VISTA R. E. INSPECTIONS

6511 Acorn Ct. Pearland, TX 77584
(281) 642-1516 - vista.insp@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: Kleinwood Dr. Spring, TX 77379
(Address or Other Identification of Inspected Property):

By: Giovanni Angel, 22909 — 12/29/2018
(Name and License Number of Inspector) (Date)

N/A
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENTS REPONSIBILITY

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the

body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P. O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include

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

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

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

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
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THE TEXAS REAL ESTATE COMMISSION MAINTAINS A RECO VERY FUND FOR AGGRIEVED CONSUMERS AND SERVICE RECIPIENTS. MORE INFORMATION CAN BE OBTAINED AT:
P.O. BOX 12188 , AUSTIN, TX 78711, P#: (512) 465-3900

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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

This inspection was conducted per the Standards of Texas Real Estate Commission, Standards of Practice for real estate inspectors. Unless otherwise noted, this inspection was conducted within the limitations of visual inspection, without the use of specialized tools or procedures, destructive testing, etc. This report is not intended to be exhaustive or technical in nature but rather, provide an overview of the property's general condition. This leaves the possibility of undetected defects. Tests for any hazardous substances such as but not limited to mold, asbestos, high sulphur sheetrock were not conducted. Detection of hazardous substance are beyond the scope of this inspection and require a specialist in that field. Where questions exist, a trade's person specializing in that field should be consulted. Reporting of defects should only be expected as made reasonably detectable by the method of inspection employed here.

The following words and terms used in this report shall have no other meaning other than that described below:

Accessible: In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

a) Hazard to the inspector;
b) Having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
c) Using specialized equipment or procedures
d) Disassembling items other than covers or panels intended to be removed for inspections.
e) Damaging property, permanent construction or building finish, or
f) Using a ladder for portions of the inspection other than the roof or attic space

Chapter 1102: Texas Occupations code

Component: A part of a system

Cosmetic: Related only to appearance or aesthetics and not related to performance, operability, or water penetration.

Deficiency: In the reasonable judgment of the inspector; a condition that: a) Adversely and materially affects the performance of a system, or component, or b) Constitutes a hazard to life, limb or property as specified by these standards of practice

Deficient: Reported as having one or more deficiencies

Inspect: To operate in normal ranges using ordinary controls at typical settings, look and examine accessible systems or components and report observed deficiencies as specified by these standards of practice

Performance: Achievement of an operation, function or configuration relative to acceptable industry standard practices with consideration of age and normal wear and tear from ordinary use

Report: To provide the inspector's opinions and findings on the standard inspection report form as required by 535.222 and 535.223 of this title

Specialized equipment: Equipment such as, thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation termination devices, and ladders capable of reaching surfaces over one story above ground surfaces

Specialized procedures: Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

Standards of practice: The standard of practice for real estate inspectors mandated by the TREC

Substantially completed: The stage of construction when a new building, addition, improvement, or alteration to an existing building is sufficiently complete that can be occupied or used for its intended purpose.

Technically exhaustive: A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

Client: The person or persons and only those notated as client (s) on page one of this document

Inspector – The person noted as inspector on page one of this report

********** **********

House: Vacant (x) **occupied** ( ) **1 story** (x) **2 story** ( )

Garage: Attached ( ) **detached** (x)

Climate: Temperature (approx): 49 °F

Present at the inspection: Buyer (x) **Agent** (x) **Other:**

****

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

I. STRUCTURAL SYSTEMS

I	NI	NP	D
x			x

A. Foundations

Type of Foundation (s): Slab on grade

Comments:

This type of foundation system is designed to be kept stable by the supporting soil some movement in the foundation system is typical for this type of construction; **Care must be taken to maintain proper moisture level in the supporting soil at the foundation perimeter; a *lack of moisture control* will cause excessive foundation movement due to shrinkage and swelling of the soil**.

Note: Foundation inspection is limited to observation of accessible interior and exterior structural components. The rate of movement cannot be predicted during a one-time inspection.

Note: Assessment of foundation performance and condition is based solely upon this inspector's opinion, and his interpretation of the visually observed conditions at the time of inspection with out prediction of future performance. Most foundation movement occurs over an extended period of time and this inspection is of a first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection.

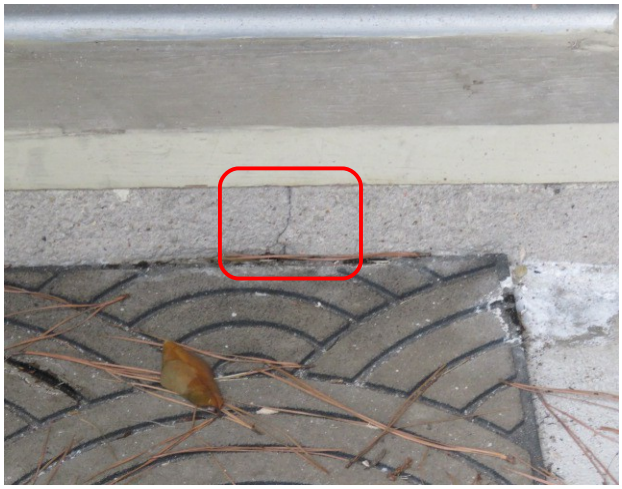
This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or any other condition not detectable within the scope of a visual only inspection. As there are not absolute criteria to judge foundation performance, other inspectors or foundation experts may form a different opinion when assessing this foundations performance. Additional information regarding foundations can be obtained at http://www.houston-slab-foundations.info/

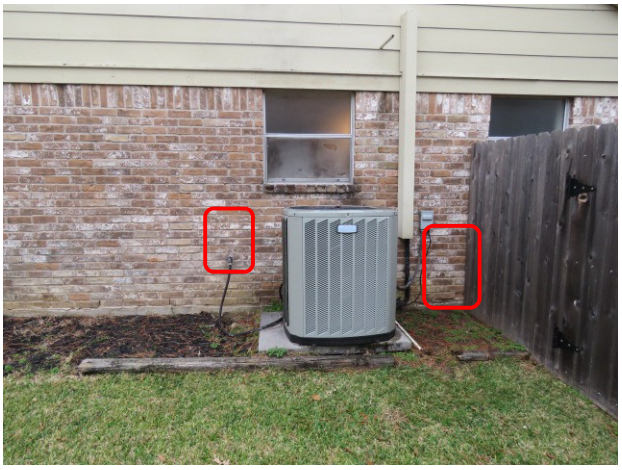
Note: There was probable evidence of previous repair on the HOUSE foundation. A diagram indicating the measured elevations before repair, should be made available to the Buyer in addition to a diagram of where the foundation repair took place. We recommend that our client verifies that any warranty in effect is transferable and that service provider is stable (likely to be in business to honor future warranty claims).

Note that there are often time limitations on transferring the warranty)

Information: The process of leveling and or stabilizing a foundation may cause wall and ceiling movement (cracks). Over the life of the structure, many cracks may have been repaired, and or doors/windows adjusted, etc. to compensate for the gradual movement and settlement of the foundation. Foundation repairs often causes additional signs of movement as the structure returns to its original position. We are not able to determine whether these signs of settlement and or movement occurred before, during or after repairs.


- Observed cracks on foundation slab exterior walls that may be associated with the evident foundation repair. Recommend to monitor cracks over time. If concerned at this time, or should the condition continue to deteriorate, we recommend to consult with a structural engineer to further assess the integrity of the foundation slab. Samples below.



- Noted exposed rebar on the left side of the house. Note: Steel when rusted will expand pressing against the concrete putting it in tension and causing it to crack and pop off. Recommend to properly clean and reseal to prevent deterioration of slab.

- Noted spalling on at least one corner. Note: This usually is caused by thermal expansion of the brick wall and a typical tight connection connecting the brick and concrete surface. The brick will expand in the hot weather and will put forth a force adequate to shear the corner from the foundation. This is quite common and is <u>not to be considered a structural defect.</u> Recommend to properly seal gaps to avoid any further damage and deter the possible entrance of termite or other bugs

- Recommend the removal of mature trees in close proximity to the structure or the installation of root barriers to prevent possible damage to foundation. Note: Some types of mature trees can cause damage when these are too close to structure.

Garage foundation

- Noted cracks and crumbling foundation slab that may be associated with foundation failure. Consult with a structural engineer to further assess the integrity of the foundation slab to determine corrective actions to be taken at this time. Samples below.

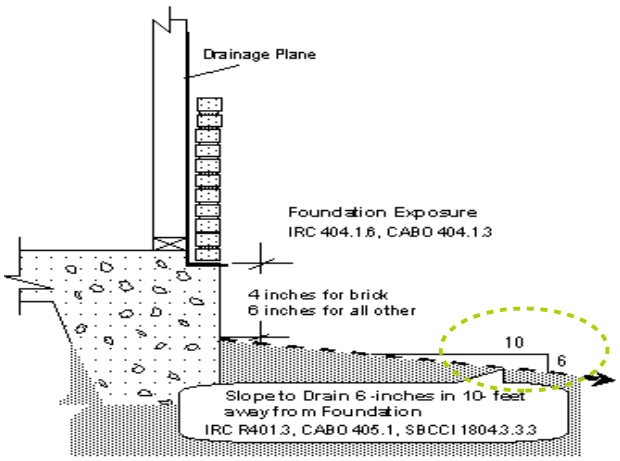
x ☐ ☐ x **B. Grading and Drainage:**

Comments:

- The soil level was high on multiple sides of the house. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, siding rot and insect infestation. Brick veneer wall cladding should have about *4" of clearance between the soil and the first of bricks*, and other materials should have *6" of clearance between other materials and the soil*. We recommend lowering the grade. See illustration in this document's Addendum

- Soil is of reverse grade on multiple sides of the house (low spots, negative slope, etc), creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. Re-grading is required for a more positive drainage

Grade clearance and sloping standard



- **Maintenance Tip:** Be sure soil is graded at least 6" per 10' from house with 4 or more inches of slab exposed for proper drainage. Planting flowerbeds or shrubs next to the foundation and keeping these areas flooded, will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity.
- **Maintenance tip:** Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI). A periodic inspection, preventative treatment for active infestations may get scheduled as necessary.

- Information: No gutter system is installed on the roof. Note: Gutters are to divert the water away from foundation and also to maintain a more positive drainage

x ☐ ☐ x **C. Roof Covering Materials:**

Types of Roof Covering: Composition Shingles
Viewed from: Ground/ Walked on roof
Comments:

Note:This inspection does not evaluate the roof for life expectancy or insurability

Note: Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause, this item was not inspected.

- Damaged shingles on multiple sides of the roof. Properly repair to prevent further deterioration and possible water intrusion. Samples below.




- Lifting flashing on service mast, chimney, and multiple roof jacks/vents. Properly repair to avoid further deterioration and possible water intrusion



- Maintain roof free of debris to prevent premature deterioration of roof shingles.
- Recommend to maintain tree limbs trimmed to prevent from contacting and damaging roof shingles.


- Evidence of repair on roof ridge and hip. Further investigate root cause as needed.


- Rotted fascia on the front side of the house. Recommend repair of damaged sections.

x ☐ ☐ x **D. Roofs structures and Attics:**

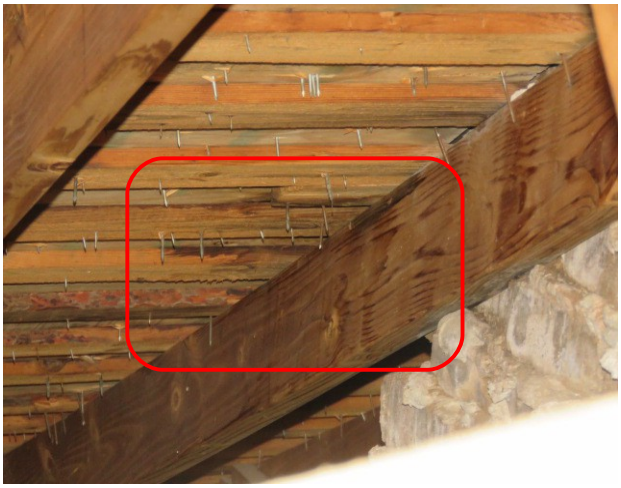
Viewed from: Inside the attic
Approximate Average Depth of Insulation: 4-5”
Comments:

Note: Sections of or most of attic space were not accessible or safe enough to conduct a proper inspection of attic and roof deck at this time

- Insulate ladder rungs for insulating value, install weather stripping on attic door edges or on access frame for energy efficiency and secure or replace defective hardware
- Left attic ladder spring is off the bracket. In need of proper repair.

- There is evidence of water intrusion at various locations of roof deck. Inspector was not able to safely access all areas to determine if stains are recent. Further investigate condition and root cause and properly repair by a qualified contractor. Samples below.






- One or more of the roof structure rafters were observed to be pulling away from the top ridge board. Recommend proper repair by a qualified contractor as needed.


- Noted cracked roof rafter, purlin, and support member in the attic space. Properly repair by a qualified contractor.



- Insulation in most rooms appeared to be shallow. This level may have been proper when home was constructed. Install required amount of insulation for insulating value


- Also noted cracked joist in the garage. In need of proper repair.

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

Comments:

NOTE: Could not check integrity of wall framing without removal of exterior siding where wood siding deterioration may exist.

- Damaged bricks noted on multiple sides of the house. In need of proper repair by a qualified contractor. Samples below.

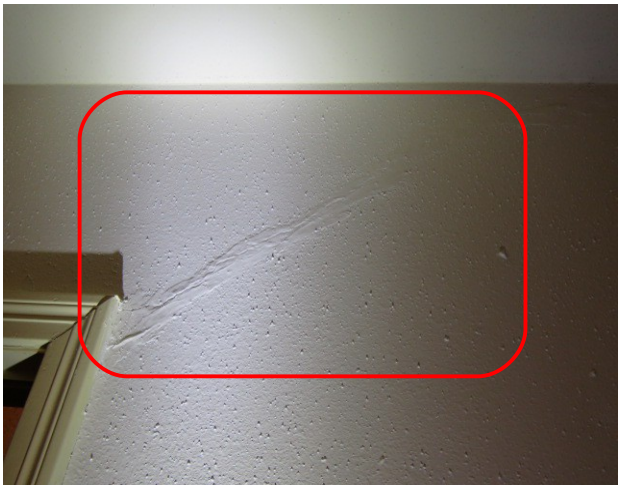


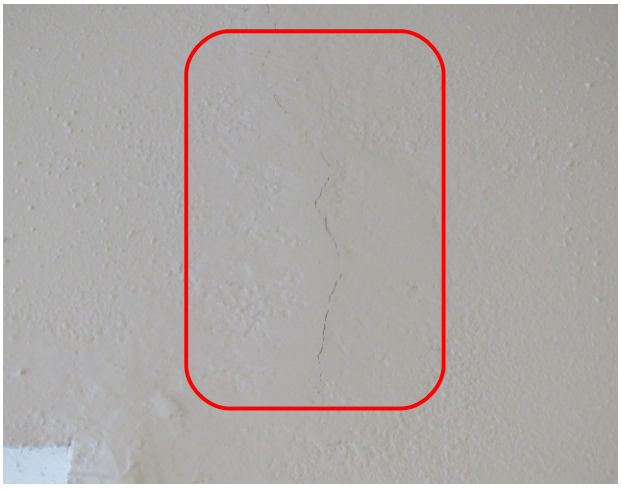
- Properly seal gap on front side of the house to prevent possible insect/animal entry into the attic space.


- Damaged/rotted siding on multiple sides of the house. Recommend proper repair of damaged sections. Samples below.

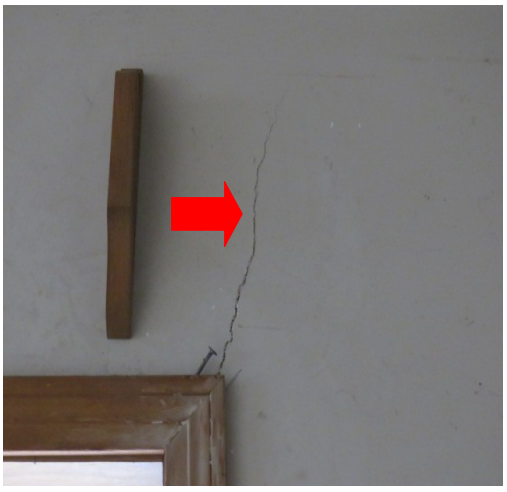

- Properly seal gaps at siding butt joints to prevent deterioration and moisture/water intrusion

- Noted multiple cracks, some of which have been repaired, and wrinkled joint tape that may be associated with the evident foundation repair. Recommend to monitor condition over time. Should the condition continue to deteriorate, consult with a structural engineer to further assess the integrity of the foundation slab. Samples below.






- Also noted cracks on garage walls that may be indicative of foundation failure. Consult with a qualified foundation repair company to properly repair as needed. Samples below.



- Water stain noted on garage wall and utility room bathroom. Stains did not appear to be recent. Further investigate condition and root cause as needed.


- Noted damaged wall trim in multiple areas of the house. This condition may be indicative of wood destroying insect activity. Recommend to consult with a qualified pest control company to further investigate condition and properly treat/repair as needed. Locations: Dining room, utility room, and front left bedroom. Samples below.



- Properly seal gaps in and around shower enclosures to avoid water infiltration and damage to property


Note to customer: No mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned, the client is advised to contact a qualified IAQ Professional for further evaluations of this house

x ☐ ☐ x **F. Ceilings and Floors**

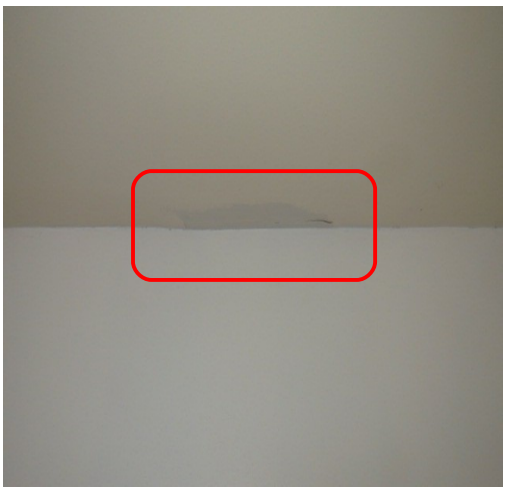
Comments:

Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- There was separation, wrinkled joint tape, and cracks on multiple ceilings that may also be associated with the evident foundation repair. Recommend to monitor condition over time. Should the condition continue to deteriorate, consult with a structural engineer to further assess the integrity of the foundation slab. Samples below.

- Noted water stains on living room and front right bedroom ceiling. Further investigate root cause and confirm that all affected areas such as but not limited to: sheetrock, insulation, joists, etc, have been properly repaired/treated by a qualified contractor. Note: If not properly repaired and or treated, it can lead to microbial growth


- Noted evidence of paint patches/repairs on multiple ceilings throughout the house. Further investigate root cause as needed. Samples below.

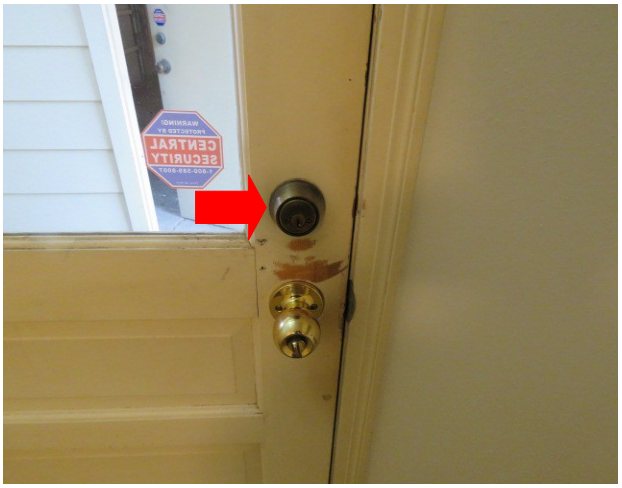

- Living room ceiling beams are pulling away from the ceiling. In need of proper repair for safety.

- Damaged flooring noted in the utility room. Recommend proper repair as needed.

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

Comments:

- Double key deadbolt on multiple doors. Note: while this feature improves security, it may also hinder access/egress in the event of an emergency.. Recommend the single key deadbolt for safety
- Inspector was unable to operate the living room exterior door due to an inoperable double key dead bolt. In need of repair for safety.



- Observed stiff kitchen door and multiple doors that swing open/closed. These conditions may also be associated with the evident foundation repair. Investigate root cause and properly repair

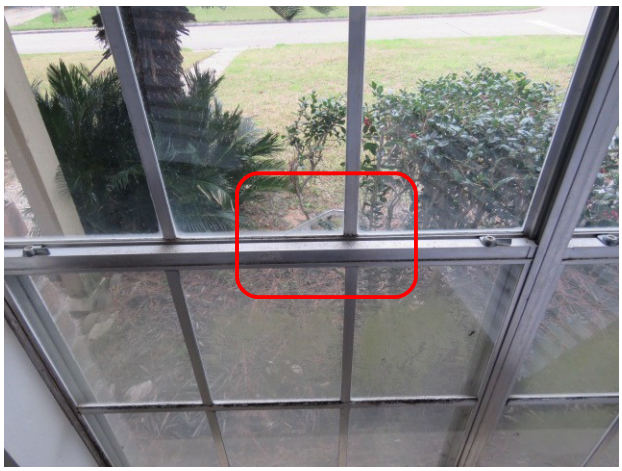

- Install missing and or replace defective door stoppers where needed to avoid damage to wall.

x ☐ ☐ x **H. Windows**

Comments: Windows are single pane windows

Note: Inspection for safety glass is not and was not inspected by this company. Inspector could not determine whether glass that is not labeled safety glass is safety glass since some tempered and particularly laminated safety glass is not permanently labeled or glass (such as at skylights, sun room covers etc) is not accessible to inspect for labels.

- Cracks noted in dining and utility room windows. In need of repair for safety.
- Multiple windows did not stay in the open position. Also in need of repair for safety. Locations: Front left bedroom and dining room

- Recommend to seal around windows for energy efficiency.
- Inspector was unable to operate window in front right bedroom due to bowing window sill. Further investigate root cause and properly repair damage sill as needed. Also recommend testing of window.


- Water/moisture damage noted on multiple window sills throughout the house. This condition may caused by condensation. Further investigate root cause and repair and properly repair as needed.
- Evidence of microbial growth on utility room windows. Recommend cleaning/treating of same.


- Master bedroom and living room windows were fixed in the shut position at the time of inspection. Recommend testing of same.

- 2 or more damaged/missing window screens noted. **Note:** The Texas Real Estate Commission's Standards of Practice requires that we report missing damaged/missing window screens as a deficiency

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

Comments:

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

Comments: Damper functioned properly at this time

- Properly seal cracks in chimney cap to prevent possible water penetration.
- Repair deteriorated caulking on flashing details to prevent water penetration.

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

☐ ☐ ☒ ☐ **L. Others**
Comments:

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

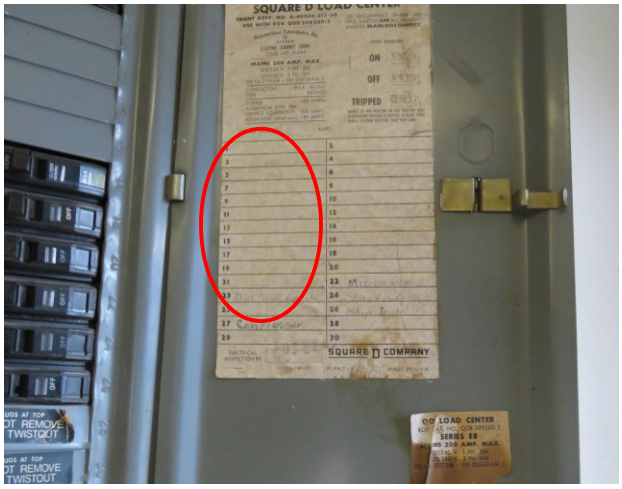
I	NI	NP	D

II. ELECTRICAL SYSTEMS

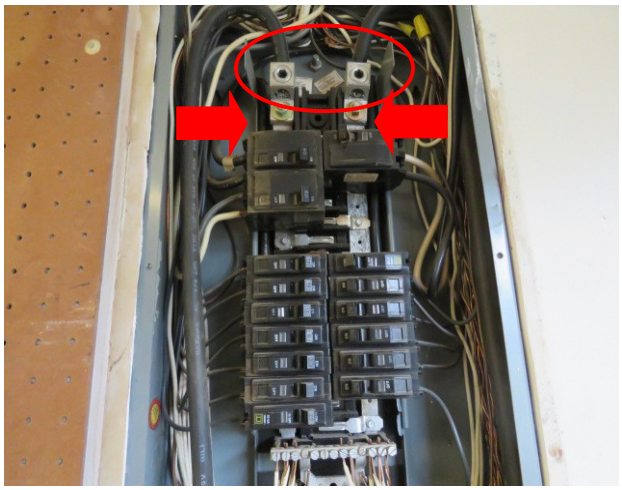
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**
Comments: Service supply enters home overhead located on interior left garage wall, with no amp main switch, aluminum feeder and branch wires.

Information: As of the 2014 version of the NEC, combination type AFCI circuit breakers are required on all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

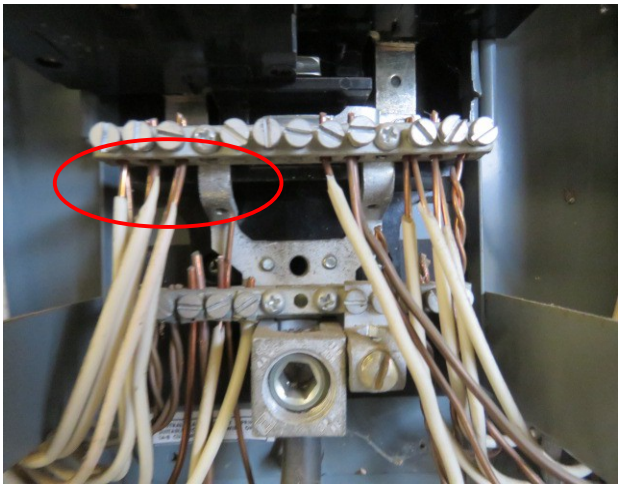
- Service panel is missing fasteners. Install proper flat tip fasteners to secure panel.
- Noted missing circuit breaker ID labels. Accurately identify each breaker according to their function

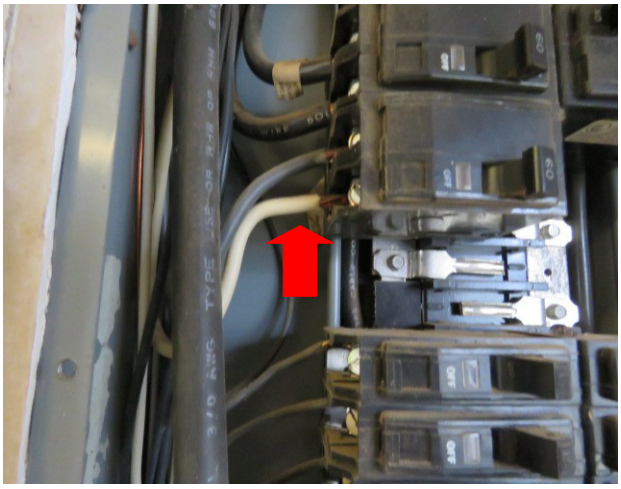


- The Main disconnect is not present in the service panel. Maximum 6 disconnects to shut off power. Consult with a licensed electrician for proper installation of same for safety.
- No anti-oxidant compound on feeder aluminum cables. As oxide builds and continues to build on aluminum wires, it also builds up resistance. Recommend Alnox or Penetrox A13k

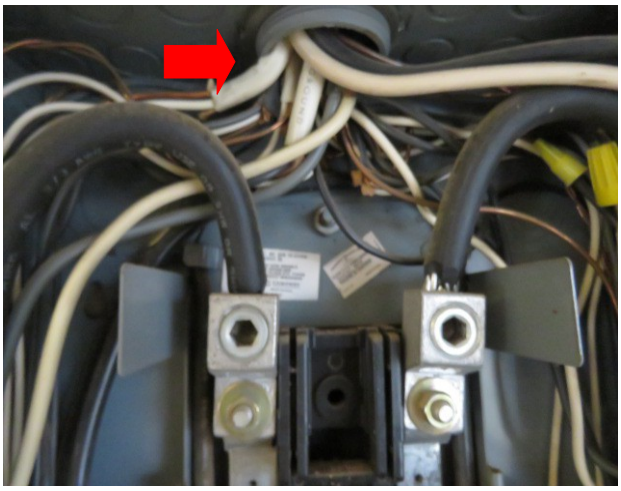


- Observed double tapping of neutral wires. This condition may be hazardous and may cause “Overheating” . Insert one wire per terminal
- Neutral wires are used as HOT wires. Neutral wires can be used as HOT wires when these are properly identified: Use of colored tape such as black, red etc is acceptable
- 60 amp circuit breaker appears to have mismatched wire gauge. Recommend to consult with a licensed electrician for proper repairs.





- Branch conductors were bundled and pass through a single penetration in the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables.



- Inspector was unable to verify grounding or bonding of the electrical system. Consult with a licensed electrician for proper repairs for safety.

- Recommend to consult a licensed electrician to confirm integrity of electrical system and perform required repairs and upgrade system to comply with most current NEC code as needed

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

Type of Wiring: Copper

Comments:

- There are missing GFCI outlets at required locations: Note: GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: All kitchen countertop receptacles, and bathroom receptacles, receptacles within 6' of water, all outdoor receptacles and all garage receptacles, including ceiling receptacles for any overhead garage door operators, except those dedicated to a fixed appliance. These devices should be tested monthly for safe and proper operation per the manufacturer.

- Open ground on outlet located in the dining room. Recommend to consult a licensed electrician for proper repairs.

- Install missing face plate on outlets and switches for personal safety
- Repair defective light fixtures/bulbs where needed

- Recommend to consult a licensed electrician to perform repairs on all deficiencies appropriately

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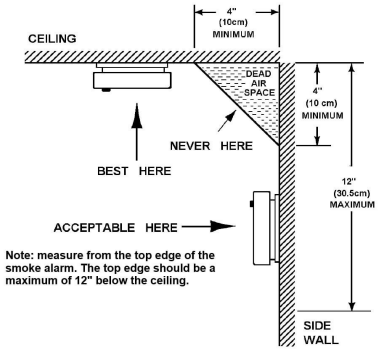
- Install missing smoke alarms and/or carbon monoxide alarms at each required location:
  Smoke alarms should be installed at each sleeping area , outside each sleeping area and on each level of the dwelling. Install smoke alarms for the safety of the occupant



Note: Smoke detectors are checked for location only. Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Recommend fresh batteries be installed at move-in and tested monthly as recommended by the Consumer Product Safety Commission (CPSC). Additional information on smoke detectors and fire safety can be obtained at http://www.homesafetycouncil.org/safety_guide/sg_fire_w005.asp

Note: The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced.
Safety Tip: The National Fire Protection Association recommends that one and two-family dwellings and multifamily dwelling units should be protected with CO detectors if the dwelling has fuel-burning equipment, a fireplace, or is attached to a garage. The units should be installed following the manufacturer's recommendation for placement in your home. Additional safety **information may be viewed online at: www.nfpa.org and www.sparky.org.**

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

x ☐ ☐ x **A. Heating Equipment**
Type of Systems: Central
Energy Sources: Gas
Comments:
A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

- Inspector was not able to test the gas furnace due to gas valve being in the off position at the time of inspection and only visual inspection was performed. Recommend proper testing of same.

- Inspector was not able to verify bonding of the metal gas supply piping. **Note:** The metal gas supply piping should be grounded or bonded to the electrical system. Recommend verification and/or installation of same for safety precautions.
- No sediment trap noted at gas line between shutoff valve and main gas valve. Recommend installation of same.

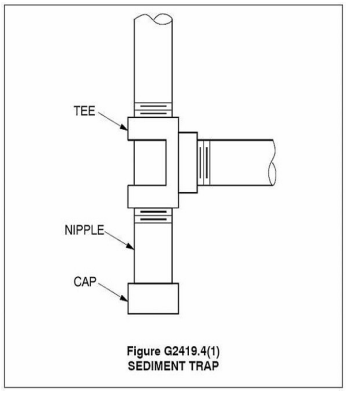


Figure G2419.4(1)
SEDIMENT TRAP

Note: The EPA recommends that if a house has a fuel- burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

x ☐ ☐ x **B. Cooling Equipment**

Type of Systems: Central

Comments: Model/Capacity: 2A7B3060A1000BA-5 Ton , Serial Number: 11364RS34F

Note for Central AC systems: The inspector did not determine the efficiency, adequacy or capacity of the system. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the units nor determine the types of materials contained in the insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperature or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Information for Central AC systems: Unless specified, the following is not determined: system capacity or sizing; code compliance, refrigerant leaks or refrigerant type (R22 versus its replacement); remaining lifespan; evaporator coils condition or tilt, condensing units and air handlers are not disassembled and the condition of these systems interior components remains undetermined.
This inspection does not check for microbiologicals such as mold or air quality

Note: The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant. Additional information is available at:
http://www.epa.gov/Ozone/title6/phaseout/hcfcfaqs.html

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Note: The delta temperature is the difference between the intake and output air temperature. The acceptable **operation range is between 14° F and 20° F.**

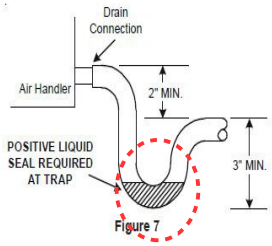
Intake/Return: Unknown° F, Output: Unknown° F, **Differential: Unknown° F**

- NOTE: AC systems could not be tested at this time due to ambient temperature being approx 49°F the day of the inspection. It's recommended not to run ac systems when ambient temperatures are below 60°F to prevent damage to system components such as compressor unit, etc. Only a visual inspection was performed. Recommend proper testing/inspection of same by a qualified HVAC contractor.

- The condenser unit is not secured to pad. Properly mount to prevent damage from movement/vibration.
- The liquid line dryer is not evident at this time. Note: the filter dryer is an accessory that performs the function of filtering out particles and removing and holding moisture to prevent it from circulating through the system

- Observed corrosion in secondary drain pan: Usually caused by condensation from evaporator coil. Further investigate and service/repair as needed
- 2 drain pans located beneath evaporator coil. Further investigate root cause and properly repair as needed.
- Recommend the installation of an "Overflow" switch on secondary drain pan to prevent possible spills

- There was no *visible* trap within the primary condensate drain line. Both the international Plumbing Code (IPC) and the Uniform Plumbing Code (UPC) require that the condensate piping, as an indirect drain line, be trapped.



- Maintenance Tip: Routinely, clean inside intakes, ducts, and replace filters to protect evaporator coil from clogging or damage.

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

Comments:

Note: While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: By Street Right of Way

Location of main water supply valve: Left exterior wall

Static water pressure reading: 50 PSI. Standard: Min 40 PSI, Max: 80 PSI

Comments:

- Noted missing "Back Flow Prevention" device on hose bibs. This prevents contaminants such as sewage etc from being siphoned into the water supply. Recommend installation of device for safety

- Sediment/rust noted in multiple toilet tanks. This condition may be caused by rust in galvanized water supply piping. Recommend to consult with a licensed plumber for thorough inspection of piping and properly repair or replace as needed.
- Also noted loose toilet in utility room bathroom. Properly secure it to avoid water leaks
  Note: If excessive movement of toilet is noticed, we recommend that the wax ring be replaced.

- Leak noted in the hallway bathroom. Properly repair to prevent damage to property.

- Note: We strongly recommend the installation of a “plumbing access” (ex: 12”x12” opening) at each shower, bathtub/whirlpool to confirm for possible defective plumbing and or water leaks.

- Recommend to consult a licensed plumber to perform repairs appropriately and comply with UPC code where needed

-Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

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

Comments:

-Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. *Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs. This inspection does not include buried sewer/drain lines, or washer drains.*

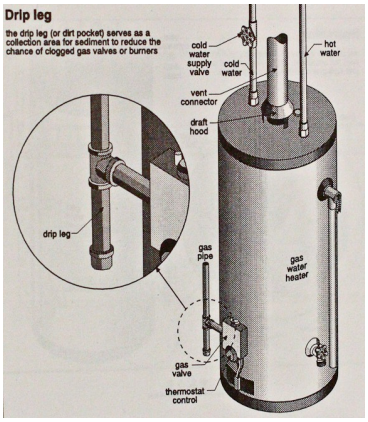
- Slow drains noted on master bathroom and hallway bathroom toilets. Recommend to consult with a licensed plumber to further investigate root cause and properly repair as needed.

x ☐ ☐ x **C. Water Heating Equipment**

Energy Sources: Gas
Capacity: 40 gls
Comments: Located in utility room

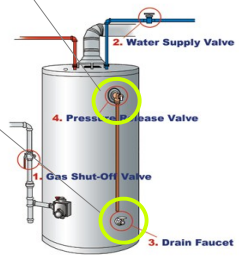
- Inspector was not able to verify grounding or bonding of the metal gas/water supply piping. **Note:** The metal gas/water supply piping should be grounded or bonded to the electrical system. Recommend verification of such and/or installation of same for safety precautions.

- Missing "Sediment Trap" (or drip leg). The idea is to trap all debris running through the gas line to prevent damage to main gas valve
  Note: Sediment traps should be installed ahead of shut off valves to water heater.



Maintenance tip.:

- Drain tank at least once a year, test TPR (Temperature Pressure Release) valve semi-annual, and replace it once /3 years
- It's always best to follow manufacturer's maintenance instructions.



- Note: TPR (temperature relief) valve does not get tested at this inspection to prevent damage to valve, and possible damages to the property
- Note: The life expectancy of a well maintained water heater is approx. 13 yrs. Note: It may vary depending on manufacturer.
  * Existing unit appeared to be manufactured in 04/2018.

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

☐ ☐ x ☐ **E. Other**
Comments: N/A

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

I NI NP D

V. APPLIANCES

[x] [ ] [ ] [ ] **A. Dishwashers**

Comments: Performed as intended at the time of inspection

[x] [ ] [ ] [x] **B. Food Waste Disposer**

Comments:

- Install missing clamp on power cord to protect cable from damage due to excessive movement

[x] [ ] [ ] [ ] **C. Range, Hood and Exhaust Systems**

Comments: Performed as intended at the time of inspection

[ ] [x] [ ] [ ] **D. Ranges, Cooktops and Ovens**

Comments:

- Inspector was unable to test range or oven due to gas supply valve being in the off position at the time of inspection. Recommend proper testing of same.

[ ] [ ] [x] [ ] **E. Microwave Ovens**

Comments:

[ ] [ ] [x] [ ] **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: functional windows in place

x ☐ ☐ x **G. Garage Door Operators**

Comments:

- Garage door operator did not operate at the time of inspection. Recommend to consult with a qualified contractor to further investigate root cause and properly repair as needed.
- Garage door operator is missing the photo electric sensors. Install photoelectric sensors at 6” from the floor for child safety

x ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: No immediate evidence of deficiency was observed

- Note: recommend checking dryer hoses and cleaning ducts approx. every six months. Hoses should be replaced every five years. A dryer can erupt in flames if lint builds up inside the machine or its ducts. Note: Exhaust duct terminations shall be equipped with a back draft damper. **Screens shall not be installed at the duct termination**

☐ ☐ x ☐ **I. Other**

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

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

Comments:

- Noted multiple sprinkler heads that did not properly operate/disperse water. Recommend to consult with a qualified contractor for thorough inspection of sprinkler system and repair/replace as needed.



- The sprinkler system vacuum breaker is not installed at correct height. **Note:** The vacuum breaker should be Installed 12" above the highest point in the water system downstream.


☐ ☐ x ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☐ x ☐ **C. Outbuildings**
Comments:

☐ ☐ x ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☒ ☐ ☐ **F. Other**
Comments: