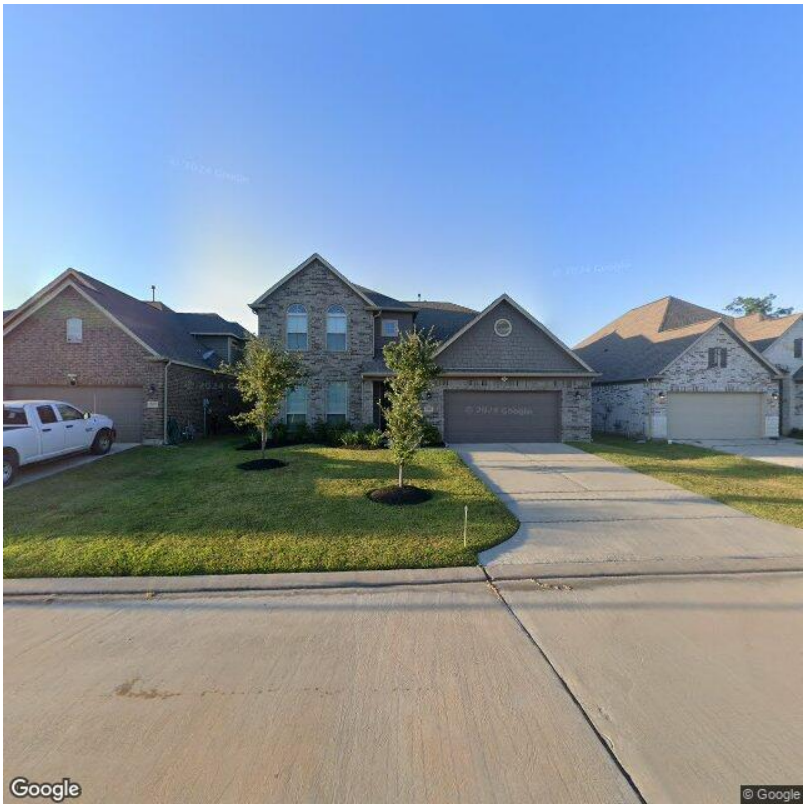
BILLY COOK
7138551189
billy@bcinspectionstx.com



BCI W/SEWER

2819 Bradbury Hills Rd
Spring, TX 77373

Inspector
Billy Cook
TREC 25062
713-855-1189
billy@bcinspectionstx.com

PROPERTY INSPECTION REPORT FORM

Roderick Yu	06/03/2025 12:00 pm
Name of Client	*Date of Inspection*
2819 Bradbury Hills Rd, Spring, TX 77373	
Address of Inspected Property	
Billy Cook	TREC 25062
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

Time In: 12:00 P.M.
Weather Conditions: Mostly Sunny
Time Out: 3:30 P.M.
Temperature: 90 - 100°F
Heading: Southeast
Occupancy: Occupied
In Attendance: Tenets
Type of Building: Single Family, Two story
Inspections Provided by this Inspector: Home Inspection, Sewer scope
Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

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 not a technically exhaustive survey of the home and its systems. It is a 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 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, mycotoxins, 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. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.
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 in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used . This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. this does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Saftey Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair or Saftey Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:
Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of

inspection.

Hillside:

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil, or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory 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.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

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

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property-casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Manufactured Housing:

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the Northside of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacturer is required to provide instructions on on-site preparation, installation, and anchoring.

Plumbing:

During this inspection, the inspector will check the supply piping and drain lines for leaks and corrosion of the piping to be readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:
Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "foolproof" way to determine the future performance of any mechanical systems.
All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:
Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded.
We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Pest Control:
Our observations regarding evidence of pests are not substituted for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Guiding Light Home Inspection Services is a licensed Pest Control Company with WDI Science. SPCS 0730963

Lead-Based Paint:
Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead-based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead-based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead-based paint? We cannot tell you that it does or does not. Providing lead-based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

Ocupied home:
The property was occupied at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed, certain signs may be revealed; however, the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **General**

Inspection Method: Visual -
This inspection is one of first impressions. 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 the apparent condition and not of absolute fact and are only good on 06/03/2025.
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.

Structural Opinion: This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.
BUYERS NOTICE::
Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

☒ ☐ ☐ ☒ **A. Foundations**

Comments:
The following deficiencies (if any) with the **foundation** were observed on the day of the inspection of this structure and are noted below.

Foundation Statement:
Buyers Advisory Notice:
These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 06/03/2025.

Type of Foundation(s): Monolithic Post Tension Style Slab On Grade
The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement.
First Impression:

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.

1: Slab - Corner Crack/Pop

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

One or more of the foundation perimeter beam corners were observed to be either cracked, or sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary

Recommendation: Contact a qualified professional.



2: Slab- Spalling On The Foundation

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The concrete beam was observed to have some deterioration (scaling and/or spalling) around the structure.

It would be a good Idea to patch these areas with concrete to seal them so that moisture and pest can not gain easy access through these areas of the foundation.

This condition is mainly cosmetic and caused in most cases by the contractor not settling the concrete properly at the edges of the home or pulling the form boards too soon in the drying process of the concrete.

Recommendation: Contact a qualified concrete contractor.

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

I	NI	NP	D



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

1: Gutters - Downspouts Are Damaged

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are downspouts that are damaged/missing at areas of the structure, these sections of downspouts should be replaced to allow proper flow of water out of the gutters.

Recommendation: Contact a qualified gutter contractor



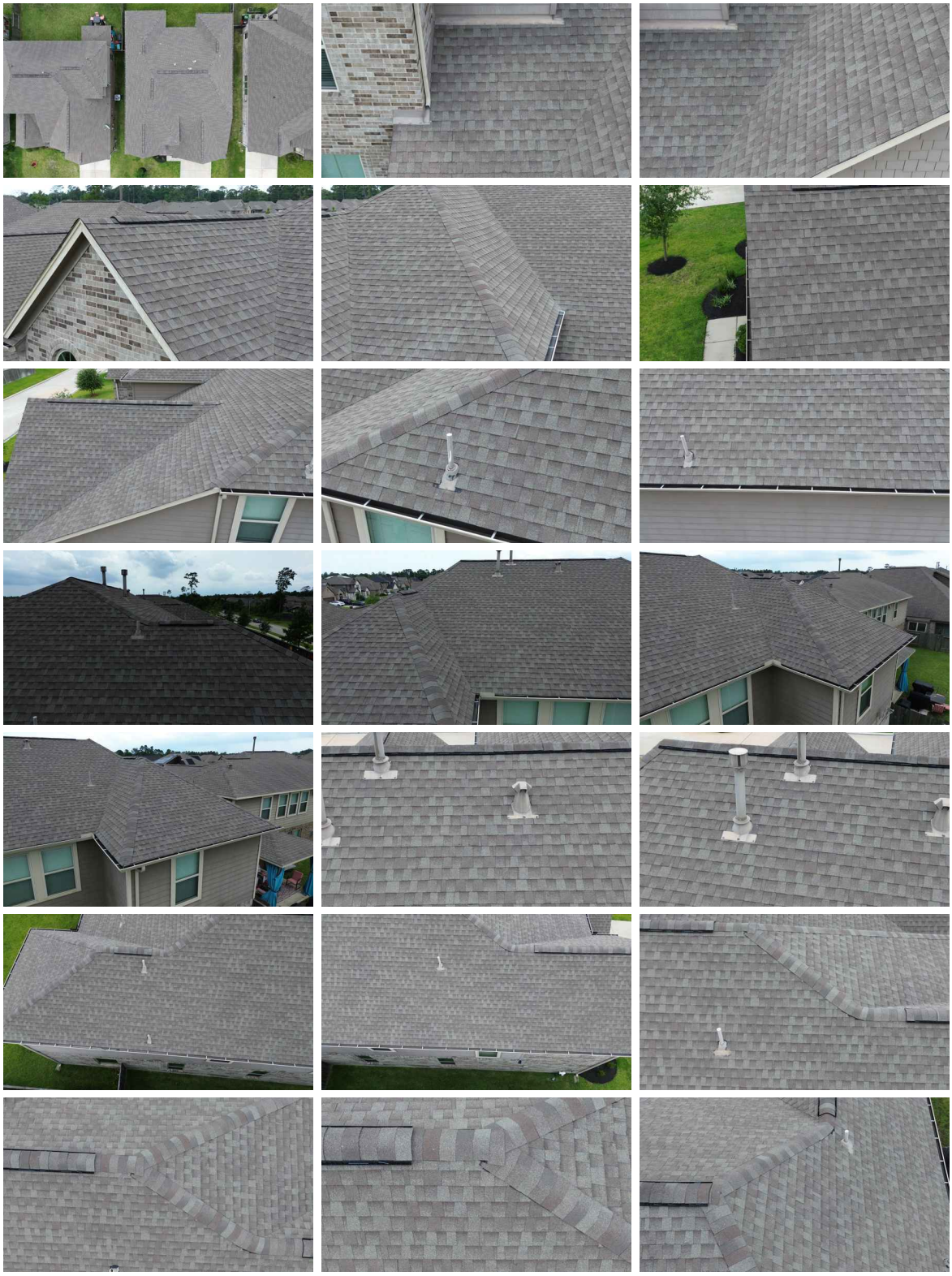


☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Comments:
The following deficiencies (if any) with the **roof covering materials** were observed on the day of the inspection of this structure and are noted below.

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



Roof life span: Top Third
Types of Roof Covering: Composition
Viewed From: Drone
Roof limitations:

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:
1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Comments:
The following deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

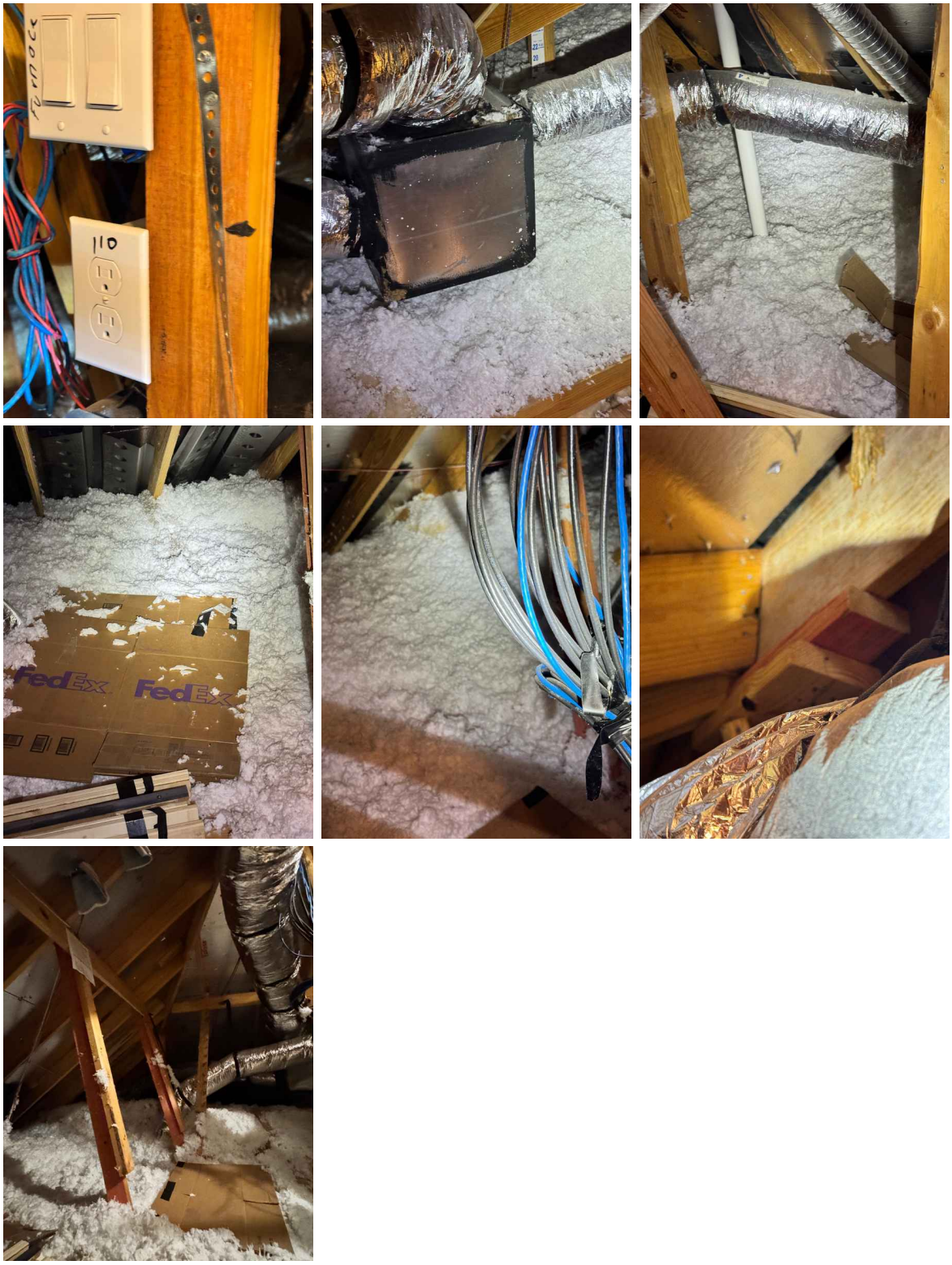
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



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

I	NI	NP	D



Viewed From: Attic, Decked portion of the attic due to amount of insulation
Approximate Depth Of Insulation: 10"-13"
Material: Wood

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

I	NI	NP	D

Type of Roof: Combination
Type of Roof Decking: O.S.B Tech Shield
Type of Ventilation: Soffit Vents, Ridge Vents

1: Access- PULL DOWN STAIRS NOT INSULATED
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended
The attic opening above the pull down stairs was not insulated. This can affect the energy efficiency and "comfort" level of the home. I recommend adding an insulated cover over the access.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:
The following deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

Exterior Wall Covering Material: Brick, Fiber Cement Siding
Interior wall covering: Drywall
Home was Occupied/Staged:
There are a lot of areas around the home that were blocked by furniture and belonging of the occupants or furnishings used for staging the home that were not able to be moved. There may be areas where there were items that are in need of repair that were not visible at the time of inspection.

1: Lintels Rusted
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended
Lentils over doors and windows should be painted periodically to help keep them protected from moisture so that they don't expand as easily and crack brick in the future.

Recommendation: Contact a qualified professional.



2: Mortar improvements needed

Maintenance Items/FYI/Minor Defects

There are areas on the exterior brick of the home that are in need of mortar patching "re-pointing" to prevent moisture intrusion into the wall cavity.

These areas could ha sustained damage that can not be seen without destructive testing which is outside the scope of this visual inspection. Keep this in mind if and when remodeling work is performed and know that there may be hidden defects in the wall cavity that are not readily visible at this time.

Recommendation: Contact a qualified professional.







3: Penetrations in the walls.

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

All penetrations in walls should be sealed.

Recommendation: Contact a qualified professional.





4: Seam tape needs to be repaired

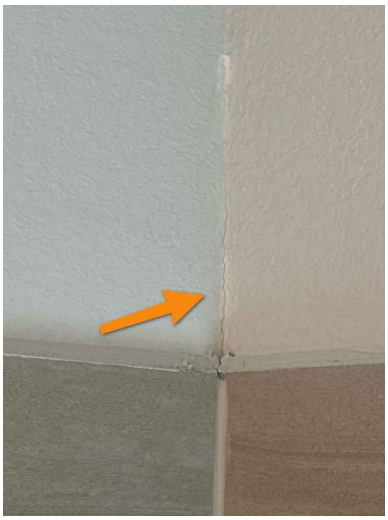
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are areas where seam tape is in need of repair or installation.

Recommendation: Contact a qualified drywall contractor.


Right Rear Bedroom


Right Rear Bedroom



5: Trim needs caulking

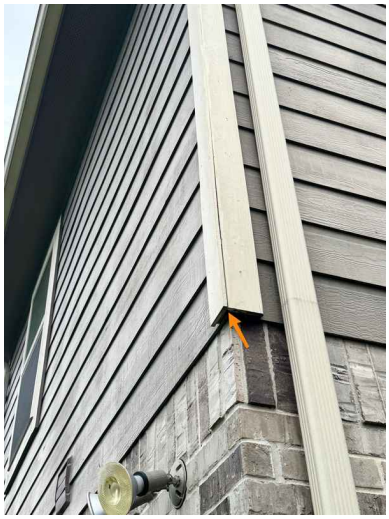
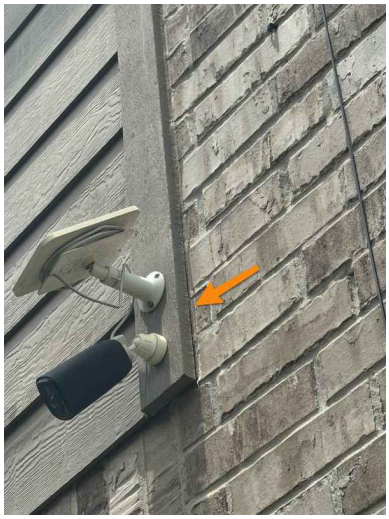
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

All trim that comes in contact with wall coverings should be caulked.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D


6: Control Joints

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The control joints on the home are in need of sealing / resealing

Recommendation: Contact a qualified masonry professional.



7: Weathered paint

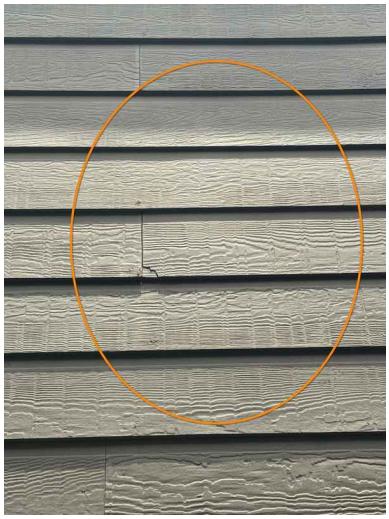
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The exterior paint is weathered in multiple areas around the home. Recommend repair by painting contractor.

Recommendation: Contact a qualified painting contractor.

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

I	NI	NP	D


☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:
The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

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

Comments:
The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.
If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

1: Door drags in frame.
⛔Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended
One or more of the doors in this home drag in the frame and should be adjusted to allow for proper operation.

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

I	NI	NP	D

Recommendation: Contact a qualified carpenter.



2: Damaged weather stripping

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The weather stripping at the main entry door and rear door is damaged. Recommend replacing.

Recommendation: Contact a qualified handyman.



☒ ☐ ☐ ☒ **H. Windows**

Comments:

The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

Windows: :

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

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

I	NI	NP	D

Flashing Limitations:

The visible flashings were inspected however, there is are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

1: Caulk exterior

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Caulking needed on the exterior of the windows.

Recommendation: Contact a qualified professional.



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

Comments:

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

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

Comments:

The following deficiencies (if any) with the **fireplaces and chimneys** were observed on the day of the inspection of this structure and are noted below.

We do NOT light a fire or run the fireplace during a VISUAL home inspection and that is beyond the scope of this type of inspection and our insurance has strict rules forbidding inspectors from lighting fires and pilot lights or turning on gas valves on appliances at the time of inspection. It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects and that a fireplace will burn properly. . The NFPA (National Fire Prevention Association) recommends that all chimneys be inspected before buying or selling a home. In our opinion this is a prudent recommendation. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing of escrow.

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

I	NI	NP	D

http://www.csia.org/





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

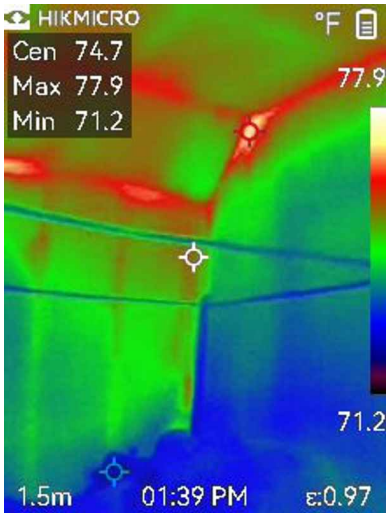
Comments:
The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

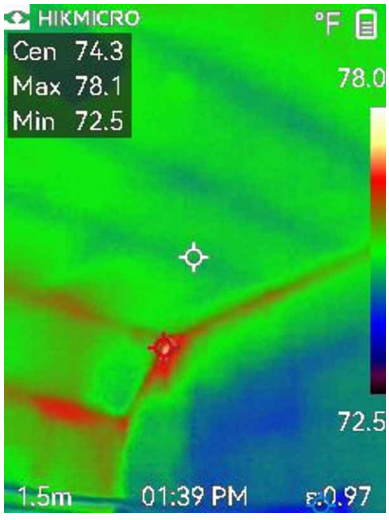
☒ ☐ ☐ ☐ **L. Other**

Comments:
The following deficiencies (if any) with the **OTHER** were observed on the day of the inspection of this structure and are noted below.

Thermal Imagining : Walls, Plumbing, Ceiling, Sub floors

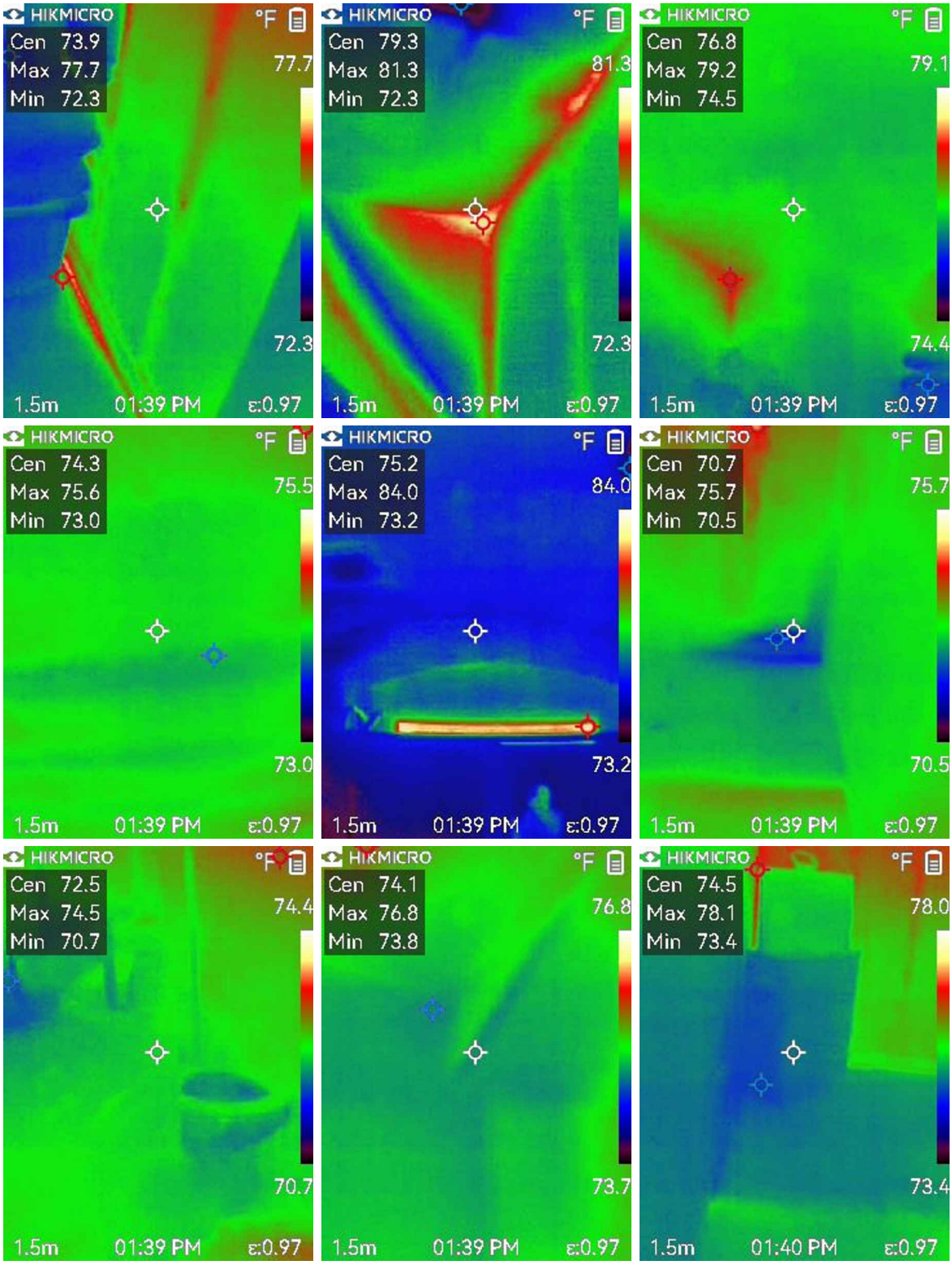






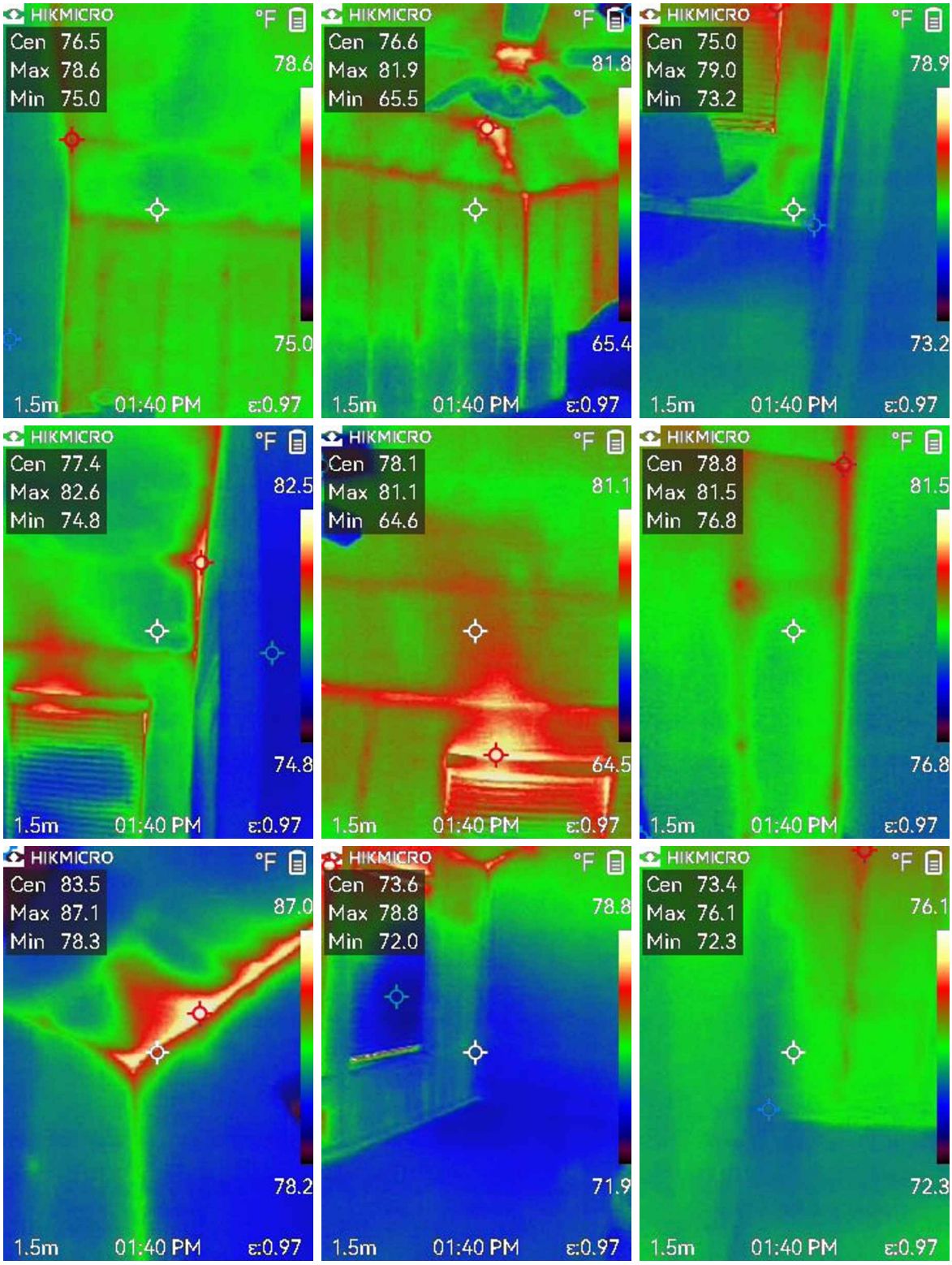
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I	NI	NP	D



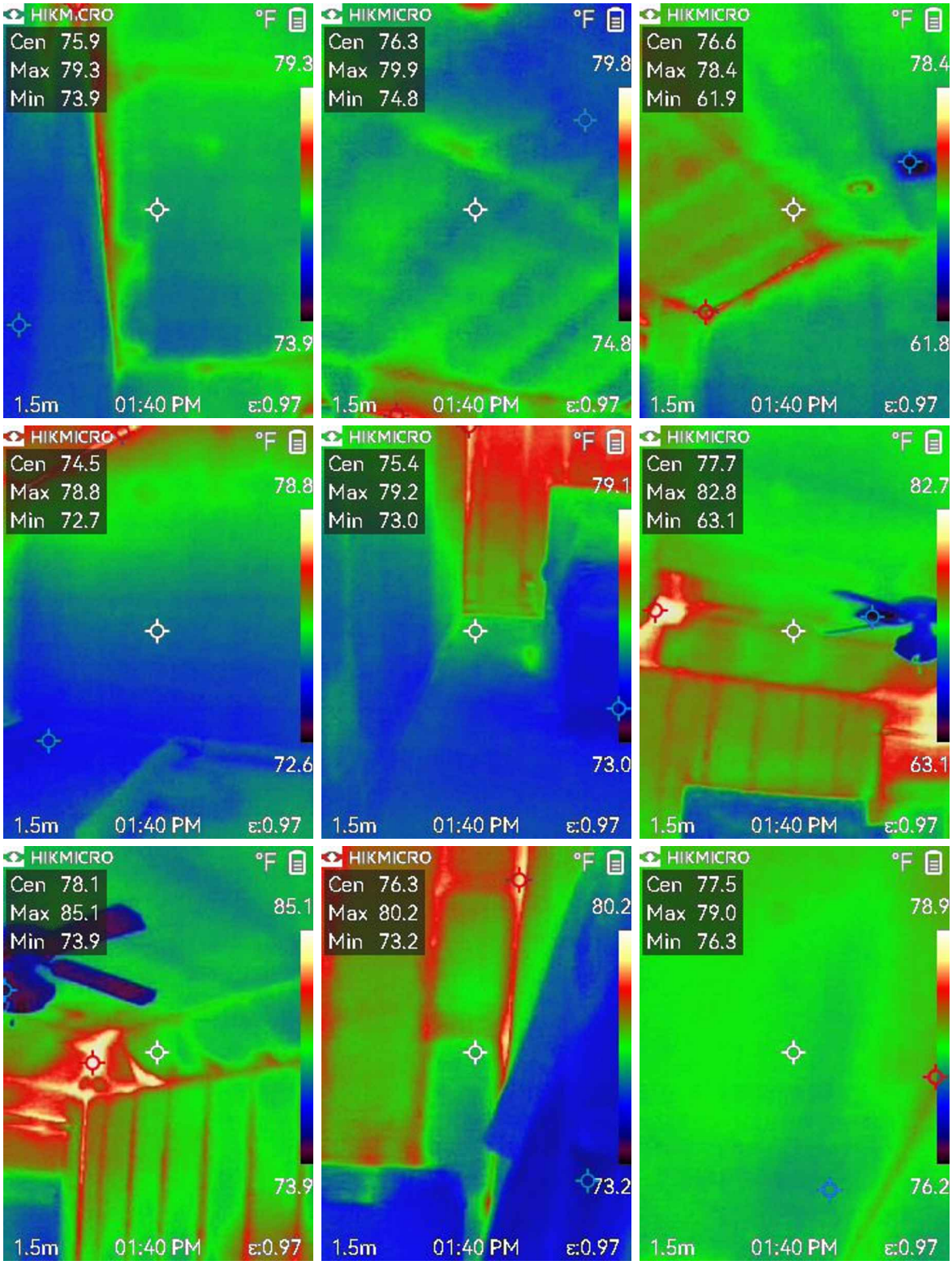
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I	NI	NP	D



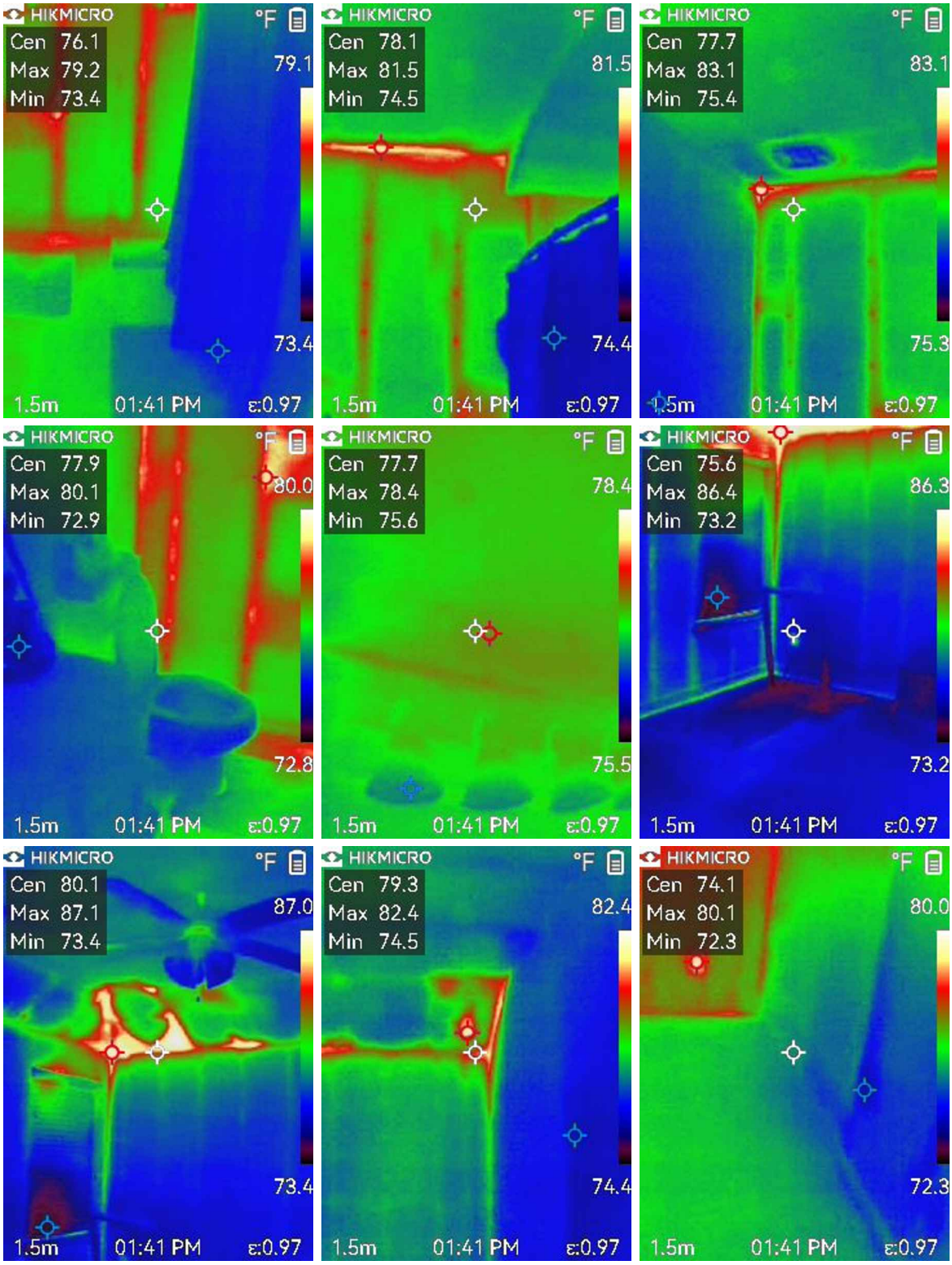
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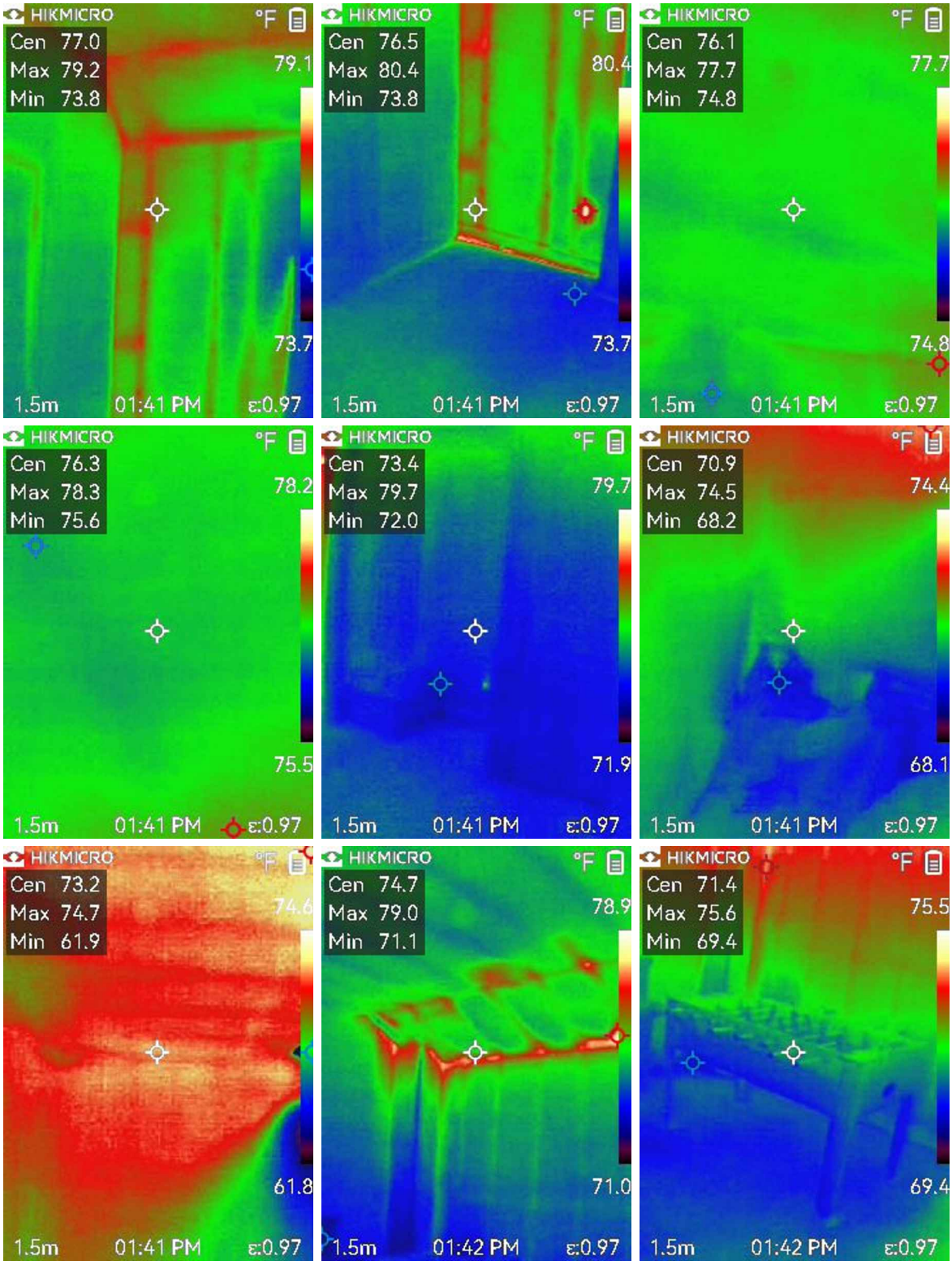
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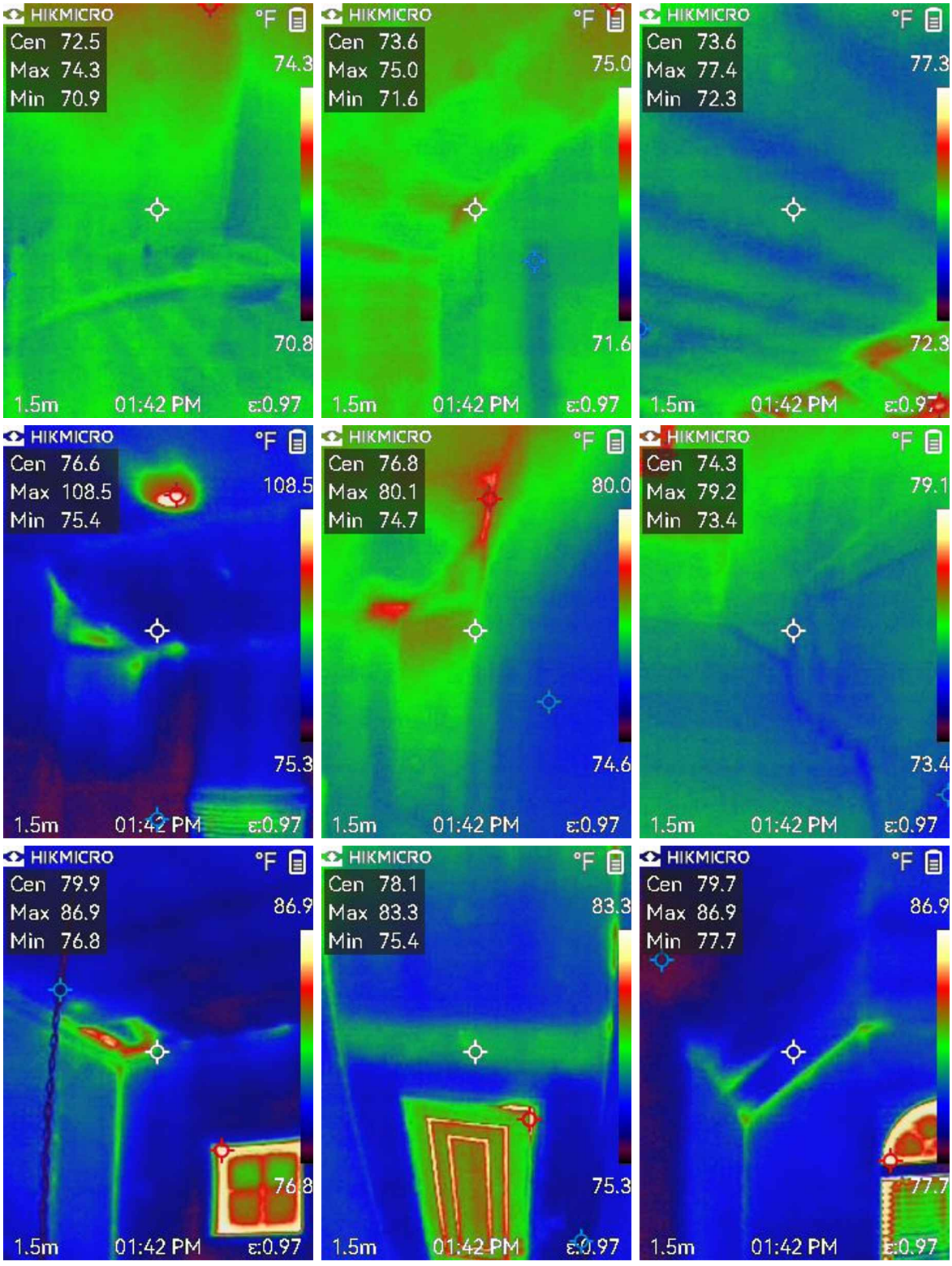
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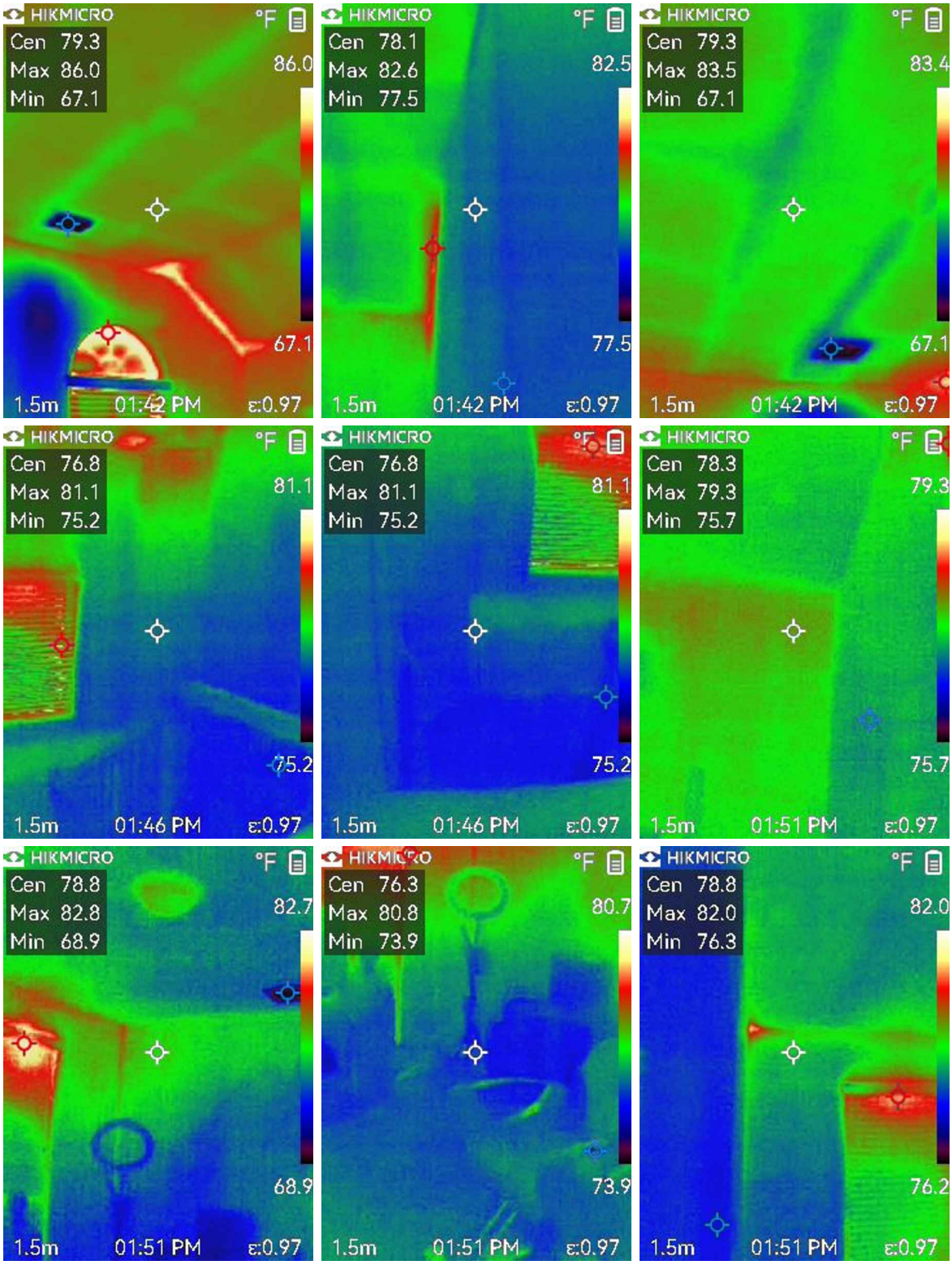
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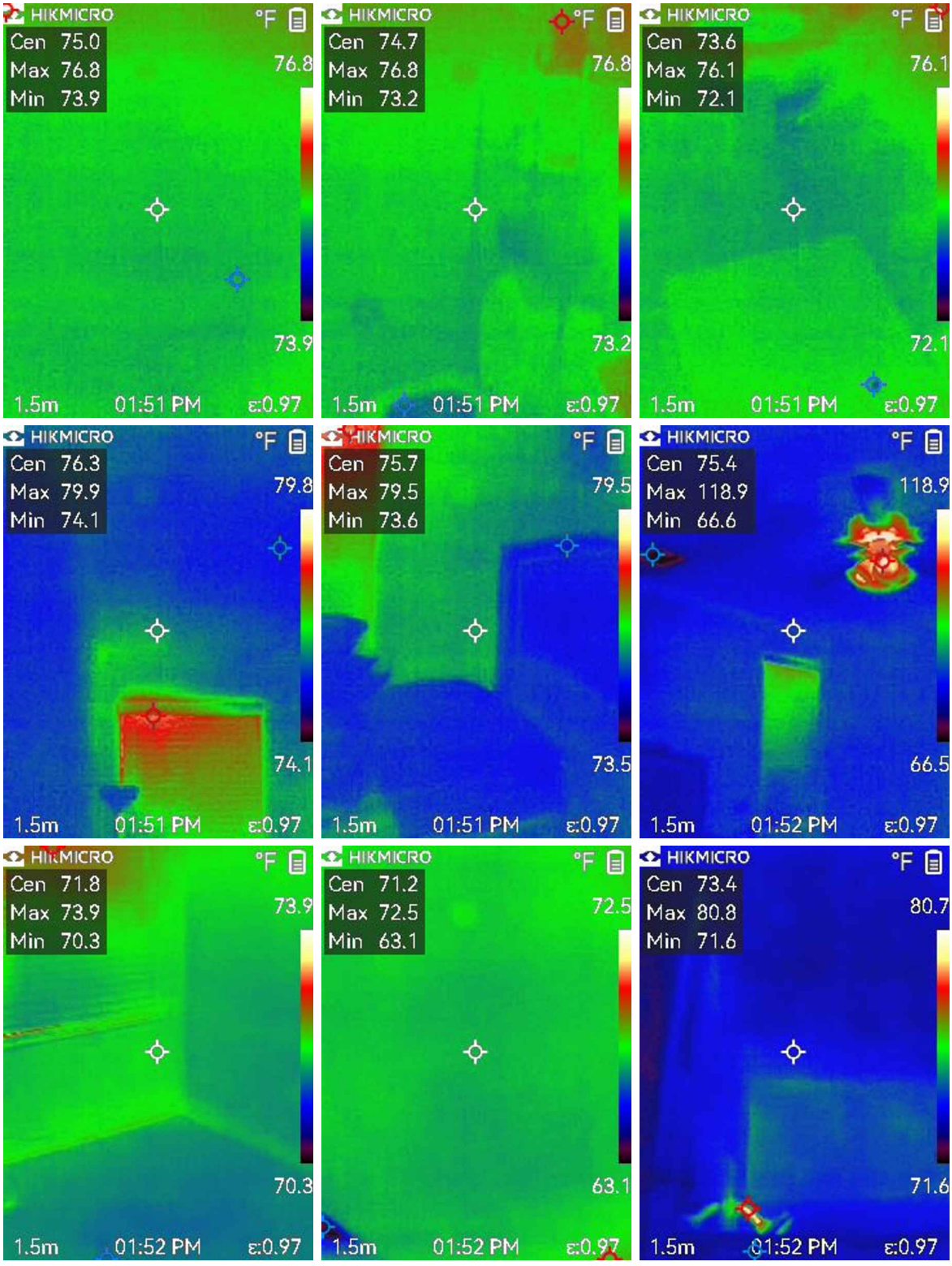
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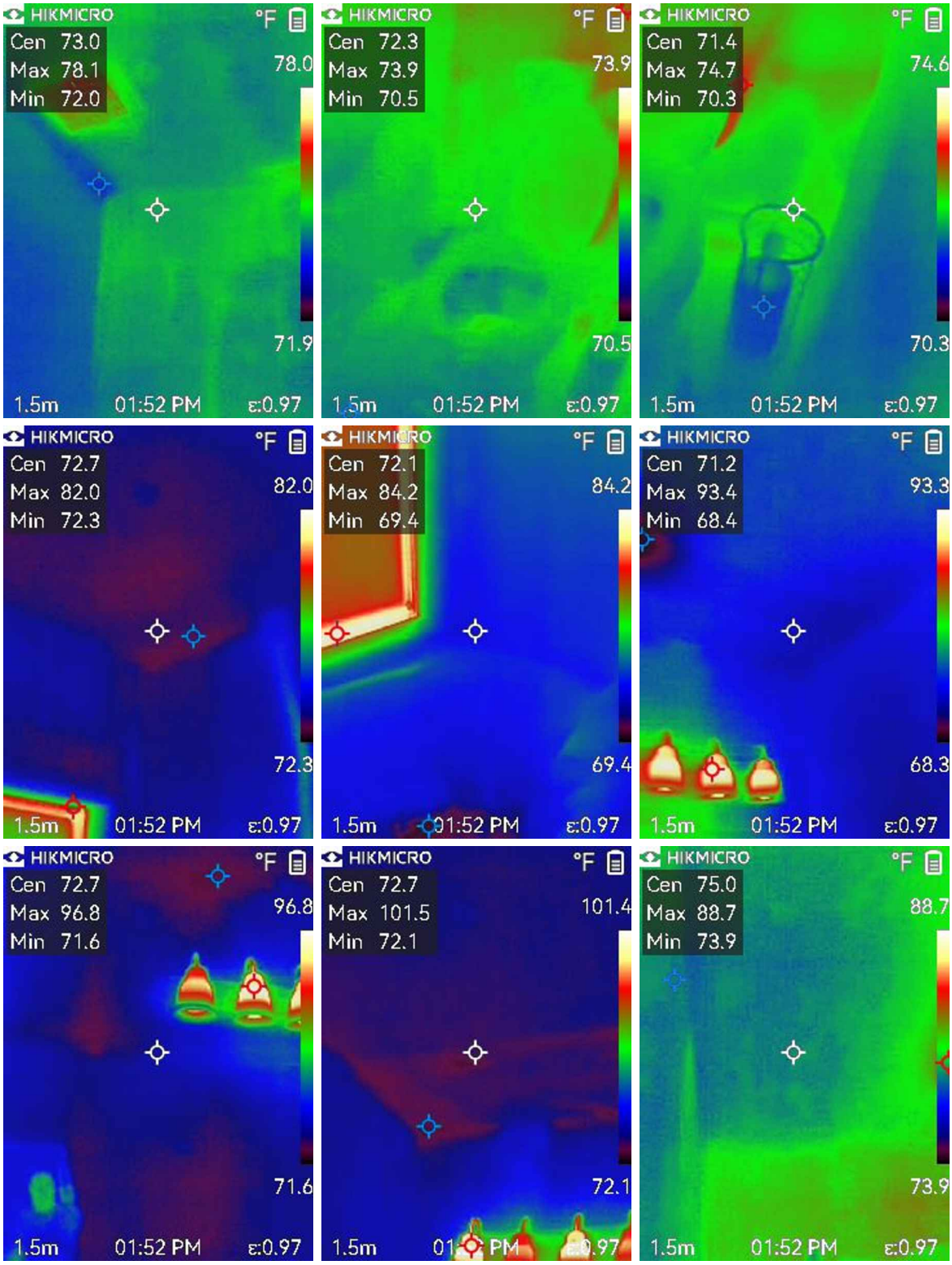
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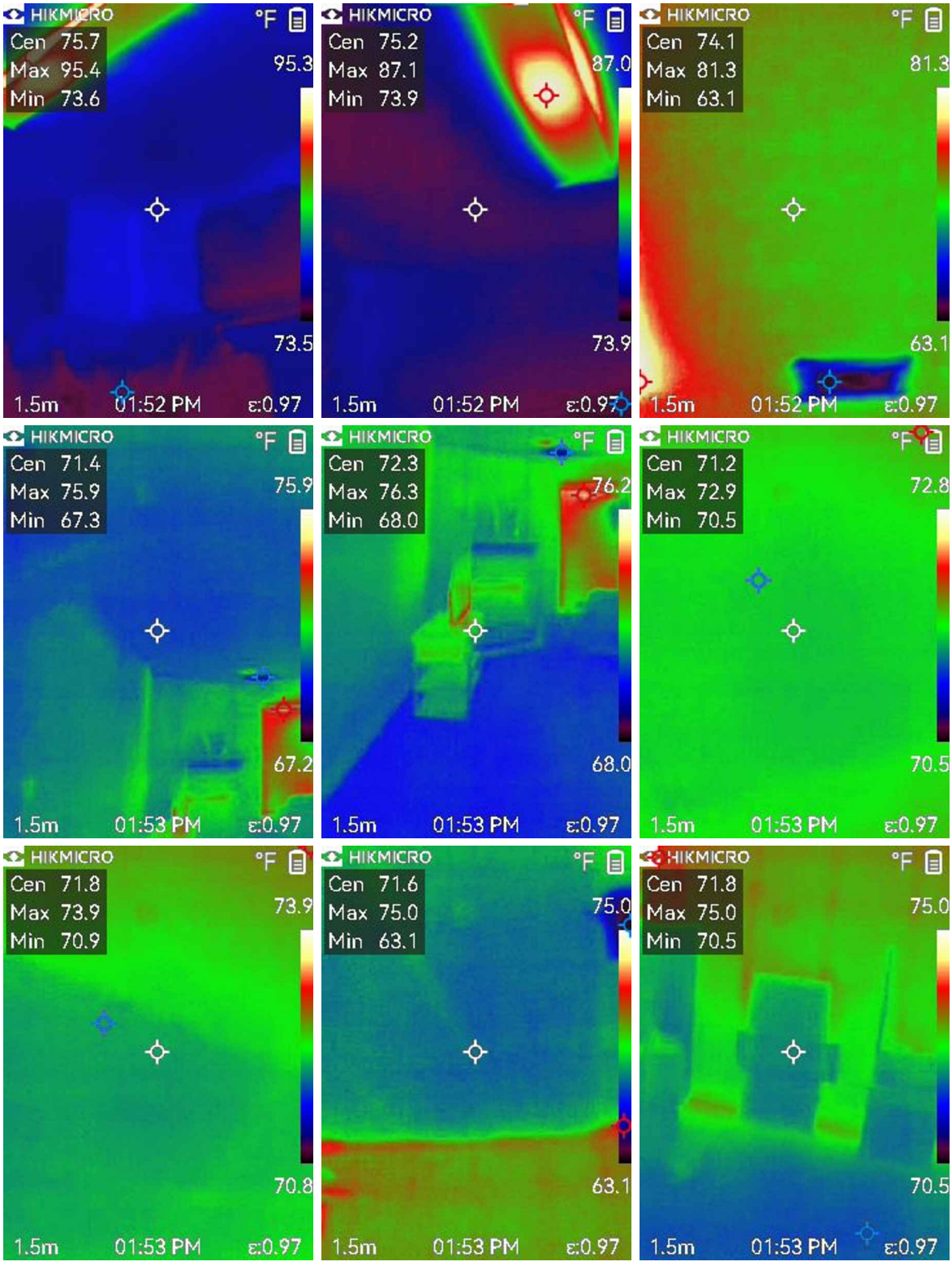
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I	NI	NP	D



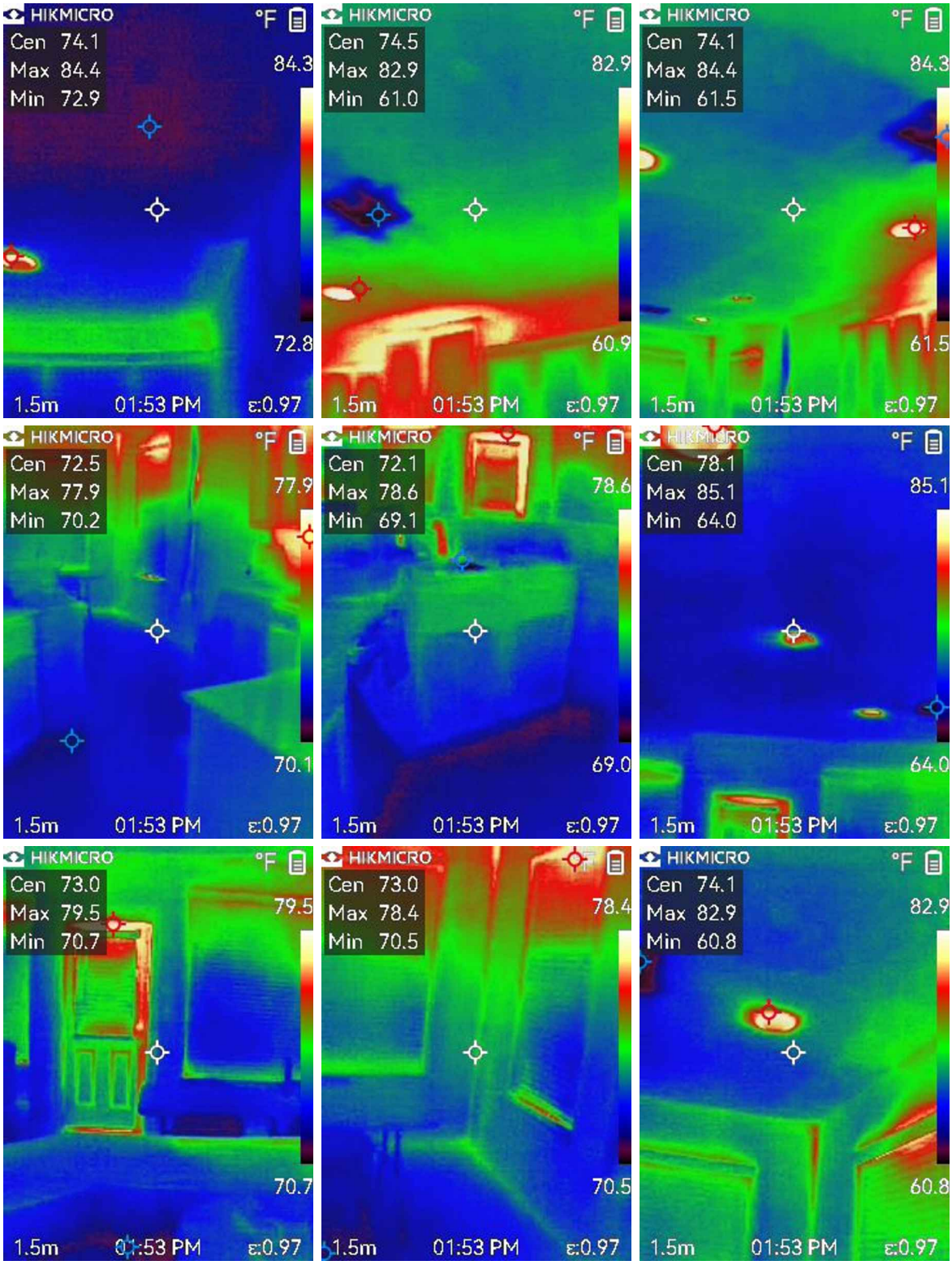
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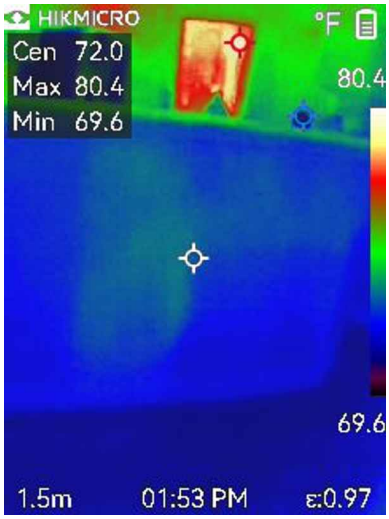
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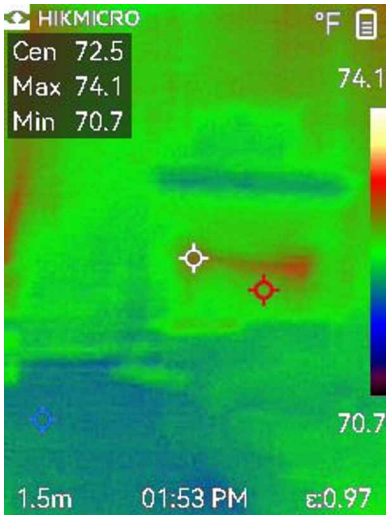
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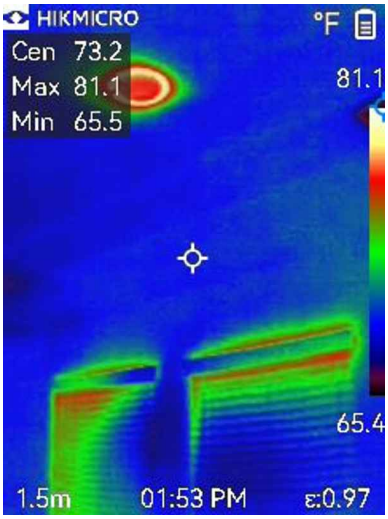


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I	NI	NP	D







☒ ☐ ☐ ☐ **M. Cabinets**

Comments:
The following deficiencies (if any) with the **cabinets** were observed on the day of the inspection of this structure and are noted below.

☒ ☐ ☐ ☐ **N. Sidewalks and Driveways**

Comments:
The following deficiencies (if any) with the **sidewalk and driveway** were observed on the day of the inspection of this structure and are noted below.

☒ ☐ ☐ ☐ **O. Fences**

Comments:
The following deficiencies (if any) with the **fences** were observed on the day of the inspection of this structure and are noted below.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

Electrical panel is in good condition:
The electrical panel is in good condition and appears to be wired properly with no visible areas for concern at the time of inspection.

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Informational Note:
The following deficiencies (if any) with the **service entrance and panels** were observed on the day of the inspection of this structure and are noted below.



Service Entrance: Underground
Main Service Panel Location: Garage



Main Service Panel Manufacturer: Eaton
Main Service Panel Amperage: 150 Amp

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

I	NI	NP	D



Sub-Panel Location: N/A
Sub-Panel Manufacturer: N/A
Sub-Panel Amperage: N/A
Service Entry Cables: Aluminum



1: Anti oxidant paste is needed on all aluminum wiring
In Need of Immediate Attention or Repair or Saftey Concern
Anti oxidant paste is needed for aluminum wiring in the electrical panels.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D



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

Informational Note:
The following deficiencies (if any) with the **branch circuits, connected devices, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Type of Wiring: Romex, Copper

1: Loose receptacles/switches
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

All receptacles and light switches that are loose in their junction box should be tightened. Or the junction box should be secured if applicable.

Recommendation: Contact a qualified professional.







2: Exterior Receptacles / Fixtures needs to be sealed
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

One or more exterior receptacles of the home is not properly sealed.

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

I	NI	NP	D

Recommendation: Contact a qualified professional.





☒ ☐ ☐ ☐ **C. Other**

☒ ☐ ☐ ☐ **D. Doorbell**

Informational Note:
The following deficiencies (if any) with the **doorbell** were observed on the day of the inspection of this structure and are noted below.

Door bell operated properly at the time of inspection:

☒ ☐ ☐ ☐ **E. Smoke, Fire and Carbon Monoxide Detectors**

Informational Note:
The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

we recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly.

Smoke Alarms / Detectors: Smoke Alarms Information:
Smoke Alarms Information:
Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

Carbon Monoxide Detectors:
Carbon Monoxide Alarm Required

Attached garage and gas appliances present.
Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO)

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

I	NI	NP	D	

detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: Info about CO

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature Differental:
The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents appeared to be acceptable (14°F - 23°F) at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

Secondary Condensate drain: Rear of home

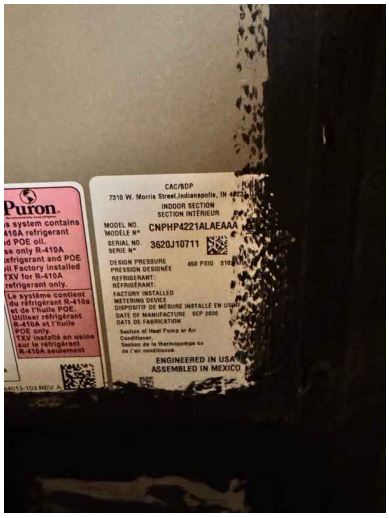
☒ ☐ ☐ ☐ **A. Heating Equipment**

Informational Note:
The following deficiencies (if any) with the **heating system** were observed on the day of the inspection of this structure and are noted below.

Clean & Service Prior to Closing:
It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand upstairs : Carrier



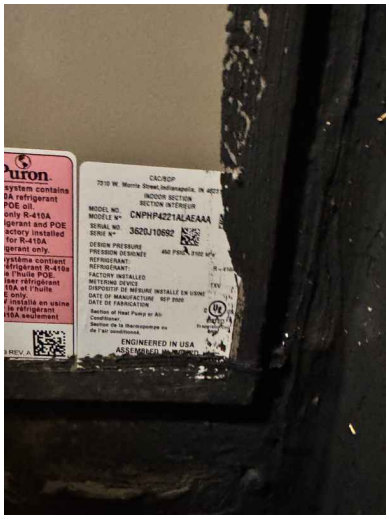


Brand downstairs : Carrier

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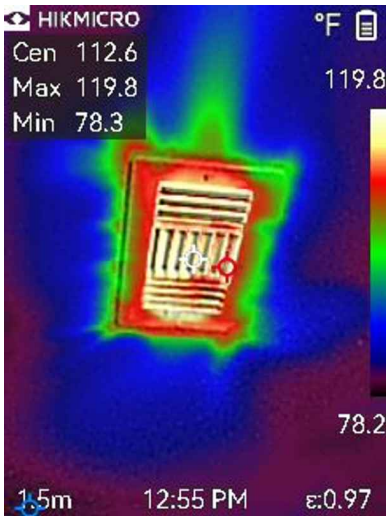
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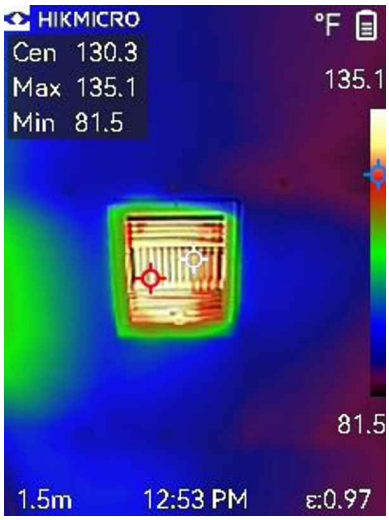


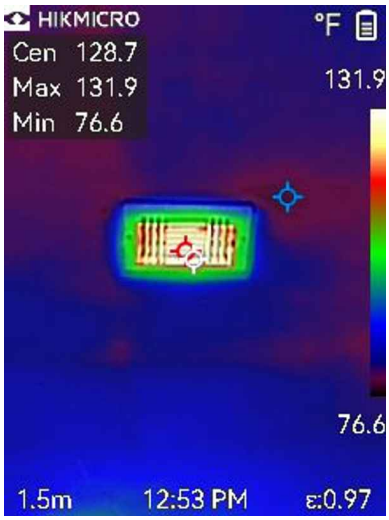


Approximate Year Built upstairs : 2020
Approximate Year Built downstairs : 2020
Type of System upstairs : Gas-Fired Heat
Type of System downstairs : Gas-Fired Heat
Energy Source Unit upstairs : Natural Gas
Energy Source Unit downstairs : Natural Gas
Average Temperature at Supply upstairs :

The heater was performing at the time of inspection.

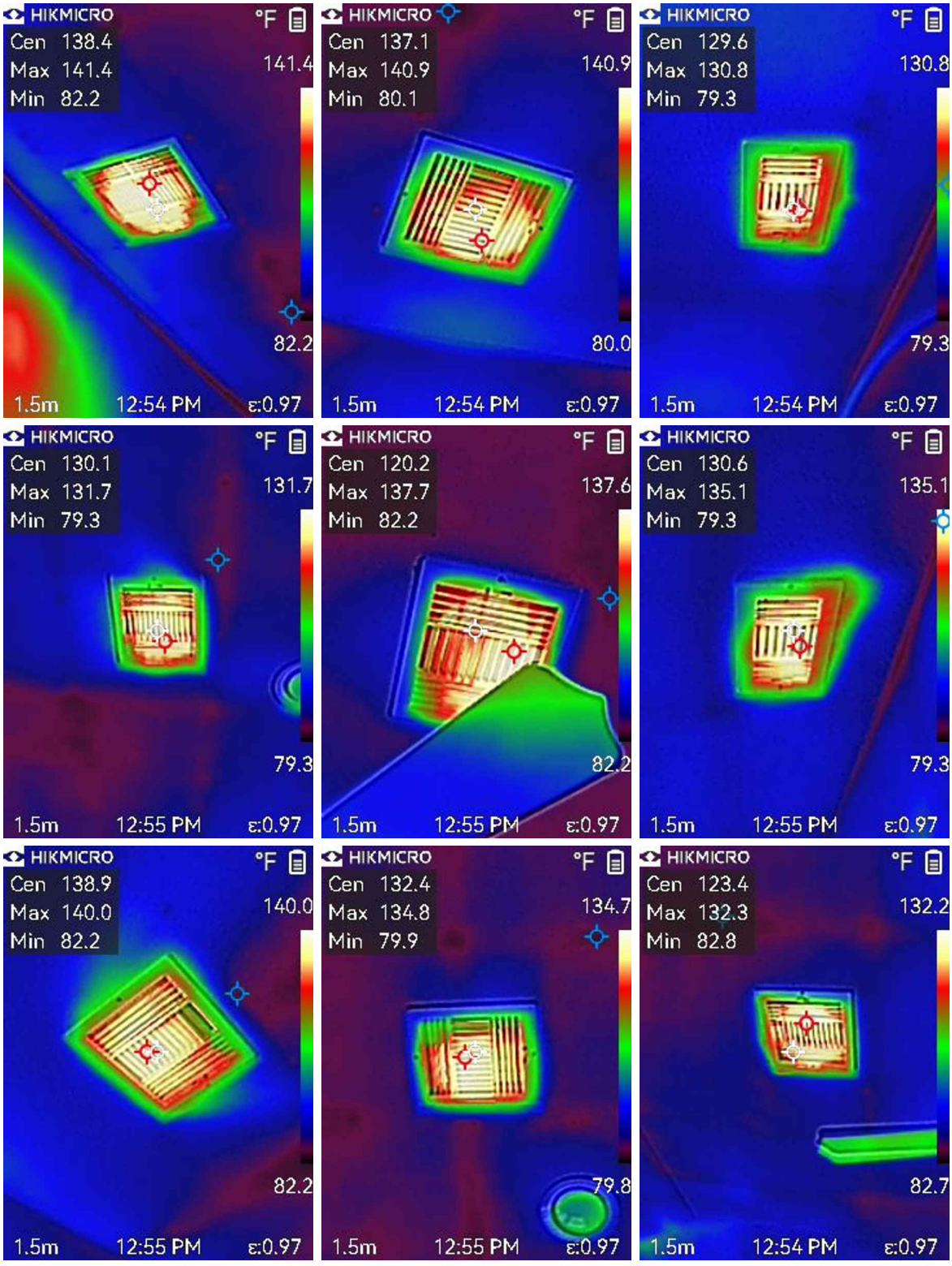






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

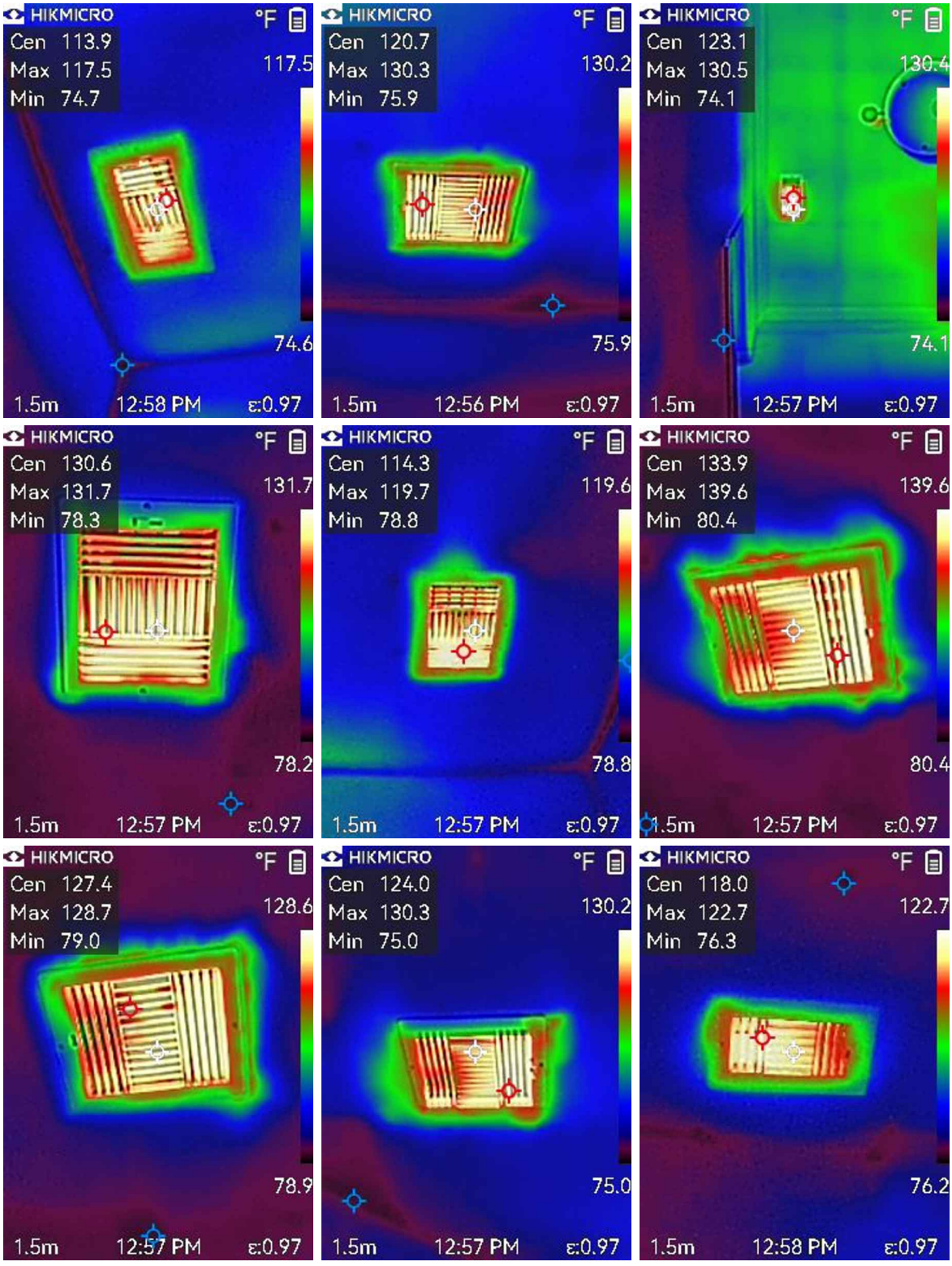


Average Temperature at Supply downstairs :

The heater was performing at the time of inspection.

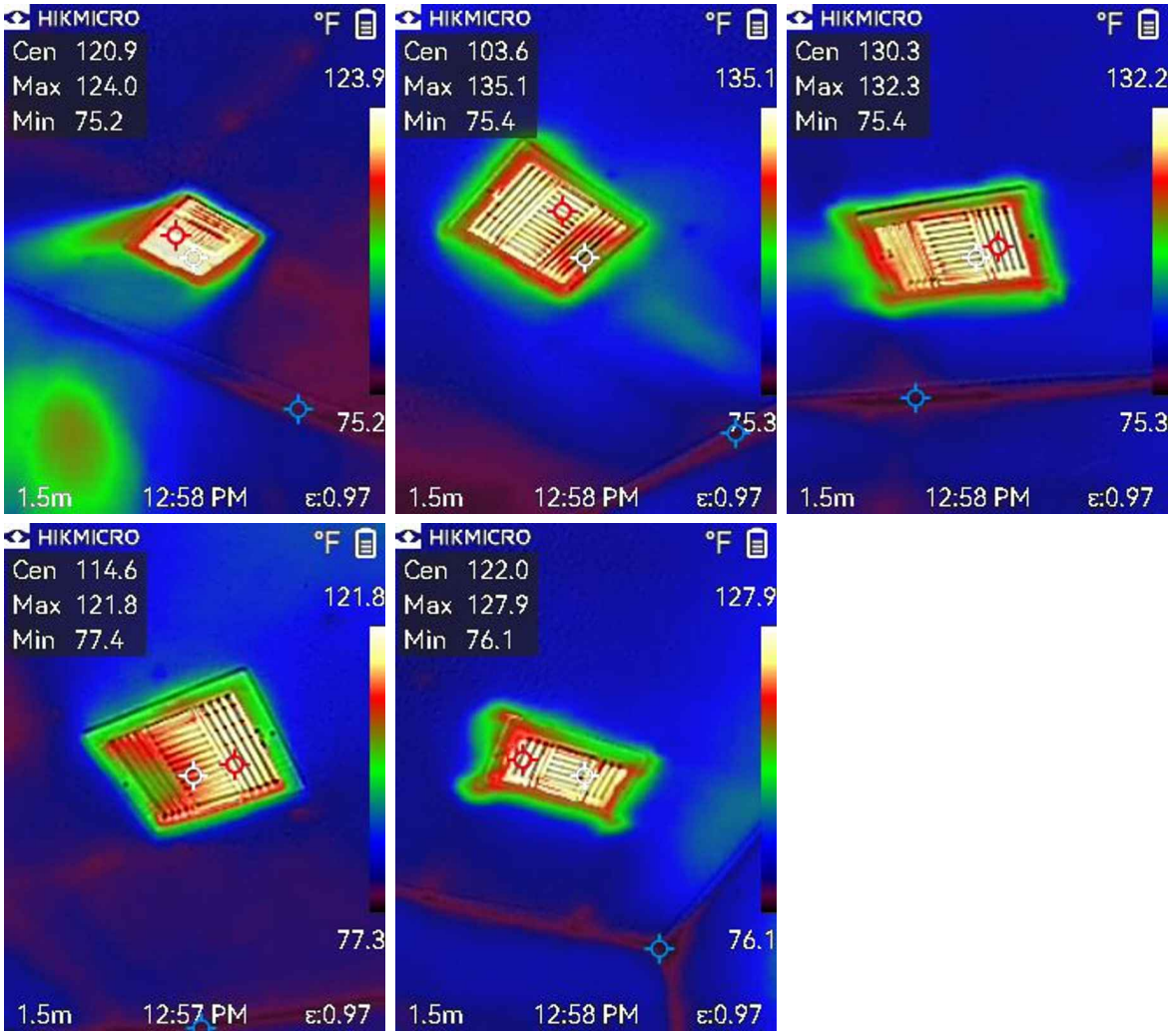
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



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

I	NI	NP	D



☒ ☐ ☐ ☐ **B. Cooling Equipment**

Informational Note:
The following deficiencies (if any) with the **cooling system** were observed on the day of the inspection of this structure and are noted below.

We recommend that as yard work and maintenance are done around the home that you take a water hose and wash the coils of your condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

Clean & Service Prior to Closing:
It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand upstairs : Carrier

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

I	NI	NP	D



Brand downstairs : Carrier



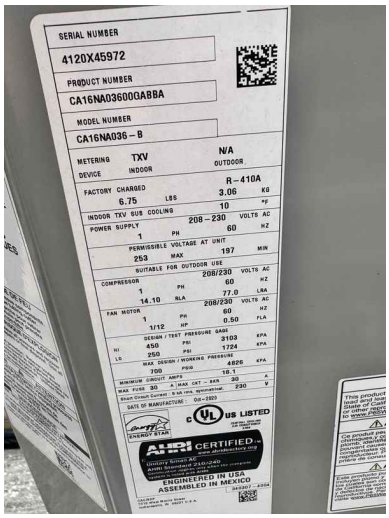
Approximate Year Built upstairs : 2020



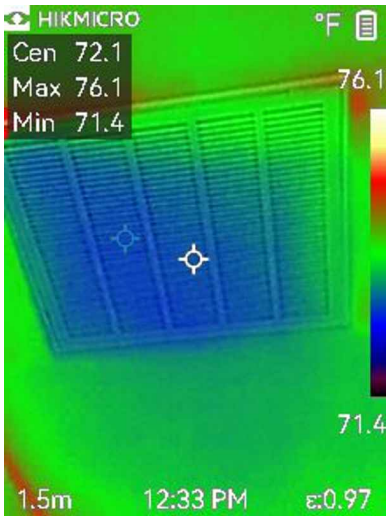
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Approximate Year Built downstairs : 2020



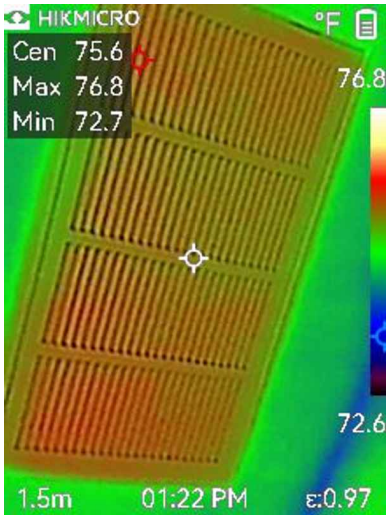
Type of System upstairs : Central Air Conditioner
Type of System downstairs : Central Air Conditioner
Approximate Condensing Unit BTU/Tonnage upstairs : Not Required to report
Approximate Condensing Unit BTU/Tonnage downstairs : Not Required to report
Type of Freon upstairs : R-410A
Type of Freon downstairs : R-410A
Average Temperature at Return upstairs : Will add with thermal pictures, 71°



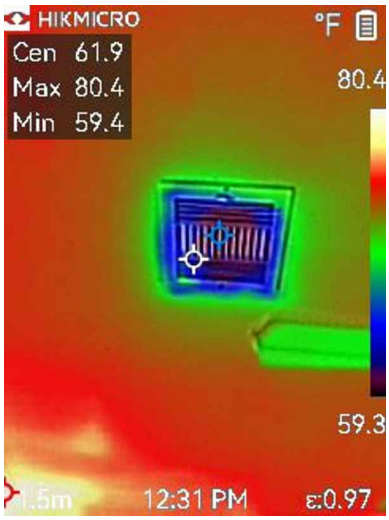
Average Temperature at Return downstairs : Will add with thermal pictures, 72°

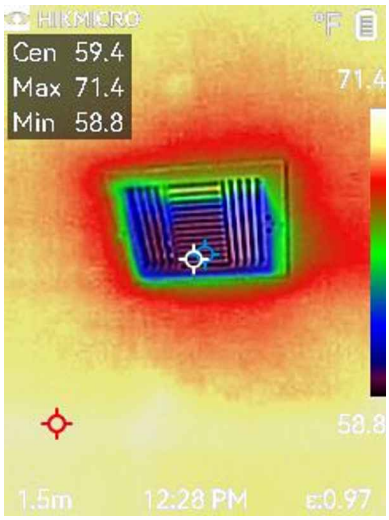
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

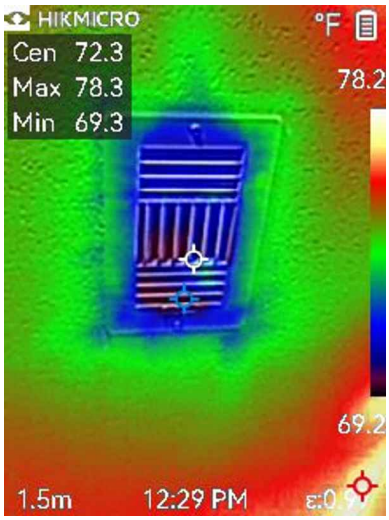
I	NI	NP	D

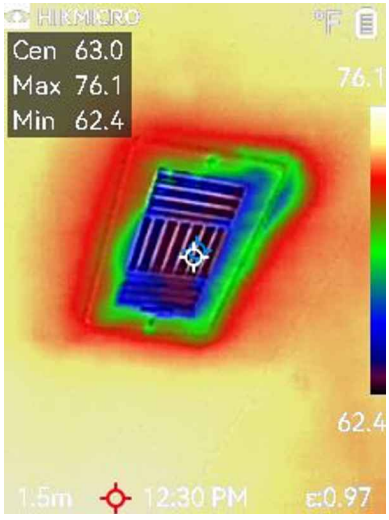


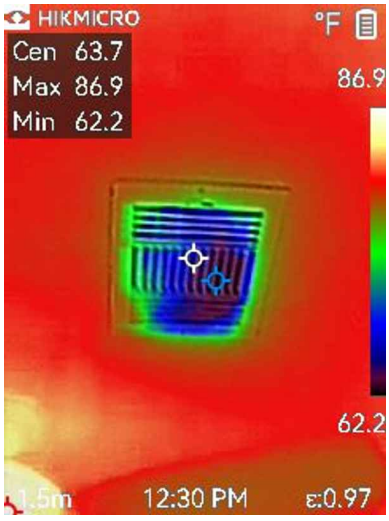
Average Temperature at Supply upstairs : 60°, Will add with thermal pictures

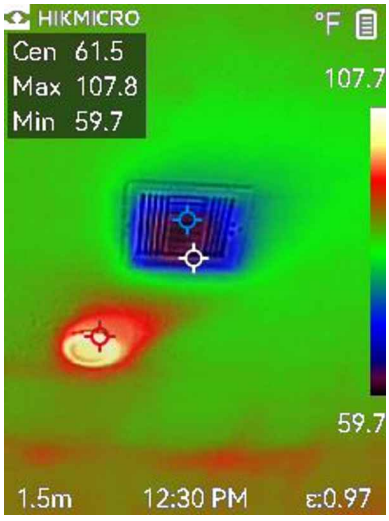






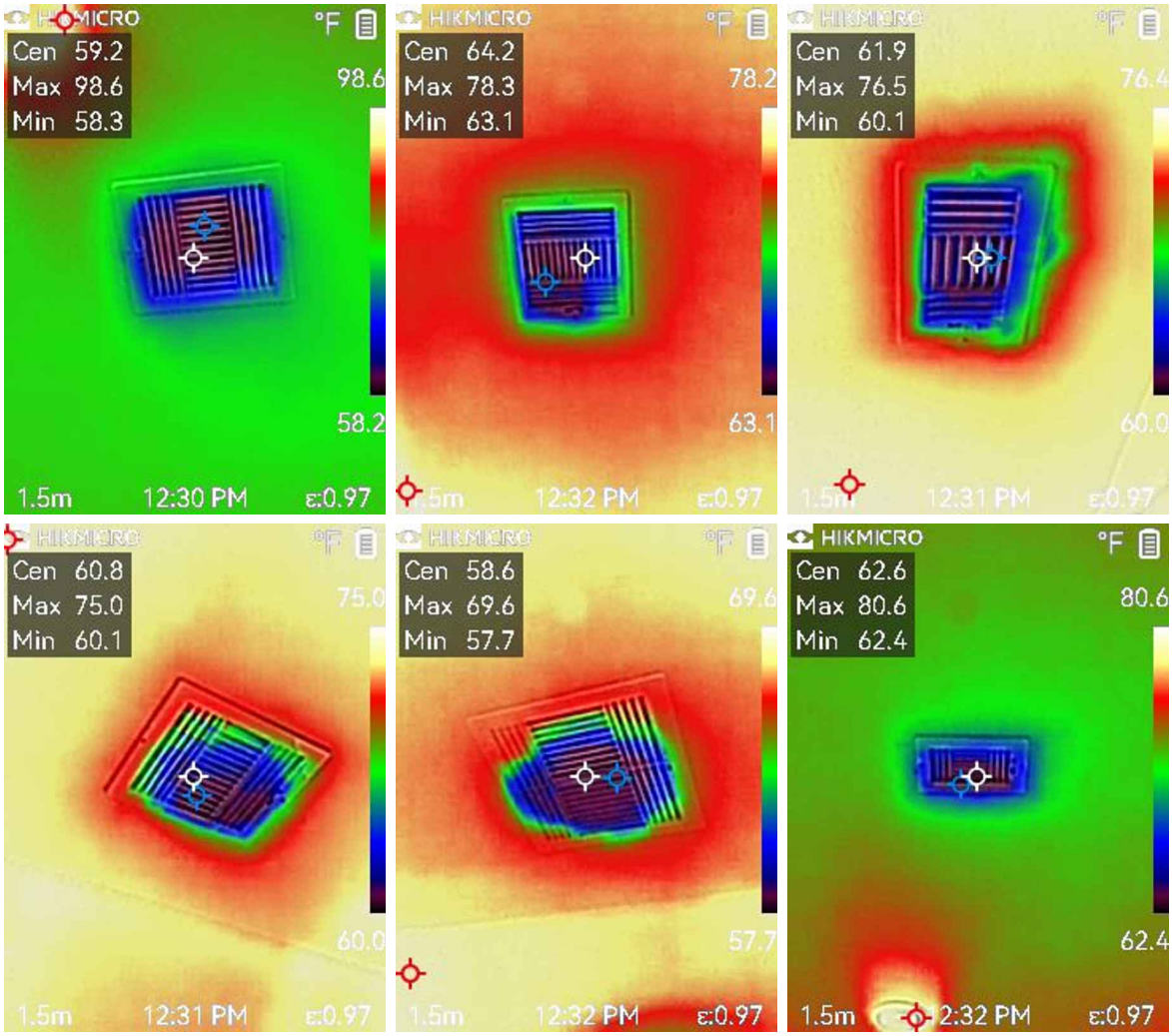




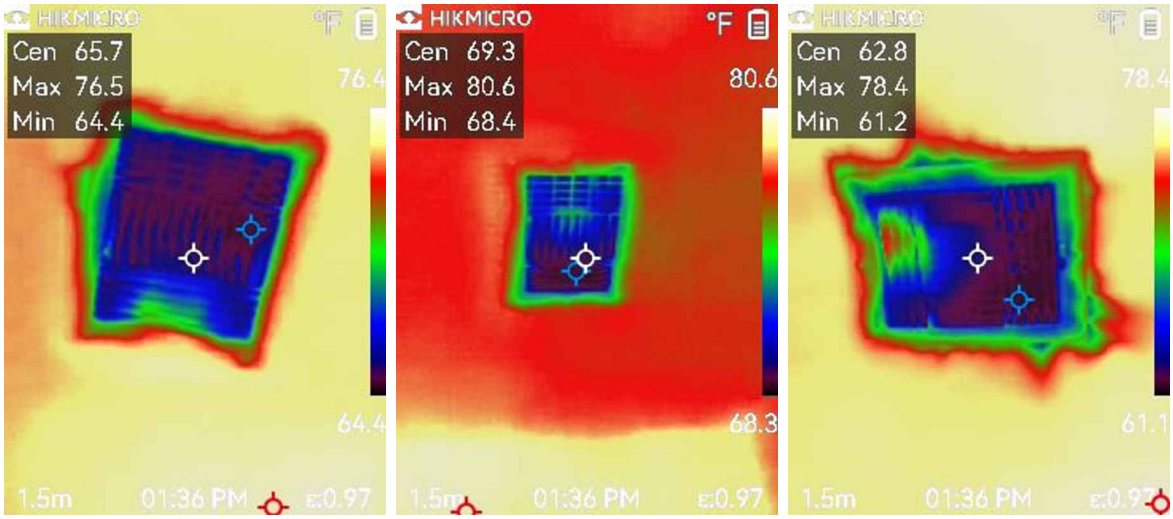


I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

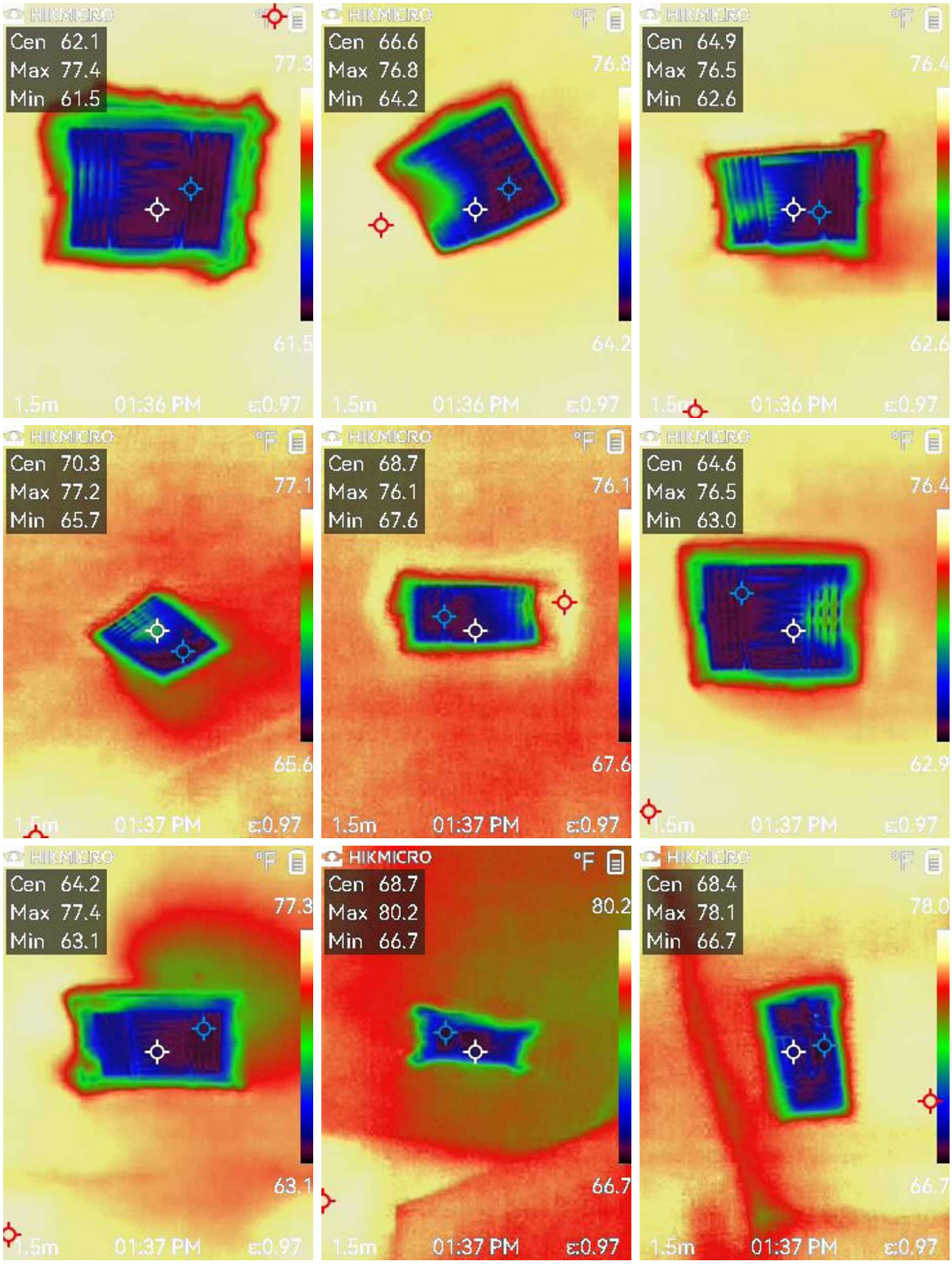


Average Temperature at Supply downstairs : 64°



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

I	NI	NP	D



Temperature Differential upstairs : 11°, Will add with thermal pictures
Temperature Differential downstairs : 8°, Will add with thermal pictures

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

I	NI	NP	D

1: Inadequate Temperature Differential

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The cooling and heating in this home was working, however, the temperature differential on the HVAC Was not the recommended 15 - 22 degree. This HVAC system should be repaired or replaced by a licensed HVAC PROFESSIONAL.

This unit had a 10f differential at the time of inspection.

Recommendation: Contact a qualified HVAC professional.

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

Informational Note:
The following deficiencies (if any) with the **duct, chases, and ventilation system** were observed on the day of the inspection of this structure and are noted below.

Duct disclaimer:

In the Texas hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

Filter location: Ceiling Mounted
Filter Size: Adequate, Various Sizes



1: No air flow

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

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

I	NI	NP	D

It was noted that two supply registers were not producing cool air. Recommend further evaluation by licensed HVAC contractor.

Recommendation: Contact a qualified heating and cooling contractor



Left Center Bedroom

2: Balance ducts

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The temperature differentials were off by more than 5 or more degrees when measured at random vents. This may be corrected by balancing ducts and will provide a more even temperature distribution throughout the home.

Recommendation: Contact a qualified HVAC professional.

☐ ☐ ☒ ☐ **D. Other**

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

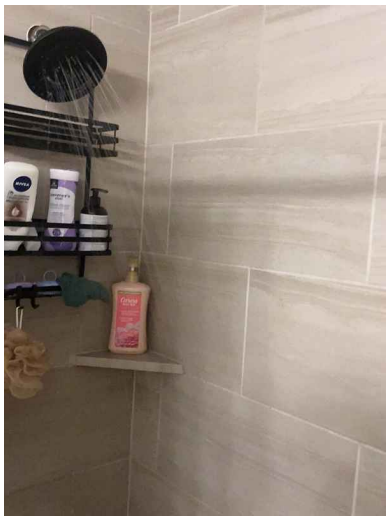
Location of Water Meter: Within 5' of curb
Location of Water Supply Valve(s): Garage
Static Water Pressure Reading: 60 to 65 psi

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

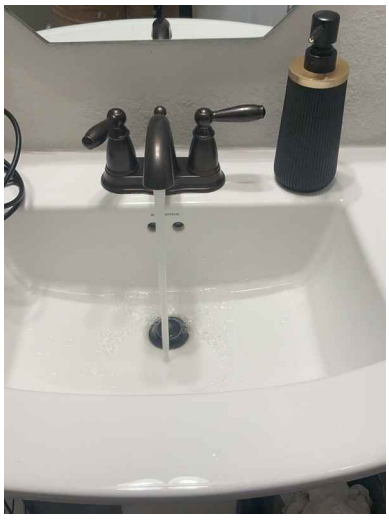
Informational Note:
The following deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Water flow:

The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.





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I	NI	NP	D







Supply/Distribution Piping Material: Hose
Plumbing Limitations:

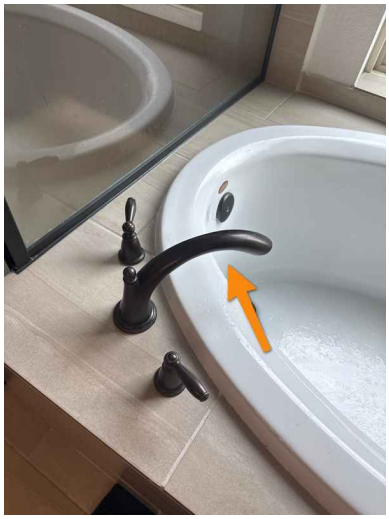
During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

1: Faucet is loose

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more faucets / shower heads in this home that are loose and should be tightened up to prevent leaks in the future .

Recommendation: Contact a qualified professional.



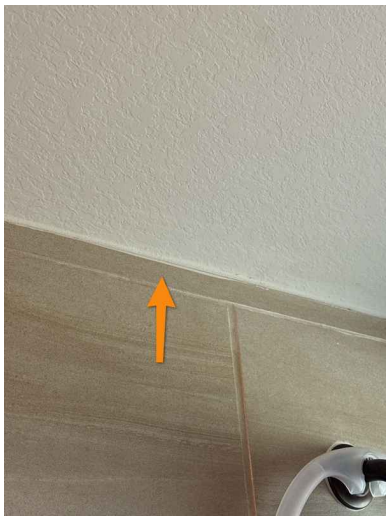
2: Shower and or tub surrounds need caulk/grout repair.

Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are areas of the showers and/or tub surrounds where caulking and/or grout will need to be repaired to prevent leaking or damage to the surrounding wall cavity.

Recommendation: Contact a handyman or DIY project

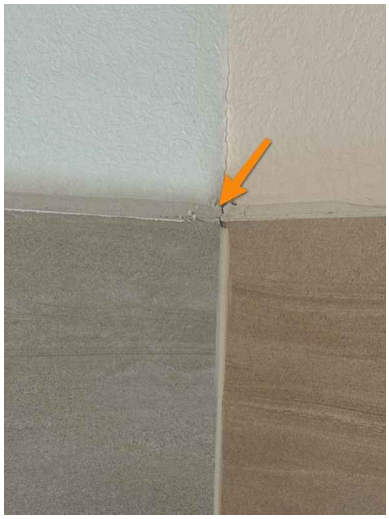






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

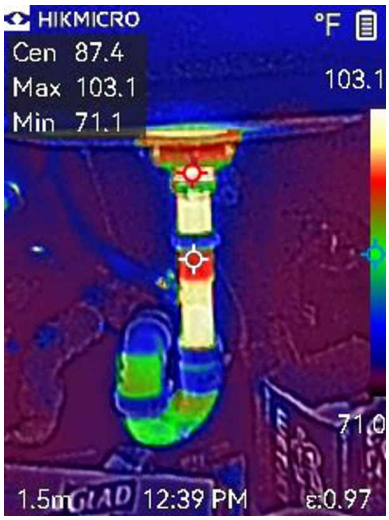


☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Informational Note:
The following deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible we have no knowledge of the material that is underground. We recommend that you consider having the drain line scoped by a licensed plumber to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines that were not made evident when running water in the home at the time of inspection.

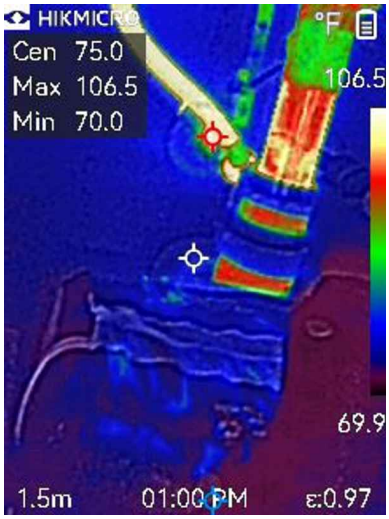


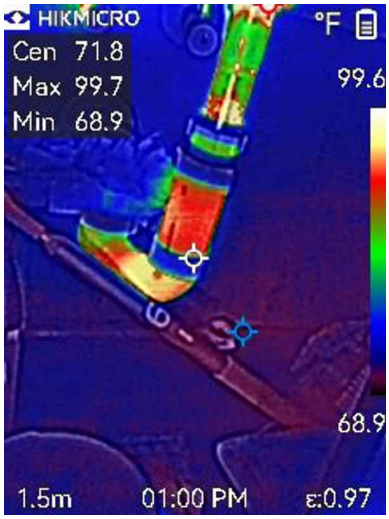




I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

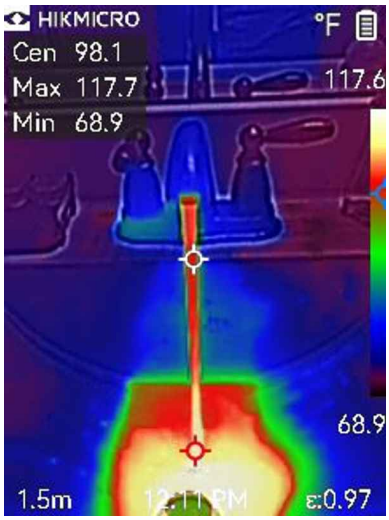


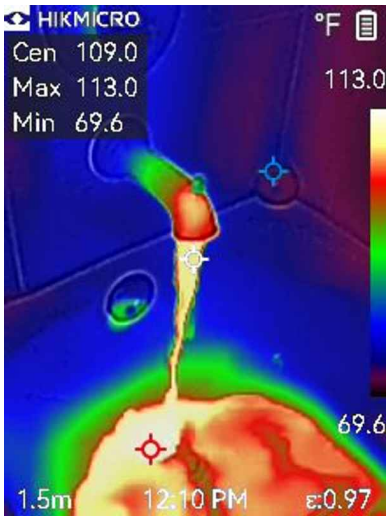


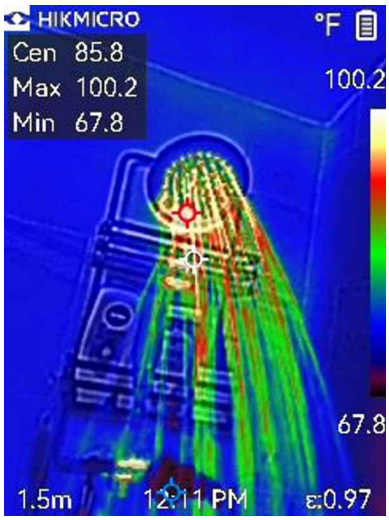
Type of Drain Piping Material: PVC
Location of Main Clean-out: Right Side Of Home

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

Informational Note:
The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

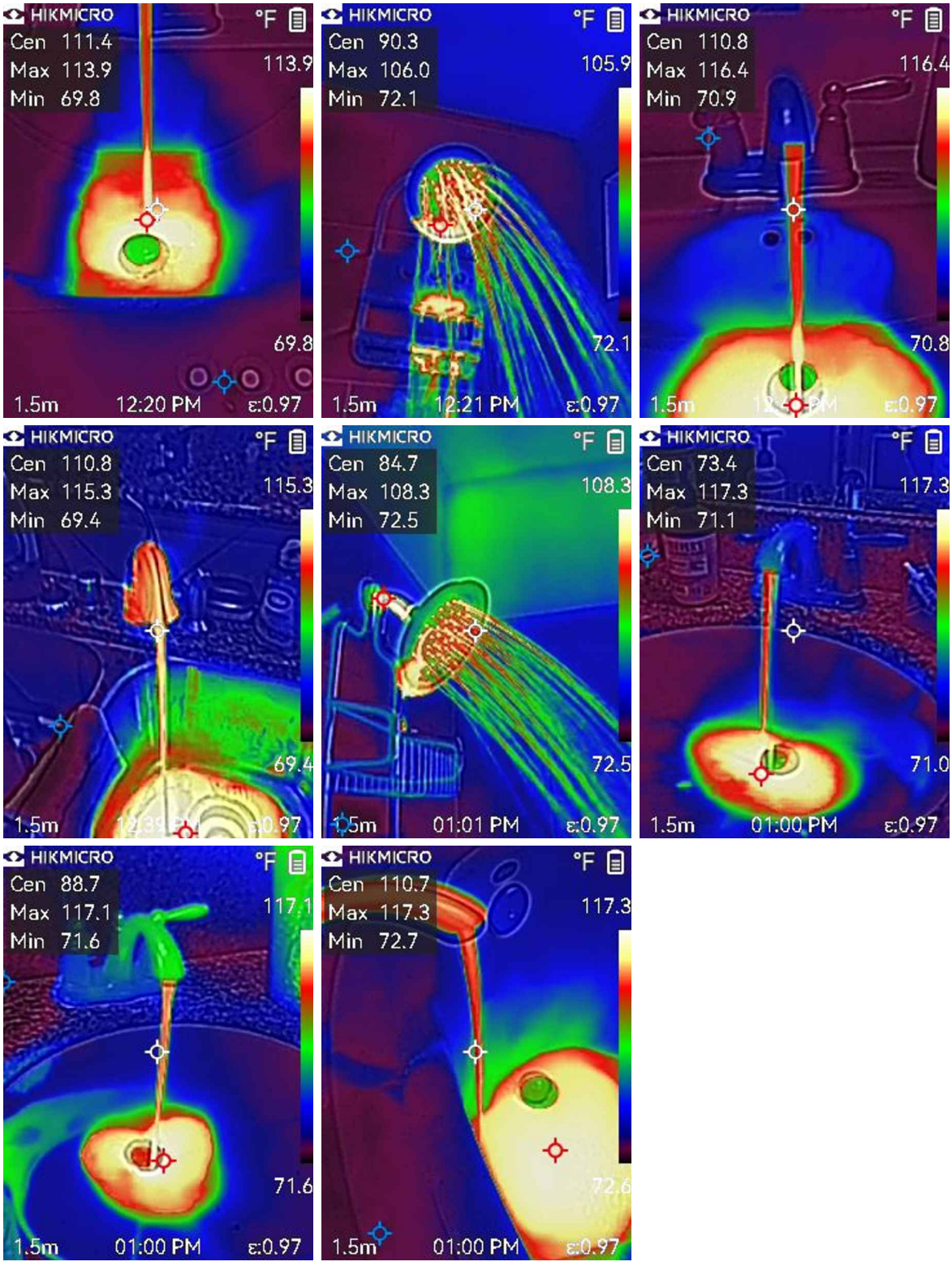






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



Annual Maintenance Flush:

It is recommended to have the water heating unit cleaned and serviced by a licensed & qualified plumber. The observations made to support the rendering of this opinion are listed but may not be

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

I	NI	NP	D

limited to the following:

Location: Garage



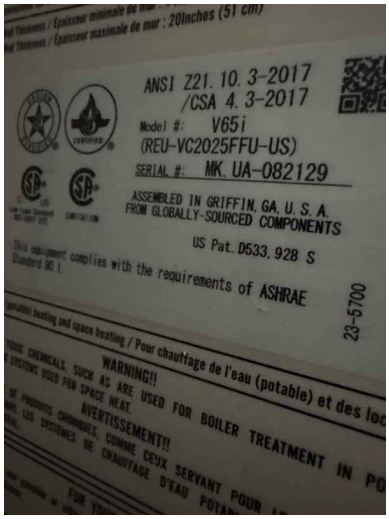
Brand: Rinnai



Approximate Year Built: 2020

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

I	NI	NP	D



Energy Source: Gas
Gallon Capacity: Tankless
Expansion Tank Applied: N/A
Recommend Flood Stop Valve:

We recommend that you consider installing a flood stop valve on water heaters that are installed in an attic or an area where they are not easily seen so that is there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Informational Note:
The following deficiencies (if any) with the **hydro-massage therapy equipment** were observed on the day of the inspection of this structure and are noted below.

☒ ☐ ☐ ☒ **E. Gas Distribution System and Gas Appliances**

Informational Note:
The following deficiencies (if any) with the **gas supply system** were observed on the day of the inspection of this structure and are noted below.

Location of Gas Meter: Right side
Type of Gas Distribution Piping: Black iron

1: Improper bonding wires on gas system
⚠In Need of Immediate Attention or Repair or Saftey Concern

The gas supply system does not appear to be properly bonded to the electrical system.

To ensure a proper bond, all wiring, clamps, and piping must be bare metal. The pipe the bond clamp is connected to should have di-electric grease to ensure a proper bond and to prevent rusting.

It is recommended to have this system checked for proper bonding by a licensed and qualified electrician and repaired as recommended.

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

I	NI	NP	D

G2411.1 (310.1) Pipe and tubing other than CSST. Each above-ground portion of a gas piping system other than corrugated stainless steel tubing (CSST) that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping other than CSST shall be considered to be bonded where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.

Recommendation: Contact a qualified electrical contractor.





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

I	NI	NP	D

V. APPLIANCES

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "fool proof" way to determine the future performance of any mechanical systems.
All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

☒ ☐ ☐ ☐ **A. Dishwashers**

Informational Note:
The following deficiencies (if any) with the **dishwasher** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: General Electric



Dishwasher Operational:
The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Informational Note:
The following deficiencies (if any) with the **food waste disposer** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: Moen

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

I	NI	NP	D



Food Waste Disposer Operational:

The food waste disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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

Informational Note:
The following deficiencies (if any) with the **range hood and exhaust system** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: General Electric



Exhaust Hood Type: Vented Microwave Vent Hood

Range Hood Operational:

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

I	NI	NP	D



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

Informational Note:
The following deficiencies (if any) with the **ranges, cooktops, and ovens** were observed on the day of the inspection of this structure and are noted below.

Range, Cook Top or Oven Manufacturer: General Electric



Range/Cook Top/Oven Energy Source: Natural Gas

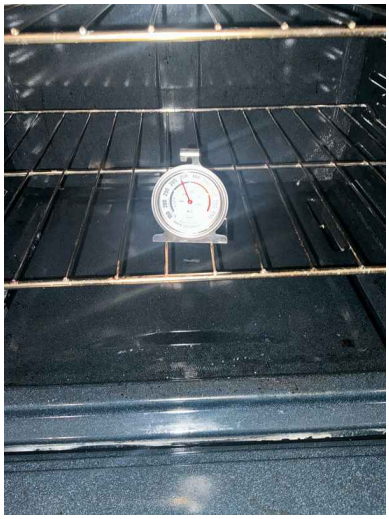
Gas Shut Off: Behind Range

Range/Cook Top/Oven is operable.:
The Range/Cook Top/ Oven is/are operable at the time of the inspection. The oven was tested at 350°F which was within the +/- 25°F range deemed appropriate by most manufacturers, and the Texas Real Estate Commission.

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

I	NI	NP	D





☒ ☐ ☐ ☐ **E. Microwave Ovens**

Informational Note:
The following deficiencies (if any) with the **microwave oven** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: General Electric

Microwave Operable:

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.



☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Informational Note:
The following deficiencies (if any) with the **mechanical exhaust vents and bathroom heaters** were observed on the day of the inspection of this structure and are noted below.

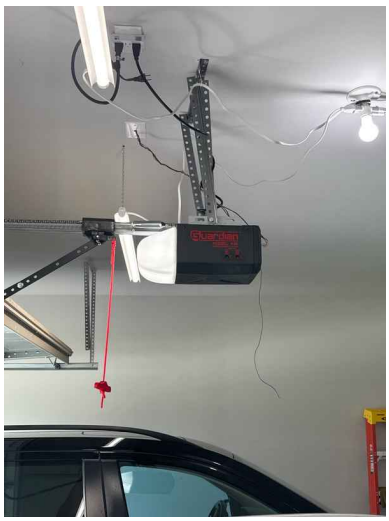
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Informational Note:

Manufacturer: Guardian



Garage Door Operator(s) was/were operating:

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.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Informational Note:

The following deficiencies (if any) with the **dryer exhaust system** were observed on the day of the inspection of this structure and are noted below.

Dryer Vent Location: Roof

Dryer Vent should be cleaned annually:

The dryer vent should be cleaned at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

☐ ☒ ☐ ☐ **I. Optional Appliances**

Manufacturer: Not inspected

☐ ☐ ☒ ☐ **J. Other**

Manufcturer: Not present

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS