more fixtures simultaneously; typically, all fixtures in the master bathroom are run simultaneously.*

Information: *The pressure reported represented a single point in time and is not constant. Many factors influence the final water pressure in the home. For example, the elevation of the building relative to both the height of the tank/tower and the location of the water main can make a significant difference, as can the size of the main and the number of homes connected to it.*

Generally, acceptable pressure is between 40 and 80 psi.

Water Supply: Public
Shut-Off Valves - Not Operated:
The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

1: Water tank was loose
Recommendation
Hall bathroom
The toilet water tank was loose and moved independently of the bowl. The Inspector recommends correction to avoid damage to the home from leakage. Correction usually involves tightening or replacement of plastic nuts and/or bolts at this connection.

Recommendation: Contact a qualified plumbing contractor.


Loose water tank

☒ ☐ ☐ ☐ **B. Drains, Wastes and Vents**
Type of drain piping material: PVC

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:

Notice: *Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. While some water was run down drains, this cannot simulate the waste flow characteristic of full occupancy. Thus, it is possible that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified licensed plumbers.* ***Further testing and inspection of the drain and sewer line are recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.*** *Otherwise, it is understood that this drain waste system is accepted on an "as is" basis, and future repairs may be necessary.*

Notes: *Some drainpipe material will deteriorate and need replacement. Lifespans of some pipe materials is affected by water quality.*

Change of Occupancy: *Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.*

Maintenance: *Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.*

Plumbing Waste: Public
Drain, Waste & Vent Pipes - Not Visible:
Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas
Attic

Capacity: 50 Gallon

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

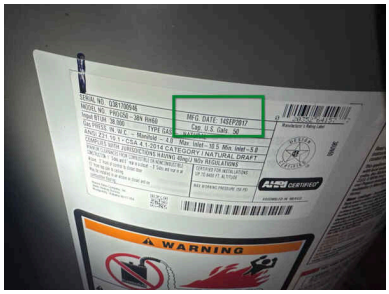
I	NI	NP	D

Comments:
Inspection Notes: *Inspector does not test discharge piping or drainpipes; operate the temperature and pressure relief valve, or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.*

Change of Occupancy: *Check thermostat set points. Domestic hot water temperature should not be above 120 F to help prevent scalding (Child Safety).*

Annual Flush: *Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.*

Water Heater Manufacturer: RHEEM
Water Heater - Date of Manufacture: 2017 -
The date of manufacture is derived from the serial number on the data plate.



2017 water heater

Water Heater Location: Garage
TP&R Not Operated:
The TP&R valve for the water heater was not operated at the time of inspection, since the water heater was in the attic or the inspector felt that water damage may occur from a malfunction in the valve or piping. Temperature, pressure and relief valves should be tested periodically to ensure proper operation. Consult a qualified plumber if this an area of concern.

☐ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Comments:
Hydrotherapy tub operational:
The hydrotherapy tub was filled and appeared to be functioning as intended.

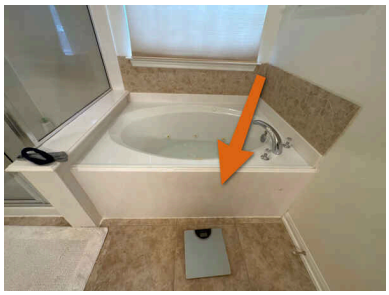

Operational jetted tub

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

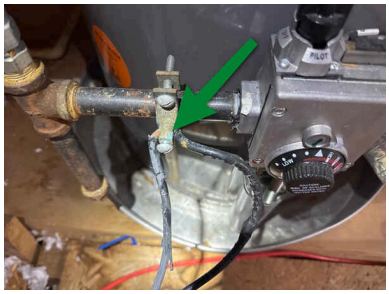
1: No pump access
Recommendation
At jetted tub
The hydrotherapy tub should have an accessible service opening for the circulation pump and related components. The access opening should be large enough and close enough to allow the pump to be inspected, serviced, removed, and replaced as needed.

If adequate access is not provided, future service or repair may require cutting or removing finished materials. Correction is recommended to provide proper access in accordance with the tub/pump manufacturer's installation requirements.


Missing pump access

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Exterior
Left exterior


Gas meter


Gas line bond

Type of Gas Distribution Piping Material: Black Iron
Comments:
Natural gas, public utility:
The home was fueled by natural gas supplied by a public utility.

☐ ☐ ☒ ☐ **F. Other**
Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwasher**

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
Dishwashers are tested for essential functions, and components are inspected. The dishwasher drain should be routed to provide an air-gap to assure the separation of the supply water from the wastewater.

Dishwasher Brand: Kenmore

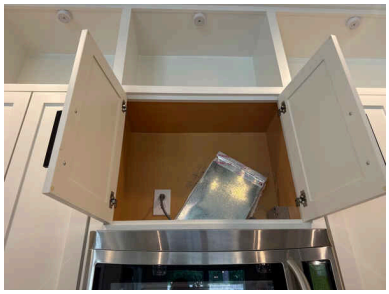
☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
Food Waste Disposers are tested for essential functions. Installation and components are inspected - including splash guard, grinding elements, and exterior casing.

Disposer Brand: BADGER
Under kitchen sink

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

Comments:
Exhaust/Range hood: KENMORE
Microwave Vent: The range hood exhaust system was part of a combination vent hood/microwave oven appliance.



☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
Range/Oven Manufacturer: KENMORE

Energy Source: Natural Gas
Type: Range
Oven Temperatue:
The oven(s) were operated and maintained a temperature within the acceptable range of +-25 at 350 degrees.

347° oven


Operational burners

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
Built-in microwave ovens are tested using normal operating controls.

Built in Microwave Manufacturer: KENMORE

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**
Comments:
The visible mechanical exhaust vents were inspected, and no deficiencies were noted at the time of inspection.

☒ ☐ ☐ ☐ **G. Garage Door Operator(s)**
Comments:
The garage door operator(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Auto-opener Manufacturer: GENIE

☒ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

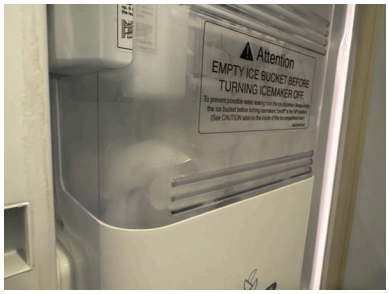
Safety: We recommend periodically checking dryer ducts, baffles, and hoods to ensure that they are not clogged with lint. An accumulation of lint may create a fire and personal safety hazard. Therefore, it is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.

☒ ☐ ☐ ☐ **I. Other**

Comments:

Refrigerator Manufacturer: KENMORE -

The refrigerator and freezer were operating at appropriate temperatures at the time of inspection. The ice maker was also operational. No deficiencies were noted with the visible operation at the time of inspection.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Washer/Dryer Manufacturer: Kenmore -
The washer and dryer were operated through a normal cycle at the time of inspection. Both appeared to be functioning as intended, and no deficiencies were noted with their visible operation.

Washer/Dryer Not Operated:
Washing machines and dryers are typically not operated during the inspection.

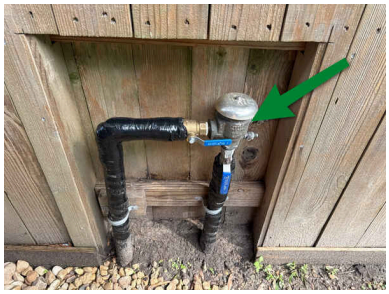
☒ ☐ ☐ ☐ **J. Doorbell and Chimes**

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:
Control Panel: Garage

Control panel


Backflow preventer


Main water valve for irrigation system

1: Broken heads
Recommendation
Zone 3
A broken sprinkler head was observed in the yard. This condition may lead to water waste or uneven irrigation coverage. Recommend repair or replacement by a qualified irrigation contractor.

Recommendation: Contact a qualified professional.


Damaged sprinkler head

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

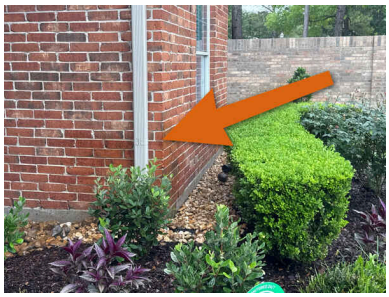
2: Sprinkler heads water foundation

Recommendation

Zone 2

Landscape irrigation sprinklers were installed in a manner that causes irrigation water to seep into the soil at the foundation. This condition should be corrected to help prevent possible foundation damage or settling.

Recommendation: Contact a qualified professional.



Heads water foundation

☒ ☐ ☐ ☐ **F. Other Built-in Appliances**

Comments:

Beverage refrigerator :

The beverage refrigerator was operating at an appropriate temperature at the time of inspection. No deficiencies were noted with the visible operation.