



INSPECTION REPORT

Joey Gumataotao

**Property Address
4829 Golden Forest Dr
Houston, TX 77091
September 2, 2024**



**Angel Home Inspections
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PROPERTY INSPECTION REPORT FORM

Joey Gumataotao <i>Name of Client</i>	09/02/2024 <i>Date of Inspection</i>
4829 Golden Forest DrHouston, TX 77091 <i>Address of Inspected Property</i>	
Angel Medina <i>Name of Inspector</i>	24264 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

THIS INSPECTION IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and **MAY NOT REVEAL ALL DEFICIENCIES;**
- **an inspection to verify compliance with any BUILDING CODES;**
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and **DOES NOT imply insurability or warrantability** of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **2 pm** Time Out: **4 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **West**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside temperature during inspection: **85 to 89 Degrees**
Parties present at inspection: **Inspector and Buyer's Agent**

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

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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This confidential report is prepared exclusively for Joey Gumataotao on 09/02/2024.

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- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

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

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Unable to Verify

Comments:

- **Foundation - Performance**

During the inspection, the foundation appeared to be adequately supporting the structure. No visible signs of significant issues or deficiencies were observed. Both the interior and exterior stress indicators showed minimal signs of adverse performance, and no substantial unevenness in the first-level floors was detected.

While the foundation appeared to be performing well at the time of inspection, this assessment is based on a non-invasive visual examination. It does not guarantee the absence of underlying or concealed issues that may affect the foundation in the future.

If any concerns or uncertainties regarding the foundation arise, it is recommended to consult with a qualified, licensed structural engineer or foundation specialist for a more in-depth evaluation. This will help ensure the long-term stability and safety of the structure.

Note: 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 a structural engineer of your choice.

B. Grading and Drainage

Comments:

- **Grading and Drainage**

The grading and drainage around the foundation were inspected and found to be functioning adequately. The grade around the foundation appeared to effectively shed water, preventing accumulation near the foundation. Continue to monitor the grading and drainage around the foundation to ensure it remains effective. Regular maintenance, such as keeping gutters clear and ensuring downspouts direct water away from the foundation, will help maintain the system's performance and protect the integrity of the foundation.

- **Gutter and Downspout System**

I=Inspected

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I	NI	NP	D
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The inspection revealed that the gutter and downspout system, along with its components, were performing satisfactory. The system effectively managed water flow and drainage, with its operation, function, and configuration aligning with accepted industry standards. Continue with regular maintenance of the gutter and downspout system, such as cleaning out debris and ensuring downspouts remain clear. This will help sustain the system's performance and prevent potential issues, especially as the components age

C. Roof Covering Materials

Type of Roof Covering: Membrane / Rubberized Sealant

Viewed From: Walked on roof surface

Comments:

The roof covering and its components were found to be functioning adequately on the day of the inspection. The roof demonstrated the ability to effectively shed water, with no visible signs of leaks or pooling. Its operational features, configuration, and overall condition align with accepted industry standards, considering its age and the normal wear and tear associated with regular use. While the roof is currently performing well, it is important to note that, like any roofing system, it is subject to the effects of aging and environmental factors over time. Without proper maintenance, these factors could eventually lead to performance issues. To maintain the integrity and performance of the roof, it is recommended to schedule regular maintenance inspections and promptly address any minor wear and tear as it arises.



- **Tree Branches and Limbs - Extending over the roof covering**

Location: Rear Side of Roof Structure

Tree branches and limbs were observed extending over the roof. Overhanging branches and limbs can potentially cause damage to the roof covering, fascia, soffit, and eave materials. The weight and movement of these branches may lead to physical damage, such as scratches or punctures in the roofing material, and can also obstruct proper water drainage. Consult with a tree service company to trim the branches and limbs away from the roof. This will help prevent damage to the roofing materials and surrounding structures, ensuring the long-term integrity and performance of the roof. Regular tree maintenance is advised to avoid future issues and maintain a clear distance between trees and roofing.



I=Inspected

NI=Not Inspected

NP=Not Present

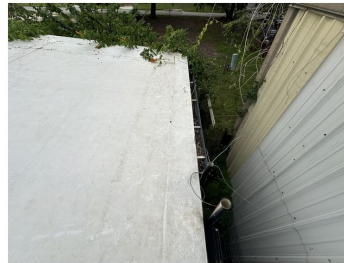
D=Deficient

I NI NP D

- **Guttering System - Accumulation leaves and debris**

Locations: Left and Right Side of Roof Structure (Facing Rear of Home)

Observed that the guttering system had accumulated leaves and debris. This build-up of asphalt shingle granules can impede the flow of water and hinder the system's ability to provide proper drainage. Additionally this condition increases the vulnerability of the underlying layers of the roof covering to water intrusion. Recommend cleaning out the guttering system to remove the leaves and debris, ensuring unrestricted water flow and effective drainage.



Notice: 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. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: No Attic Access

Approximate Average Depth of Insulation: N/A

Comments:

- **Roof Structure**

Description: No Attic Access, Not Visible

- **Roof Decking**

Description: Concrete

The roof decking was found to be in satisfactory condition, with no visible signs of deterioration, such as rot, warping, or moisture damage. The decking appeared to be performing adequately, supporting the roof structure without any noticeable issues that could compromise its integrity. The decking is in line with the expected condition for its age and usage, showing no signs of structural weakness or distress. Although the roof decking is currently in satisfactory condition, it is recommended to maintain regular monitoring and schedule periodic inspections.

- **Attic Ventilation**

Description: No Ventilation

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D=Deficient

I	NI	NP	D
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- **Attic Insulation**
Type: Unable to determine

- **Attic Access**
Location: No Attic Access, Not Visible

E. Walls (Interior and Exterior)

Comments:

Siding Materials: Wood or Wood By Products

- **Exterior Walls & Surfaces**

During the inspection, the exterior walls and their components were evaluated and found to be in satisfactory condition, with no significant issues, damages, or deficiencies observed. The walls appeared to be well-maintained and performing adequately, with no observable defects or concerns that could impact their operational or functional performance. While the walls are currently in satisfactory condition, their condition may change over time due to factors such as aging, wear and tear, or environmental influences. Regular maintenance and periodic monitoring are recommended to promptly address any emerging issues and to maintain the continued satisfactory performance of the exterior walls.

- **Interior Walls & Surfaces**

The interior walls exhibited adequate maintenance and functionality during the inspection, with no significant issues, damages, or deficiencies identified. The surfaces appeared to be well-maintained and were performing as expected. Although the interior walls and surfaces are currently in good condition, their state may change over time due to factors such as aging and normal wear and tear. Regular maintenance and periodic monitoring are recommended to ensure any potential issues are identified early. This will help maintain the continued satisfactory performance of the interior walls and components.

F. Ceilings and Floors

Comments:

- **Ceilings**

The conditions of the ceiling were observed satisfactory, with no immediate concerns that would affect their performance or functionality. There were no visible signs of damage, such as cracks, stains, or sagging noted. Although the ceilings are currently in satisfactory condition, it is advisable to monitor for any changes, such as development of cracks, stains, or other issues. Performing maintenance as needed will ensure continued performance and good condition.

- **Floors**

The flooring was found to be functioning properly and in a satisfactory state. There were no visible signs of damage, such as warping, cracking, or uneven surfaces, and all flooring components appeared to be well-maintained and performing as expected. While the flooring is currently in satisfactory condition, it is recommended to continue with regular cleaning and maintenance to preserve its appearance and functionality. Perform periodic inspections to detect and address potential issues, such as wear in high-traffic areas or moisture-related problems, ensuring long-term durability.

G. Doors (Interior and Exterior)

Comments:

Front Entry Door: Metal Door

Front Entry Door Weather-Stripping at Door Frame - Missing at corner

Location: Front Side of Home

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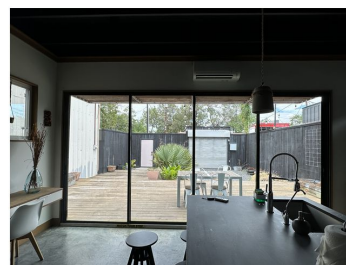
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The front entry door was inspected and found to be in satisfactory condition, with no visible signs of damage, warping, or misalignment. The door and its associated components, including locks and hinges, were functioning properly and contributing to overall performance. However, visible daylight was observed at the bottom corner of the door, indicating a gap where weather-stripping was missing. The gap at the bottom corner of the entry door suggests inadequate sealing between the door and its frame, which compromises the door's energy efficiency. This opening may allow drafts, moisture, and pests to enter, potentially leading to increased energy costs and discomfort inside the home due to fluctuating indoor temperatures. It is recommended to install or replace the missing weather-stripping at the bottom corner of the front entry door to ensure a proper seal. This will enhance the door's energy efficiency, prevent drafts, and contribute to maintaining a more consistent and comfortable indoor environment.



Exterior Door

The sliding entry door found to be in satisfactory condition, with no visible signs of damage, warping, or misalignment. They were functioning properly, providing adequate safety and energy efficiency. All associated components, including locks, hinges, and weatherstripping, were also functioning appropriately and contributing to the overall performance of the doors. It is recommended to continue regular maintenance, such as lubricating hinges and checking weatherstripping, to ensure they remain in good working order. Periodic inspections will help detect any potential wear or damage early, allowing for timely repairs to maintain the doors performance and efficiency.



Exterior Door

The outside entry door found to be in satisfactory condition, with no visible signs of damage, warping, or misalignment. They were functioning properly, providing adequate safety and energy efficiency. All associated components, including locks, hinges were also functioning appropriately and contributing to the overall performance of the doors. It is recommended to continue regular maintenance, such as lubricating hinges to ensure they remain in good working order. Periodic inspections will help detect any potential wear or damage early, allowing for timely repairs to maintain the doors performance and efficiency.

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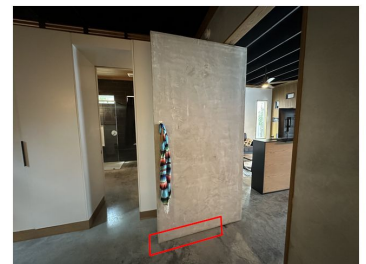
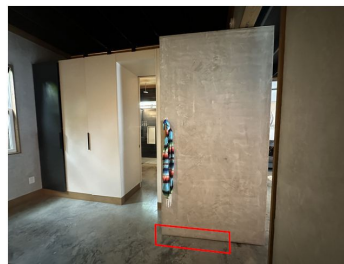
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Interior Double Doors - Misaligned

Location: Bedroom

The interior door was found to be misaligned, causing rubbing at the floor. This misalignment can lead to issues with the door closing properly, potentially affecting their functionality and appearance. It is recommended to adjust the alignment of the door to ensure they close properly and align correctly. This adjustment will help prevent rubbing, reduce gaps, and improve both the operation and aesthetic of the door.



Overhead Door

Description: Double Overhead (Not Insulated)

The overhead door could not be opened because the remote control was not functioning. This prevents access and use of the overhead door. It is recommended to replace or repair the remote control to restore its functionality. If the issue persists, consult with a professional garage door technician to diagnose and resolve any underlying problems with the door opener system.



H. Windows

Comments:

Types: Double-Pane/Single-Hung - Aluminum, Jalousie, Fixed

• Windows

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D=Deficient

I	NI	NP	D
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During the inspection, the windows and associated components were found to be performing adequately and in satisfactory condition. They exhibited an operation, function, and overall condition that aligns with accepted industry standards and practices. This assessment also takes into consideration factors such as age, normal wear and tear, and routine maintenance associated with regular use. Based on the findings, it appeared there are no immediate concerns or deficiencies regarding the windows and their components.

Note: The photos provided serve as a visual representation (examples) of all windows that were observed along the perimeter of the home.



I. Stairways (Interior and Exterior)

Comments:

● **Interior and Exterior Stairways**

During the inspection, it was noted that neither interior nor exterior stairways were present at the property. The absence of stairways was found to be consistent with the layout and design of the structure and was deemed not necessary for the current configuration.

J. Fireplaces and Chimneys

Comments:

Fireplace Location: N/A

● **Fireplace and Chimney - Not present**

During the inspection, it was observed that a fireplace and chimney were not present or installed at the property. Consequently, there is no designated area for a fireplace and chimney within the premises. If a fireplace and chimney are desired, it is recommended to consult with a qualified professional to evaluate the feasibility of installing these features. They can provide guidance on design options, required modifications, and compliance with local building codes and safety regulations.

K. Porches, Balconies, Decks, and Carports

Comments:

Driveway Material: Gravel

● **Driveway**

During the inspection, the driveway was found to be in a satisfactory condition with no significant issues or damage. The driveway and its associated components showed no signs of structural concerns or deterioration, aligning with acceptable standards. It was determined that the driveway was well-maintained, functional, and performing adequately.

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I	NI	NP	D
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- **Walkway**

During the inspection, the walkway was found to be in a satisfactory condition with no significant issues or damage. The walkway and its associated components showed no signs of structural concerns or deterioration, aligning with acceptable standards. It was determined that the walkway was well-maintained, functional, and performing adequately.



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D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Breaker Box

Location: Right Side (Facing Front of Home)

Manufacturer: Square D

Capacity: 150 amps

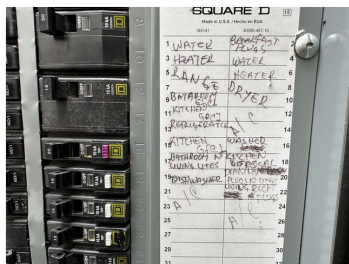
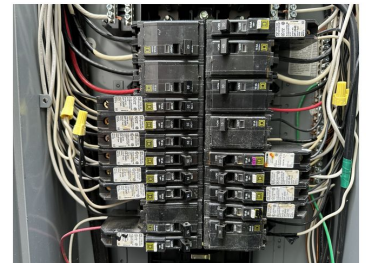
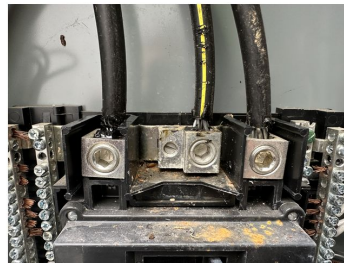
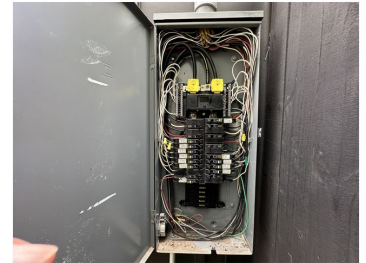
Disconnect Type: Circuit Breakers, AFCI Breakers, GFCI Breakers

Service Conductors: Underground Service, 220 Volt, Aluminum

● **Main Breaker Box**

Location: Right Side (Facing Front of Home)

The main breaker box and its components were evaluated and found to be in satisfactory condition, with no visible signs of damage or wear. The assessment was conducted in accordance with standard industry practices, considering the age and usage of the equipment. Although the breaker box is currently performing well, ongoing maintenance is essential to ensure its continued optimal performance and safety. It is recommended to conduct routine inspections of the main breaker box to maintain its performance and safety. Regular maintenance will help prevent potential issues and ensure the equipment continues to function effectively. Should any concerns arise, consult a qualified, licensed electrical contractor for further evaluation and corrective actions.



I=Inspected

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NP=Not Present

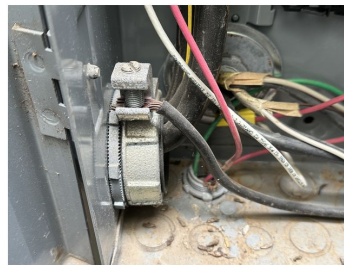
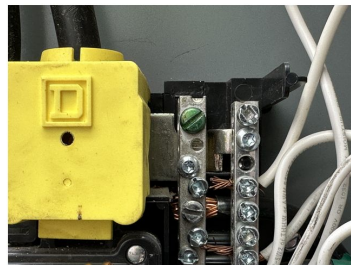
D=Deficient

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- **Main Breaker Box - Bonding**

Location: Right Side (Facing Front of Home)

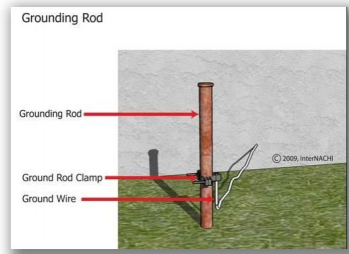
The bonding to the main breaker box was observed to be correctly installed and functioning properly, with secure connections and no visible signs of corrosion or damage. Despite its current satisfactory condition, the bonding system is subject to potential issues over time due to weather exposure, corrosion, and general wear and tear. Compromised bonding can affect electrical safety and operation. It is recommended to have a qualified, licensed electrical contractor perform regular inspections of the bonding connections, ideally once a year. This will help verify their condition, ensure they remain secure, and identify any signs of deterioration. If issues are found, prompt evaluation and repairs should be conducted.



- **Grounding Rod - Not verified**

Location: Unknown

The inspector was unable to visually verify the installation of the ground electrode rod (grounding rod). It appeared that the ground rod and clamp were driven below the ground level. The ground electrode rod should be installed with the top at least 2 inches above ground level, and the ground rod clamp should be visible to ensure proper grounding and easy inspection. The current installation poses a safety hazard until corrected. Consult with a qualified, licensed electrician for a thorough evaluation and necessary corrections. Ensuring the proper installation of the grounding rod is essential for electrical safety and compliance with standards.



- **Meter Box**

Location: Right Side (Facing Front of Home)

The electrical meter box was observed to be properly installed and functioning as intended. The setup appears to be in good working order, with no visible issues noted during the inspection. Despite its current functionality, the electrical meter box may be impacted by age, usage, and weather exposure over time. These elements could potentially impact its performance and reliability. It is advisable to periodically monitor the electrical meter and its components to ensure continued performance and

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NP=Not Present

D=Deficient

I NI NP D

safety. If any concerns or performance issues arise, consult with the electric utility company for further evaluation and prompt corrective action.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Type of Material: Romex

● **Smoke Alarms**

All the smoke alarms were tested to confirm their functionality, including checking the sensors, power source, and alarm sound. The alarms met operational safety standards and were found to be in working condition. To maintain optimal performance and safety, it is important to replace the batteries in all smoke alarms once a year. Regular testing and maintenance are also crucial to verify that the smoke alarms continue to function properly.



● **Carbon Monoxide Alarms**

All the carbon monoxide alarms were tested for functionality, including sensors, power source, and alarm sound. The alarms were found to be in proper working condition and met operational safety standards. It is advised to replace the batteries in all carbon monoxide alarms annually to ensure continued reliability and performance. Regular maintenance and periodic testing of these alarms are essential for protecting occupants from potential carbon monoxide hazards.

Note: The provided photos visually represents the type of carbon monoxide alarms installed and tested in hallways and open areas illustrating their functionality including sensors, power source, and alarm sound.

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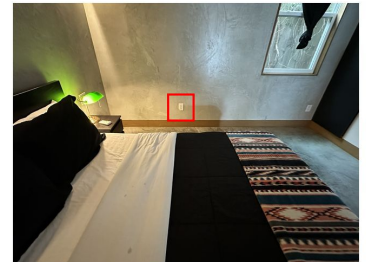
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● **Receptacle Cover - Damaged (Broken)**

Location: Bedroom

The receptacle cover plate was damaged (broken) at the corner. For safety reasons, it is recommended to replace the cover plate.



Note: Several items listed in this section of the report may not have violated building codes or common practices in effect when the home was constructed. Such conditions that were part of the home prior to the adoption of any current codes do not require them to be updated to meet current code requirements. 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 items listed as deficient in an inspection report is left up to the parties to the contract for the sale or purchase of the home. Items listed in this section may be an "as-built" condition but Per TREC standards of practice inspectors are required to report the condition as a deficiency. After closing, you may consider corrective measures for improved safety.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Mini-Split Unit

Energy Sources: Electric

Comments:

- **Mini-Split Units**

During the inspection, the inspector conducted an inspection of the heating system (mini-split units), to assess the heat outputs. Based on this observation, the heating system appeared to be operating, functioning, and configured in accordance with accepted industry standards, taking into account factors such as age and normal wear and tear resulting from ordinary use.

Note: Temperature readings were also taken from each vent to verify the flow of warm/hot air. Any notable discrepancies in air flow will be noted in the report.



B. Cooling Equipment

Type of Systems: Mini-Split Unit

Comments:

- **Mini-Split Units**

During the inspection, the inspector conducted an inspection of the cooling system (mini-split units), to assess the cold outputs. Based on this observation, the cooling system appeared to be operating, functioning, and configured in accordance with accepted industry standards, taking into account factors such as age and normal wear and tear resulting from ordinary use.

Note: Temperature readings were also taken from each unit to verify the flow of cold/cool air. Any notable discrepancies in air flow will be noted in the report.



Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for measuring proper cooling performance of the air conditioning system. Our company policy normal acceptable range is considered approximately **between 15 to 22 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system

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I NI NP D

being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation despite an equipment malfunction. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

C. Duct Systems, Chases, and Vents

Comments:

Filter Information:

Location: Mini Split Unit - No Filter Required

Type: Mini Split Unit - Filter Required

Size: Mini Split Unit (Filter not Required)

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Side of Home

Location of Main Water Supply Valve: Unable to Locate

Static Water Pressure Reading: 60 to 70 psi

Type of Supply Piping Material: PEX - Cross Linked Polyethylene Plastic Tubing

Comments:

- **Water Meter**

- **Water Meter Box - Contained water**

Location: Front Side of Home near Curb

The inspector observed mud inside the water meter box, obstructing the view of the water pipes. The presence of mud inside the water meter box prevented the inspection of the pipes and connections, making it impossible to assess for potential leaks or other issues. This obstruction can hide existing problems that may require attention, leading to undetected issues that could worsen over time. Consult with a landscape professional to perform a thorough cleaning of the inside of the water meter box. This will allow for a proper inspection of the pipes and connections to ensure there are no leaks or other issues. Regular maintenance of the water meter box is also advised to prevent future obstructions.



- **Type of Supply Piping Material PEX - Cross Linked Polyethylene Plastic Tubing**

The supply piping material was inspected and found to be performing adequately. It was deemed to be in satisfactory condition, with no notable malfunctions, significant defects, or safety hazards that would adversely affect its operational or functional performance. Although the supply piping material is currently in good working condition, it is advisable to continue regular maintenance and periodic inspections to ensure its ongoing reliability and functionality.

Important Note: The evaluation was conducted in accordance with standard industry practices and the expected condition of the main water supply valve of similar age and usage over time, considering its operation, function, and configuration.

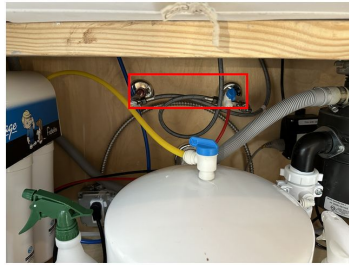
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● **Toilet Tank - Loose at the bowl connection**

Location: Bathroom

The toilet tank was loose at the bowl connection. This instability was noticeable, indicating that the tank was not securely attached to the toilet bowl. The loose connection presents a potential risk of water seepage between the tank and the toilet, which can lead to leaks. If left unaddressed, this condition may result in water damage to the surrounding areas, including the floor and underlying structures, as well as increase the likelihood of mold growth. Consult with a qualified, licensed plumber for a thorough evaluation of the toilet tank connection. Necessary corrections should be made to secure the tank properly and prevent any potential leaks.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the type of supply piping and determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC - Polyvinyl Chloride

I=Inspected

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D=Deficient

I NI NP D

Comments:

Location of Main Cleanout: Front Side of Home



- The drains, wastes, and vent pipes (DWV) components were observed to be functioning satisfactory during the inspection. After running water at accessible plumbing fixtures, no blockages or slow draining were detected. The DWV system is operating in compliance with accepted industry standards and is performing as expected, taking into account its age and the usual deterioration resulting from regular usage. No immediate concerns or problems were identified with the DWV system during the inspection.

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

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C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: Tankless Water Heater

Comments:

Number of Tankless Water Heaters: 1

Manufacturer: Rheem

Manufacturer Date: Unable To Determine

Location: Bathroom Area

• **Tankless Water Heater**

The tankless water heater and its components were found to be performing adequately during the inspection. The unit was in satisfactory condition, with no signs of notable malfunctions, significant defects, or safety hazards that would adversely affect the tankless water heater's performance or safety. Additionally, the hot water temperature was tested at the kitchen sink and was found to be functioning correctly. The assessment revealed no issues affecting the operational or functional performance of the tankless water heater, indicating that it is functioning as intended within expected

I=Inspected

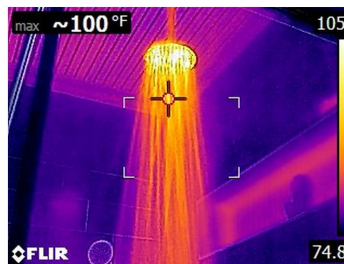
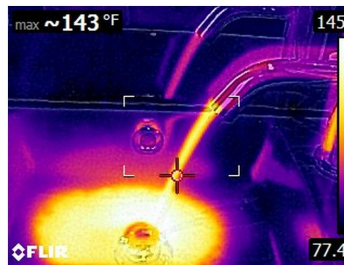
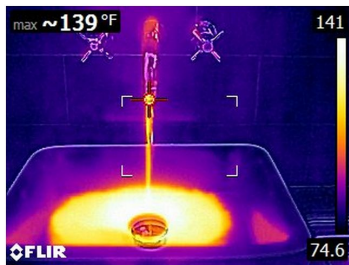
NI=Not Inspected

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D=Deficient

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parameters for its age and usage. It is advisable to continue regular maintenance to ensure the tankless water heater's optimal performance.



D. Hydro-Massage Therapy Equipment

Comments:

Location of GFCI: N/A

- During the inspection, it was observed that a hydro-massage therapy tub (jetted tub), was not present or installed in a designated location. If a hydro-massage therapy tub is desired, consider consulting with a qualified contractor to evaluate the feasibility of installation in the designated location. They can provide guidance on design options, necessary modifications, and compliance with local building codes and safety regulations.

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Not Present

Type of Gas Distribution Piping Material: N/A

I=Inspected

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D=Deficient

I NI NP D

Comments:

- During the inspection, it was noted that gas distribution system services were not present in the home. The absence of a gas distribution system means that the property does not have the infrastructure to support gas-powered appliances, heating, or other gas-related services, which may limit options for future upgrades or changes in utility services. If gas service is desired, consult with the gas service provider to assess the feasibility of installing a gas distribution system. They can provide guidance on the installation process, potential costs, and compliance with local building codes and safety regulations.

Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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V. APPLIANCES

A. Dishwashers

Comments:

- **Dishwasher**

Manufacturer: Asko

The dishwasher and its components were inspected and found to be performing adequately, functioning as intended without any issues. The unit was in satisfactory condition, with all controls operating smoothly and effectively. There were no notable malfunctions, significant defects, or safety hazards observed in the dishwasher. While the dishwasher is currently in good working order, it is advisable to maintain regular upkeep, including routine cleaning of the interior and exterior surfaces, as well as periodic checks of the door seals and functionality.

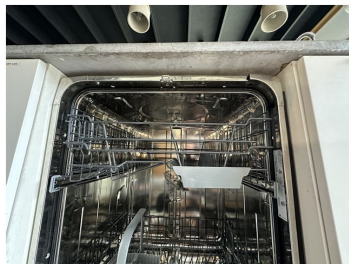
Note: The evaluation was conducted in accordance with standard industry practices and the expected condition of a dishwasher of similar age and usage over time, considering its operation, function, and configuration.



- **Dishwasher - Not securely fasten (anchored)**

Location: Kitchen

The dishwasher was not securely fastened (anchored) under the cabinet opening, as the appropriate hardware was missing or improperly installed. This lack of secure anchoring can lead to instability, causing the appliance to shift during operation. Such movement poses a safety hazard, as the dishwasher could potentially tip or become dislodged, which may also result in functionality issues, such as improper alignment with plumbing connections or difficulty in opening and closing the door. It is advised to properly secure the dishwasher using the recommended anchoring hardware. Ensuring that the dishwasher is firmly attached to the cabinet will enhance safety by preventing any unintended movement and will also ensure the appliance functions correctly within its intended installation.



- **Dishwasher Drain Hose - Improperly installed**

Location: Kitchen

I=Inspected

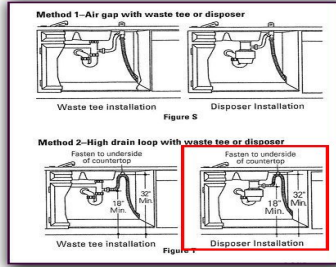
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The dishwasher drain hose was improperly installed, lacking the necessary high loop that prevents backflow. The hose was not securely attached to the underside of the countertop, which is essential for ensuring proper drainage. The improper installation of the drain hose poses a risk of backflow or anti-siphoning, potentially allowing wastewater to flow back into the dishwasher. This situation can lead to contamination of clean dishes and create unsanitary conditions in the kitchen. Over time, such issues can also lead to damage to the dishwasher and plumbing system. It is recommended to consult with a qualified, licensed plumbing contractor to further evaluate the installation of the dishwasher drain hose and perform the necessary repairs or replacements.



B. Food Waste Disposers

Comments:

- **Food Waste Disposer**
Manufacturer: Badger

The food waste disposer and its components were found to be performing adequately. The unit was in satisfactory condition with no visible wear, leakage, or damage were present, and no malfunctions or safety hazards were identified. Given that the food waste disposer is in satisfactory condition and functioning properly, it is recommended to continue regular maintenance, such as periodic cleaning and inspection of the grinding components, to ensure continued performance and longevity.

Note: The evaluation was conducted in accordance with standard industry practices and the expected condition of a food waste disposer of similar age and usage over time, considering its operation, function, and configuration.



C. Range Hood and Exhaust Systems

Comments:

- **Integrated with Range exhaust system and was venting to the interior of the home**

The exhaust system, integrated with the range, was found to be performing adequately and is deemed to be in satisfactory condition. During the inspection, no notable malfunctions, significant defects, or safety hazards were observed. The system appeared to be operating as intended, with no issues detected that would adversely affect its operational or functional performance.

Note: The evaluation was conducted in accordance with standard industry practices, taking into

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account the expected condition of an exhaust system of similar age and usage over time. This assessment considered the system's operation, function, and configuration.



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D. Ranges, Cooktops, and Ovens

Comments:

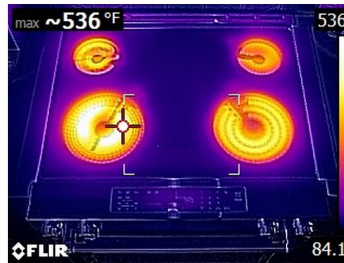
- **Range**

Manufacturer: Kitchen Aid

The range and its components were inspected and found to be performing adequately, with all aspects functioning as intended. The range was in satisfactory condition, with burners igniting properly and heating efficiently during the assessment. No notable malfunctions, significant defects, or safety hazards were observed, and the unit exhibited no issues that would adversely affect its operational or functional performance, indicating that it is currently safe and effective for use.

While the range is in good working order, regular upkeep is advisable, including routine cleaning of the burners, grates, and oven interior. This maintenance will help ensure optimal performance and prolong the lifespan of the range, preventing potential issues from arising in the future.

Note: The evaluation was conducted in accordance with standard industry practices and the expected condition of a range of similar age and usage over time, considering its operation, function, and configuration.



- **Oven - Discrepancy in oven temperature**

Location: Kitchen

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The oven was set to a test temperature of 350 degrees Fahrenheit. However, the actual temperature of the oven was measured at 265 degrees Fahrenheit. According to general standards, ovens should maintain a temperature within a range of 25 degrees Fahrenheit of the set temperature. The observed discrepancy of 85 degrees suggests that the oven is not functioning correctly and may be incapable of reaching or maintaining the desired cooking temperature. It is recommended to consult with a qualified professional appliance company to assess the oven's performance and conduct any necessary repairs or replacement. Ensuring the oven operates within acceptable temperature parameters is important for safe and efficient cooking.



E. Microwave Ovens

Comments:

Manufacturer: N/A

- **Countertop Microwave - Considered personal property**

Location: Kitchen

The countertop microwave was observed to be unattached. Since the microwave is not affixed to the countertop, it's considered personal property and, it is not included in the inspection.

Note: As the microwave was not part of the permanent fixtures, no assessment of its condition or functionality was conducted.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- **Mechanical Exhaust Fan Vent Cover - Dirty fan grilles**

Locations: Bathroom

The exhaust vent cover fan grilles had accumulated a significant amount of dust and lint. The presence of dust and lint can impede the airflow through the grilles, which can lead to compromised ventilation. Additionally, the accumulation of dust and lint on the fan blades can result in reduced efficiency and pose a potential risk of overheating the fan motor. Recommend cleaning the exhaust vent cover and removal of any accumulated dust and lint from the fan blades.

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D=Deficient

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G. Garage Door Operators

Comments:

● **Garage Door**

Description: Double Overhead (Not Insulated)

A garage was not present at the time of the inspection.

H. Dryer Exhaust Systems

Comments:

● **Dryer Exhaust System**

During the inspection, the dryer exhaust system and its components were observed to be functioning satisfactory. It demonstrated operational efficiency, functionality, and configuration that align with accepted industry standard practices, taking into account their age and the normal wear and tear expected from regular use. Based on the assessment conducted, it appeared there were no notable deficiencies or concerns identified with the dryer exhaust system and its components.



REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and **IS NOT** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

Inspection Time In: **2 pm** Time Out: **4 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **West**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside temperature during inspection: **85 to 89 Degrees**
Parties present at inspection: **Inspector and Buyer's Agent**

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

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

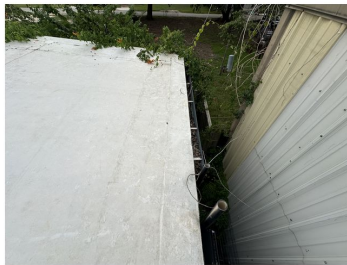
This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

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

- **Tree Branches and Limbs - Extending over the roof covering**

Location: Rear Side of Roof Structure

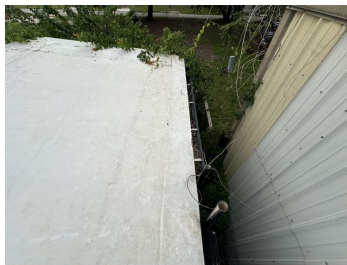
Tree branches and limbs were observed extending over the roof. Overhanging branches and limbs can potentially cause damage to the roof covering, fascia, soffit, and eave materials. The weight and movement of these branches may lead to physical damage, such as scratches or punctures in the roofing material, and can also obstruct proper water drainage. Consult with a tree service company to trim the branches and limbs away from the roof. This will help prevent damage to the roofing materials and surrounding structures, ensuring the long-term integrity and performance of the roof. Regular tree maintenance is advised to avoid future issues and maintain a clear distance between trees and roofing.



- **Guttering System - Accumulation leaves and debris**

Locations: Left and Right Side of Roof Structure (Facing Rear of Home)

Observed that the guttering system had accumulated leaves and debris. This build-up of asphalt shingle granules can impede the flow of water and hinder the system's ability to provide proper drainage. Additionally this condition increases the vulnerability of the underlying layers of the roof covering to water intrusion. Recommend cleaning out the guttering system to remove the leaves and debris, ensuring unrestricted water flow and effective drainage.



- **Front Entry Door Weather-Stripping at Door Frame - Missing at corner**

Location: Front Side of Home

The front entry door was inspected and found to be in satisfactory condition, with no visible signs of damage, warping, or misalignment. The door and its associated components, including locks and hinges, were functioning properly and contributing to overall performance. However, visible daylight was observed at the bottom corner of the door, indicating a gap where weather-stripping was missing. The gap at the bottom corner of the entry door suggests inadequate sealing between the door and its frame, which compromises the door's energy efficiency. This opening may allow drafts, moisture, and pests to enter, potentially leading to increased energy costs and discomfort inside the home due to fluctuating indoor temperatures. It is recommended to install or

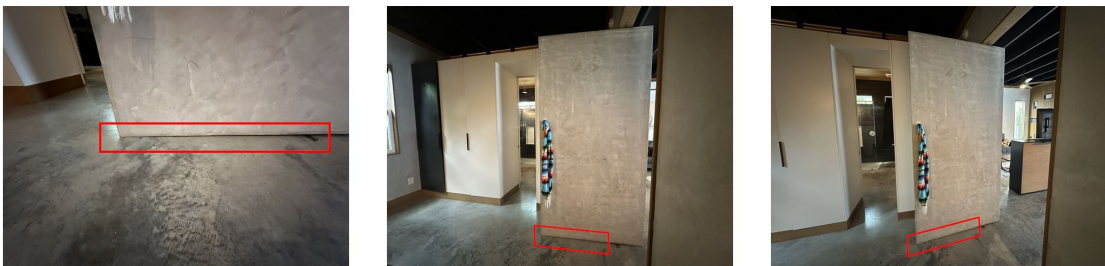
replace the missing weather-stripping at the bottom corner of the front entry door to ensure a proper seal. This will enhance the door's energy efficiency, prevent drafts, and contribute to maintaining a more consistent and comfortable indoor environment.



● **Interior Double Doors - Misaligned**

Location: Bedroom

The interior door was found to be misaligned, causing rubbing at the floor. This misalignment can lead to issues with the door closing properly, potentially affecting their functionality and appearance. It is recommended to adjust the alignment of the door to ensure they close properly and align correctly. This adjustment will help prevent rubbing, reduce gaps, and improve both the operation and aesthetic of the door.



● **Overhead Door**

Description: Double Overhead (Not Insulated)

The overhead door could not be opened because the remote control was not functioning. This prevents access and use of the overhead door. It is recommended to replace or repair the remote control to restore its functionality. If the issue persists, consult with a professional garage door technician to diagnose and resolve any underlying problems with the door opener system.

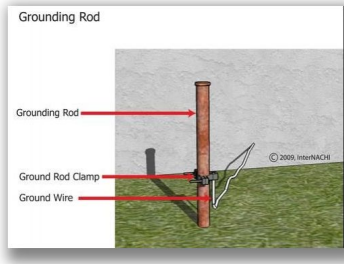


● **Grounding Rod - Not verified**

Location: Unknown

The inspector was unable to visually verify the installation of the ground electrode rod (grounding rod). It appeared that the ground rod and clamp were driven below the ground level. The ground electrode rod should be installed with the top at least 2 inches above ground level, and the ground rod clamp should be visible to ensure proper grounding and easy inspection. The current installation poses a safety hazard until corrected. Consult with a qualified, licensed electrician for a thorough evaluation

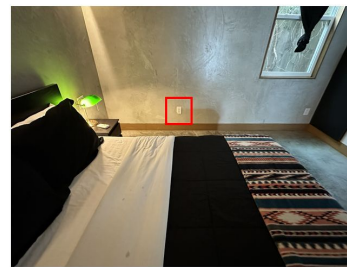
and necessary corrections. Ensuring the proper installation of the grounding rod is essential for electrical safety and compliance with standards.



- **Receptacle Cover - Damaged (Broken)**

Location: Bedroom

The receptacle cover plate was damaged (broken) at the corner. For safety reasons, it is recommended to replace the cover plate.



- **Toilet Tank - Loose at the bowl connection**

Location: Bathroom

The toilet tank was loose at the bowl connection. This instability was noticeable, indicating that the tank was not securely attached to the toilet bowl. The loose connection presents a potential risk of water seepage between the tank and the toilet, which can lead to leaks. If left unaddressed, this condition may result in water damage to the surrounding areas, including the floor and underlying structures, as well as increase the likelihood of mold growth. Consult with a qualified, licensed plumber for a thorough evaluation of the toilet tank connection. Necessary corrections should be made to secure the tank properly and prevent any potential leaks.



- **Dishwasher - Not securely fasten (anchored)**

Location: Kitchen

The dishwasher was not securely fastened (anchored) under the cabinet opening, as the appropriate hardware was missing or improperly installed. This lack of secure anchoring can lead to instability, causing the appliance to shift during operation. Such movement poses a safety hazard, as the dishwasher could potentially tip or become dislodged, which may also result in functionality issues, such as improper alignment with plumbing connections or difficulty in opening and closing the door.

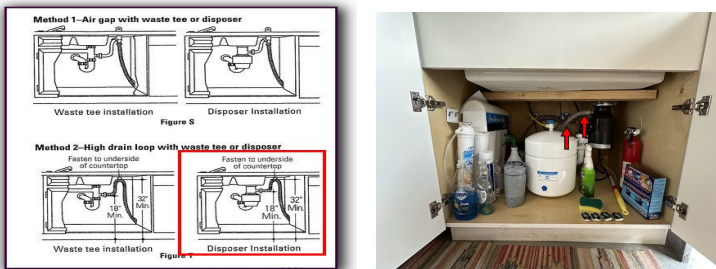
It is advised to properly secure the dishwasher using the recommended anchoring hardware. Ensuring that the dishwasher is firmly attached to the cabinet will enhance safety by preventing any unintended movement and will also ensure the appliance functions correctly within its intended installation.



- **Dishwasher Drain Hose - Improperly installed**

Location: Kitchen

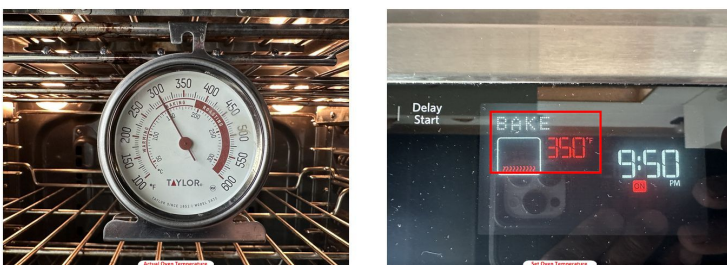
The dishwasher drain hose was improperly installed, lacking the necessary high loop that prevents backflow. The hose was not securely attached to the underside of the countertop, which is essential for ensuring proper drainage. The improper installation of the drain hose poses a risk of backflow or anti-siphoning, potentially allowing wastewater to flow back into the dishwasher. This situation can lead to contamination of clean dishes and create unsanitary conditions in the kitchen. Over time, such issues can also lead to damage to the dishwasher and plumbing system. It is recommended to consult with a qualified, licensed plumbing contractor to further evaluate the installation of the dishwasher drain hose and perform the necessary repairs or replacements.



- **Oven - Discrepancy in oven temperature**

Location: Kitchen

The oven was set to a test temperature of 350 degrees Fahrenheit. However, the actual temperature of the oven was measured at 265 degrees Fahrenheit. According to general standards, ovens should maintain a temperature within a range of 25 degrees Fahrenheit of the set temperature. The observed discrepancy of 85 degrees suggests that the oven is not functioning correctly and may be incapable of reaching or maintaining the desired cooking temperature. It is recommended to consult with a qualified professional appliance company to assess the oven's performance and conduct any necessary repairs or replacement. Ensuring the oven operates within acceptable temperature parameters is important for safe and efficient cooking.



- **Mechanical Exhaust Fan Vent Cover - Dirty fan grilles**

Locations: Bathroom

The exhaust vent cover fan grilles had accumulated a significant amount of dust and lint. The presence of dust and lint can impede the airflow through the grilles, which can lead to compromised ventilation. Additionally, the accumulation of dust and lint on the fan blades can result in reduced efficiency and pose a potential risk of overheating the fan motor. Recommend cleaning the exhaust vent cover and removal of any accumulated dust and lint from the fan blades.



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

4829 Golden Forest Dr

Inspected Address

Houston

City

77091

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

4829 Golden Forest Dr Houston 77091
Inspected Address City Zip Code

1A. Pest Inspection Network 1B. TPCL #783068
Name of Inspection Company SPCS Business License Number

1C. 26504 Tuscan View San Antonio Texas 78261 (210) 559-3929
Address of Inspection Company City State Zip Telephone No.

1D. Angel Medina angel@angelhomeinspections.com 832-388-5050 1E. Certified Applicator [X] (check one)
Name of Inspector (Please Print) Technician [X]

1F. Monday, September 2, 2024
Inspection Date

2. Joey Gumataotao Seller [] Agent [] Buyer [] Management Co. [] Other []
Name of Person Purchasing Inspection

3. <Unknown
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [X] Purchaser of Service [] Seller [] Agent [X] Buyer [X]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. House with attached garage.
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:
Foundation: Slab [X] Pier and Beam [] Pier Type: _____ Basement [] Other: _____
Siding: Wood [] Fiber Cement Board [] Brick [] Stone [] Stucco [] Other: _____
Roof: Composition [X] Wood Shingle [] Metal [] Tile [] Other _____

6A. This company has treated or is treating the structure for the following wood destroying insects: N/A
If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other []
If treating for drywood termites or related insets, the treatment was: Full [] Limited []

6B. N/A N/A N/A
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method
This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes [] No [X] List Insects: N/A
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:  0872447
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:
7B. N/A
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:
8A. Electric Breaker Box [] 8B. Date Posted: _____
Water Heater Closet []
Beneath the Kitchen Sink [X]

9A. Were any areas of the property obstructed or inaccessible? Yes [X] No []
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:
Attic [] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure []
Deck [] Sub Floors [] Slab Joints [] Crawl Space []
Soil Grade Too High [] Heavy Foliage [] Eaves [] Weepholes []
Other [] Specify: _____

10A. Conditions conducive to wood destroying insect infestation? Yes [X] No []
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:
Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) []
Debris under or around structure (K) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) []
Planter box abutting structure (O) [X] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [X]
Insufficient ventilation (T) [] Other (C) [] Specify: Wooden fence conducive by design.

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Houston

77091

Inspected Address

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11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

Active Infestation
Yes No

Previous Infestation
Yes No

Previous Treatment
Yes No

11B. Drywood Termites

Yes No

Yes No

Yes No

11C. Formosan Termites

Yes No

Yes No

Yes No

11D. Carpenter Ants

Yes No

Yes No

Yes No

11E. Other Wood Destroying Insects

Yes No

Yes No

Yes No

Specify: N/A

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

N/A

11G. Visible evidence of: N/A has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection)

Yes

No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows:

Yes

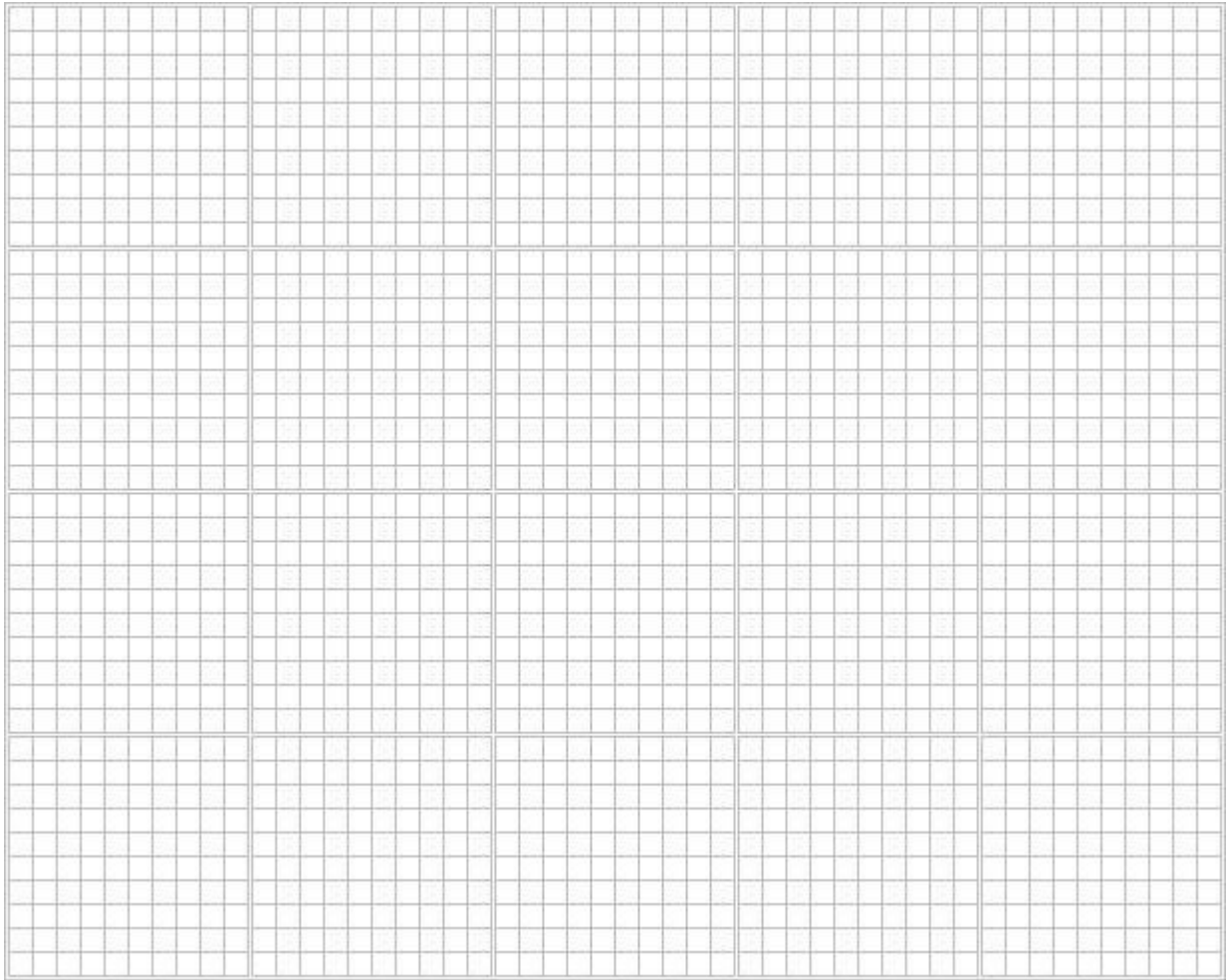
No

Specify reason: N/A

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

4829 Golden Forest Dr

Inspected Address

Houston

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Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

Customer or Designee not Present

Buyers Initials _____