



INSPECTION REPORT

Joey Gumataotao

**Property Address
2809 Rosedale St
Houston, TX 77004
September 5, 2024**



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PROPERTY INSPECTION REPORT FORM

Joey Gumataotao <i>Name of Client</i>	09/05/2024 <i>Date of Inspection</i>
2809 Rosedale StHouston, TX 77004 <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: **11 am** Time Out: **3:30 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **Southwest**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside temperature during inspection: **80 to 84 Degrees**
Parties present at inspection: **Buyer's Agent and Inspector**

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.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Concrete Blocks

Comments:

Description of supporting piers: Concrete Block

Viewed From: No Crawl Space Access Provided

Crawl Space Accessibility: Partial

- **Foundation - Performance**

Based on the Inspector's assessment, the pier and beam foundation appeared to be offering sufficient support for the structure during the inspection. No evident signs were observed that would suggest any adverse performance or significant deficiencies in the foundation. Both the interior and exterior stress indicators displayed minimal effects of adverse performance. Furthermore, after walking the floors, the inspector noticed no significant unlevelness in the foundation. Overall, the pier and beam foundation seem to be in good condition, adequately support for the structure, and showing no immediate concerns regarding its stability or functionality.



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

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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**

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

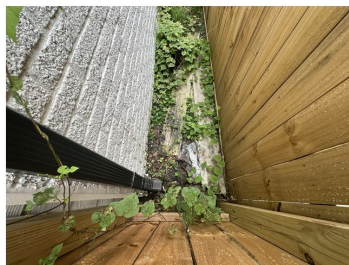
- **Splash Block - Missing**

Location: Perimeter of Home

The splash block was missing under the downspout. The absence of a splash block can lead to potential erosion or damage caused by the drainage from the downspout. Additionally, water may flow directly against the foundation, increasing the risk of soil erosion and water intrusion, which can compromise the integrity of the foundation over time. Recommend installing a splash block under the downspout to effectively redirect the water flow away from the foundation.

Note: Downspouts should discharge water at a minimum distance of forty-eight inches (48") away from the foundation perimeter beam. This distance is necessary to effectively direct water away from the foundation of your home and prevent potential issues.

Additional Note: The accompanying photos illustrate the missing splash blocks observed along the perimeter of the home's foundation during the inspection.



C. Roof Covering Materials

Type of Roof Covering: Architectural Shingles

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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.



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.

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D. Roof Structures and Attics

Viewed From: Entered attic and viewed from accessible areas in reason

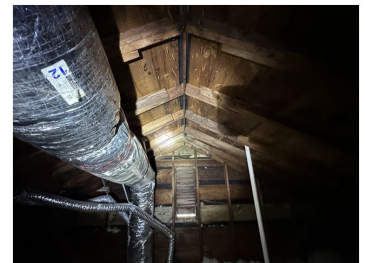
Approximate Average Depth of Insulation: 6 to 12 inches

Comments:

- **Roof Structure**

Description: Rafter Assembly

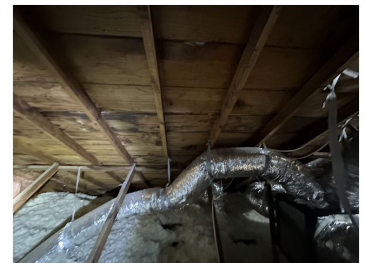
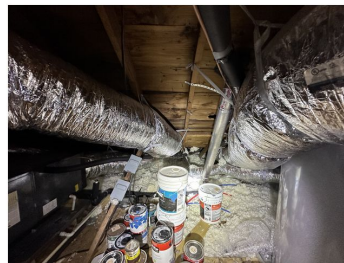
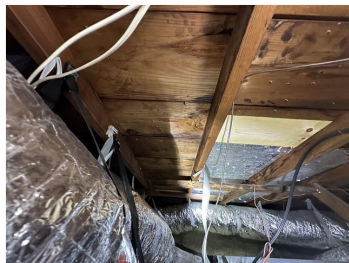
The structural elements appeared to be intact, with no visible signs of sagging, warping, or damage of the rafters or trusses. It is in line with the expected condition for its age and usage, showing no signs of structural weakness or distress. The roof framing showed no signs of moisture intrusion, wood rot, or pest infestation. Overall, the roof structure was found to be performing adequately and was deemed to be in satisfactory condition. While the roof structure is currently in satisfactory condition, it is recommended to continue regular maintenance and periodic inspections to ensure the longevity and continued performance of the roof. Monitoring for any signs of wear, moisture intrusion, or structural changes over time will help identify potential issues early, allowing for timely repairs if necessary.



- **Roof Decking (Sheathing)**

Description: Wood Decking

The sheathing 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 sheathing 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.



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- **Attic Ventilation**

Description: Ridge Vents, Box Vents (aka Louver Vents), Soffit Vents, Gable Vent

Observation: The ventilation appeared to be functioning properly, with no visible signs of blockage, damage, or wear. The intake and exhaust vents were free from obstructions, and air circulation within the attic space was deemed adequate. Overall, the attic ventilation system was found to be performing adequately and in satisfactory condition. The system's components are consistent with what would be expected for a system of similar age and usage, showing no signs of failure or compromised performance. Although the attic ventilation system is currently in satisfactory condition, it is recommended to maintain regular monitoring and schedule periodic inspections. Ensuring that the ventilation system remains clear of debris and obstructions will help maintain proper airflow and extend the life of the roofing materials and attic space.



- **Attic Insulation**

Type: Loose Fill Fiberglass, Batt/Blanket

- **Attic Insulation - Below the R-30 rating**

Locations: Throughout the Attic

Various areas in the attic were found to meet the recommended R-30 rating for insulation. However, some areas were noted to have insulation levels below this standard, likely due to compression from items placed on top of the insulation, settlement over time, or an insufficient amount of insulation. Insufficient insulation in these areas can lead to significant temperature fluctuations within the home, resulting in increased heating costs and higher energy consumption. Additionally, compromised insulation can contribute to moisture buildup in the attic, which may create an environment conducive to mold and mildew growth. This situation not only reduces the home's energy efficiency but also poses potential health risks and structural concerns. It is advisable to consult with a professional insulation contractor to conduct a thorough evaluation of the attic's insulation. Enhancing the insulation to consistently meet the R-30 rating across the entire attic will help ensure optimal energy efficiency, thermal performance, and moisture control.

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Important Note: The evaluation was conducted in accordance with standard industry practices, which recommend a depth of attic floor insulation at approximately 10+ inches to achieve an R-30 rating.



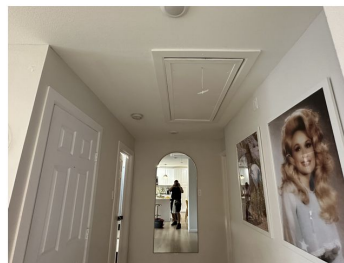
Disclaimer: Insulation is not moved around to determine if there are different types of insulation present. Clients should understand that adding insulation to an attic is an improvement, rather than a repair.

● **Attic Access**

Type of Opening: Pull-Down Attic Ladder (Aluminum),

Location: Upstairs - Hallway

The ladder was found to be functioning properly, with no visible signs of wear or damage. The rungs, hinges, and locking mechanisms were all in good working order, allowing for safe and smooth operation. Overall, the attic ladder was deemed to be in satisfactory condition. The ladder's condition is consistent with what would be expected for a ladder of its age and usage, showing no signs of malfunction or compromised safety. Although the attic ladder is currently in satisfactory condition, it is advisable to perform regular maintenance checks to ensure it remains in good working order. Inspecting the ladder periodically for any signs of wear or damage and addressing any issues promptly will help maintain its functionality and safety.



E. Walls (Interior and Exterior)

Comments:

Siding Materials: Brick Veneer

● **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

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promptly address any emerging issues and to maintain the continued satisfactory performance of the exterior walls.

- **Exterior Wall - Foliage**

- Location: Exterior Wall - Left Side (Facing Front of Home)**

Foliage was observed growing on the exterior walls of the structure. This plant growth can trap moisture against the walls, leading to potential deterioration of materials like siding, fascia, and soffit. Over time, this moisture can cause structural damage and create an inviting environment for pests. The overgrown foliage also obstructs visual inspection of the exterior surfaces, making it difficult to identify any underlying issues or defects. Recommend trimming all bushes, shrubs, plants, and vines back at least 18 inches from the walls to help protect the structure and maintain its integrity.



- **Exterior Wall - Gap between trim board and wall**

- Location: Exterior Wall - Right Side (Facing Front of Home)**

Sealant was observed to be missing between the trim board and the exterior wall. This gap can allow water intrusion, which may lead to moisture damage and wood rot over time. Proper sealing is essential to prevent water from penetrating the area and compromising the integrity of the trim and underlying wall structure. Recommend applying a high-quality exterior sealant to fill the gap and protect the structure from potential water damage.



- **Interior Walls & Surfaces**

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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.

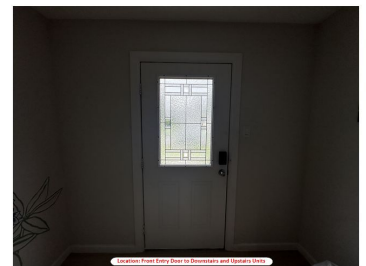
• **Floors**

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.

• **Floor - Weather-Stripping at threshold - Loose**

Location: Front Door Entry - Front Side of Home

The weather-stripping on the door threshold was observed to be loose. This can create gaps that allow drafts, moisture, and pests to enter, reducing the energy efficiency of the home and potentially causing damage over time. Proper weather-stripping ensures a tight seal, helping to maintain indoor temperatures and protect against external elements. It is recommended to repair or replace the loose weather-stripping to restore a secure seal and improve the overall efficiency of the door.



G. Doors (Interior and Exterior)

Comments:

Front Entry Doors: Metal Doors - Downstairs and Upstairs Units

Rear Entry Doors: Sliding Patio Doors - Downstairs and Upstairs Units

• **Exterior Doors**

Based on the inspection conducted, both the front entry door and rear entry door were determined to

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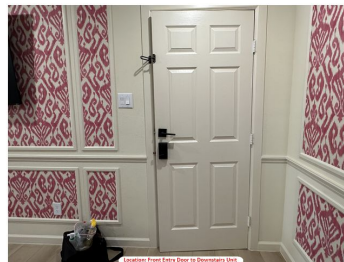
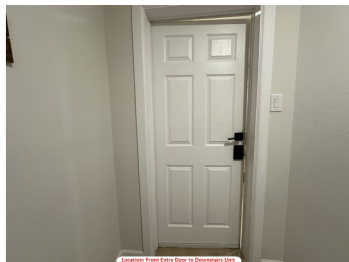
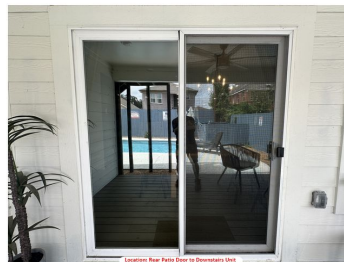
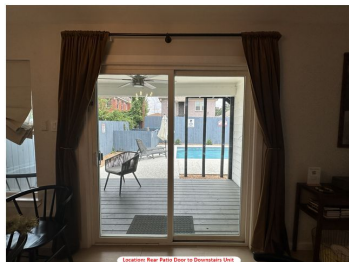
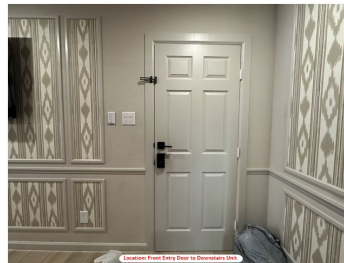
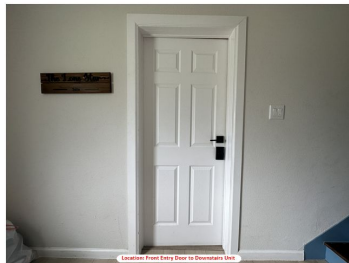
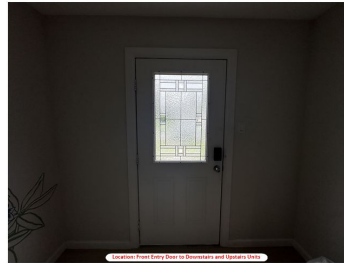
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D=Deficient

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be in satisfactory condition and performing adequately. The doors provided adequate safety and energy efficiency, with all associated components functioning appropriately.



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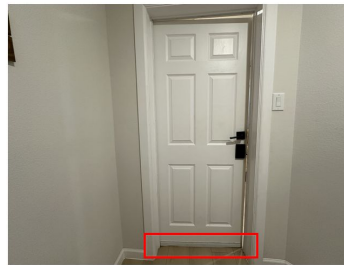
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- **Exterior Door Sweep - Scraping the floor**

Location: Front Entry Door

The door sweep on the exterior door was observed scraping the floor, making it difficult to open or close. This condition can cause wear to both the door and the floor surface and may also compromise the door's ability to seal properly, potentially leading to energy loss. Recommend adjusting or replacing the door sweep to prevent further damage and ensure smooth operation of the door.



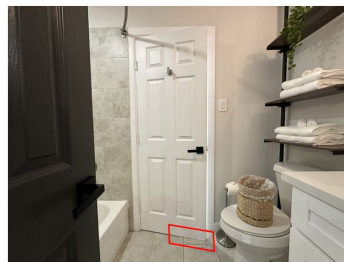
- **Interior Doors**

Based on the inspection conducted, the interior doors were determined to be in satisfactory condition and performing adequately. The doors provided adequate safety, with all associated components functioning appropriately.

- **Interior Door - Rubbing at bottom rail**

Location: Middle Bathroom, Closet Under Stairwell

The interior door was observed rubbing along the bottom rail on the floor, making it difficult to open or close and causing irregular operation. This issue suggests that the hinges may require readjustment or replacement. Recommend adjusting or replacing the hinges, to restore the door's smooth functionality and ensure proper operation.



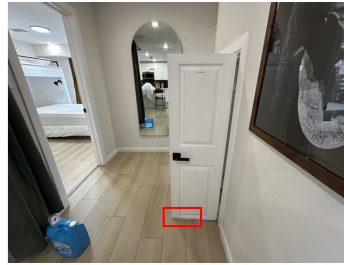
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

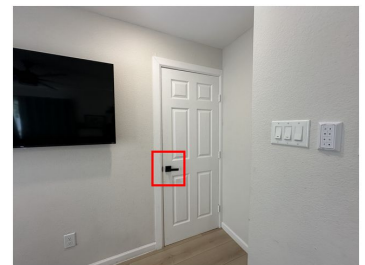
I NI NP D



- **Door - Will not latch properly**

- Location: Rear Bedroom**

The door did not latch properly when closed. A noticeable misalignment was observed between the latch mechanism and the strike plate, preventing the door from securing effectively in its closed position. Recommend adjusting either the door latch or the strike plate to achieve proper alignment. This may involve repositioning the strike plate or making slight adjustments to the door hinges. If these adjustments do not resolve the issue, consult with a qualified carpenter or handyman for further evaluation and corrective measures to ensure the door latches securely and operates smoothly.



H. Windows

Comments:

Types: Double-Pane/Single-Hung - Vinyl, Fixed

- **Windows**

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.

I. Stairways (Interior and Exterior)

Comments:

- **Interior Stairways**

I=Inspected

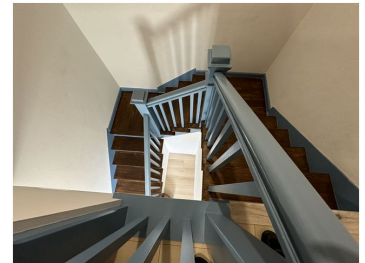
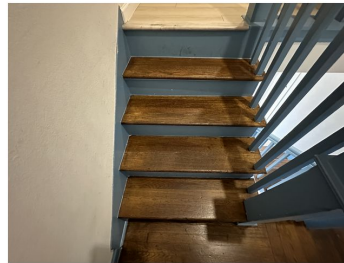
NI=Not Inspected

NP=Not Present

D=Deficient

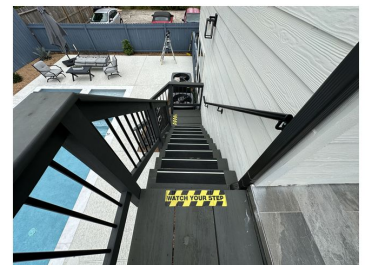
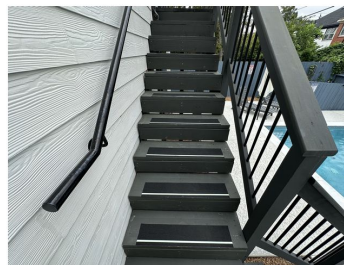
I NI NP D

The interior stairway and its associated components were found to be performing adequately and in satisfactory condition. They exhibited an operation, function, and overall condition that align with accepted industry standards and practices. It appeared the interior stairway were structurally sound, stable, and free from significant defects or issues that could compromise its safety or functionality. 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 interior stairway and their components.



● **Exterior Stairways**

The exterior stairway and its associated components were found to be performing adequately and in satisfactory condition. They exhibited an operation, function, and overall condition that align with accepted industry standards and practices. It appeared the interior stairway were structurally sound, stable, and free from significant defects or issues that could compromise its safety or functionality. 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 interior stairway and their components.



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: Concrete (Cement)

● **Driveway**

I=Inspected

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D=Deficient

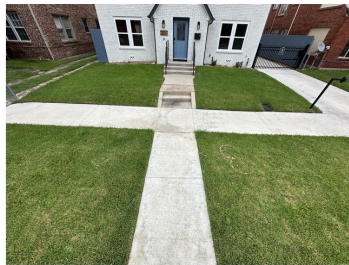
I	NI	NP	D
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During the inspection, the driveway was found to be in a satisfactory condition with no significant issues or damage. The driveway and its associated components showed no signs of structural concerns or deterioration, aligning with acceptable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



- **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.



- **Sidewalk**

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



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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Breaker Box

Location: Rear Side of Home

Manufacturer: Square D

Capacity: 150 amps

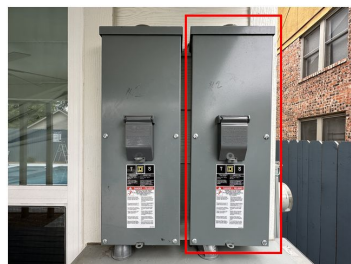
Disconnect Type: Emergency Disconnect (Service Disconnect)

Service Conductors: Overhead Service, 220 Volt, Aluminum

- **Main Breaker Boxes - Downstairs Unit and Upstairs Unit**

Location: Exterior Wall - Rear Side of Home

The main breaker boxes 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 boxes are 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 boxes 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.



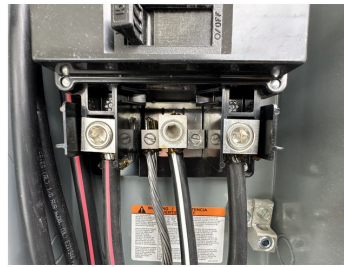
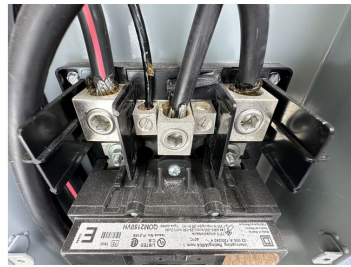
I=Inspected

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NP=Not Present

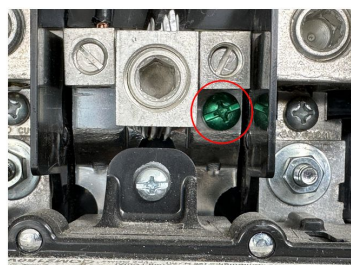
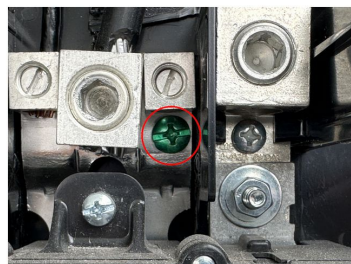
D=Deficient

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- **Main Breaker Boxes - Bonding**
Location: Rear Side of Home

The bonding to the main breaker boxes were 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.



- **Main Breaker Box Grounding**
Location: Exterior Wall - Right Side (Facing Rear of Home)

The grounding rod is properly installed and functioning well, with no visible damage or corrosion, indicating effective electrical fault dissipation. However, environmental factors such as soil erosion, moisture, and temperature changes can impact its performance over time. Periodic inspections after significant weather events are recommended to verify its condition. If issues arise, consult with a service utility company for evaluation.

Note: The grounding rod should be installed at least 2 inches above the ground to ensure the visibility of the ground rod and clamp connection. It is advised to consult with a service utility company for

I=Inspected

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NP=Not Present

D=Deficient

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further evaluation and any necessary corrections to ensure compliance with the recommended depth and visibility of the grounding rod and clamp connection, addressing any potential safety issues.



- **Meter Box**

- **Location: Exterior Wall - Right Side (Facing Rear 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 safety. If any concerns or performance issues arise, consult with the electric utility company for further evaluation and prompt corrective action.



- **Service Entrance Conductors - Close proximity to deck**

- **Location: Rear Side of Home**

The service entrance conductors were observed to be in close proximity to the 2nd floor deck. The horizontal distance of service conductors near decks or balconies is a significant safety concern. According to the National Electrical Code (NEC), service conductors must maintain a minimum horizontal clearance of 3 feet (0.9 meters) from any deck, balcony, window, or similar opening. This clearance is critical to ensure that people do not inadvertently or accidentally come into contact with the wires, which can lead to serious risks such as electrical shock, fire hazards, or other safety issues. It is recommended to consult with the electric service provider for further evaluation and necessary corrective measures to ensure compliance with safety standards and to mitigate the risk of electrical accidents.

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I NI NP D



- **Sub-Panel Breaker Boxes - Unable to locate**
Location: Rear Side of Home

The inspector was unable to locate the sub-panel breaker boxes, which prevented confirmation of the circuit breakers and wiring. It is recommended to locate and access the sub-panels for a thorough inspection. Consulting with a qualified, licensed electrical contractor may be necessary to ensure that the circuit breakers and wiring for safety and compliance.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Type of Material: Romex

- **Smoke Alarms - Not interlinked**

Locations: Upstairs and Downstairs Units

All the smoke alarms were tested to confirm their functionality, including checking the sensors, power source, and alarm sound. They met operational safety standards and were found to be in working condition. However, the smoke alarms were not interlinked with each other. Without interlinking, when one smoke alarm detects smoke, the others will not be triggered, which can delay alerts in other areas, potentially compromising the overall effectiveness of the smoke alarm system. It is recommended to consult with a qualified electrical contractor to interlink the smoke alarms. This will ensure that all alarms activate simultaneously in the event of smoke detection, thereby enhancing safety and providing a more effective alert system throughout the home.

Note: For optimal performance and safety, it is important to replace the batteries in all smoke alarms once a year. This helps to maintain their reliability and effectiveness. Additionally, regular testing and maintenance are crucial to ensure that the smoke alarms continue to function properly.

Additional Note: The accompanying photos represent the type of smoke alarms installed and tested in room(s) and hallway(s).

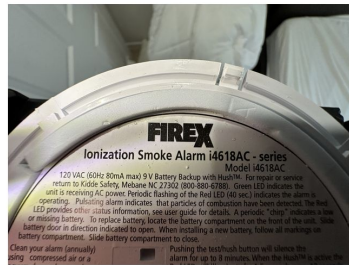
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NP=Not Present

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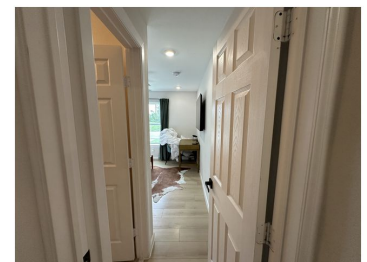
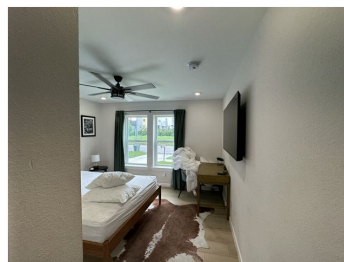
- **Smoke Alarm - Batteries Removed**

Location: Downstairs Front Bedroom

The smoke alarm batteries were observed to be removed. It is strongly recommended to reinstall batteries in compliance with fire and safety regulations. Properly functioning smoke alarms are essential for early detection of smoke and ensuring the safety of occupants. Reinstalling the batteries will help ensure the smoke alarms operate effectively and provide timely alerts in the event of a fire.

Note: For optimal performance and safety, it is important to replace the batteries in all smoke alarms once a year. This helps to maintain their reliability and effectiveness. Additionally, regular testing and maintenance are crucial to ensure that the smoke alarms continue to function properly.

Additional Note: In accordance with fire alarm code requirements, it is mandatory to have smoke alarms installed inside every sleep room, even for existing homes. Furthermore, smoke alarms should be placed outside each sleeping area and on every level of the home as a minimum standard. Therefore, it is strongly recommended to reinstall the smoke alarms to comply with fire alarm code and maintain a safe living environment.



- **Carbon Monoxide Alarms - Not interlinked**

Locations: Upstairs and Downstairs Units

All the carbon monoxide alarms were tested to confirm their functionality, including checking the sensors, power source, and alarm sound. They met operational safety standards and were found to be in working condition. However, the alarms were not interlinked. Without interlinking, if one carbon monoxide alarm detects carbon monoxide, the other alarms will not be triggered. This delay can compromise the overall effectiveness of the carbon monoxide alarm system. It is recommended to consult with a qualified electrical contractor to interlink the carbon monoxide alarms. Interlinking ensures that all alarms activate simultaneously in the event of carbon monoxide detection, thereby enhancing safety and providing a more effective alert system throughout the home.

Note: For optimal performance and safety, it is important to replace the batteries in all carbon monoxide alarms once a year. This helps to maintain their reliability and effectiveness. Additionally, regular testing and maintenance are crucial to ensure that the carbon monoxide alarms continue to function properly.

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I NI NP D

Additional Note: The accompanying photos represent the type of carbon monoxide alarms installed and tested in room(s) and hallway(s).

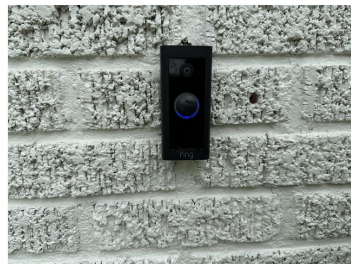


- **Smart Doorbell**

Location: Front Side of Home by Entry Door Area

A smart home doorbell device was installed at the front entry area. It's important to note that testing smart home devices is not within the scope of the inspection. For functionality and performance concerns regarding the smart home doorbell device, it is recommended to consult the manufacturer's guidelines or contact a professional specializing in smart home technology for further evaluation and support.

Note: If the smart home doorbell is intended to be part of the home purchase, it's strongly recommended that the seller and buyer establish a transfer of technology ownership agreement at or before the closing of the sale. This agreement will ensure a clear understanding of the ownership rights and responsibilities related to the smart home doorbell device.



- **Light Fixtures - Lacked caulking**

Locations: Rear Side of Home

Light fixtures were missing caulking, particularly at the top and sides. The absence of caulking creates and allow water to infiltrate, which poses a risk to the components and electrical wiring of the fixtures. Additionally, these gaps may allow dust and insects to enter, potentially compromising the performance and longevity of the light fixtures. Recommend applying caulking to the top and sides of the fixtures, leaving the bottom unsealed for ventilation. This will help prevent water damage and maintain the fixtures' integrity.

Note: The photos provided serve as a visual representation of the light fixtures requiring caulking to the top and sides, leaving the bottom unsealed for ventilation.

I=Inspected

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I NI NP D



- **Ceiling Fan and Light Fixture - Inoperative**
Location: Downstairs Unit - Family Room

The ceiling fan and light fixture were inoperative during the functionally test. This issue could be related to an electrical problem, electrical connection problems, faulty wiring, malfunctioning component within the fixtures themselves, or a faulty switch. This inoperability can affect the effectiveness of air circulation and comfort within the space. Consult with a qualified, licensed electrician evaluate the cause of the inoperability and perform any necessary repairs or replacement to restore proper functionality and ensure the fan and light operate safety and effectively.



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.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑

A. Heating Equipment

Type of System: Forced Air Heating Systems

Energy Sources: Electric

Comments:

Manufacturer: Goodman

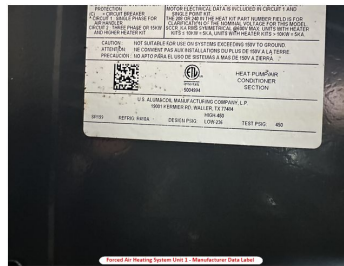
Manufacture Date: 2022 (Both Forced Air Heating Systems)

Location: Attic Area

- Forced Air Heating Systems**

Location: Attic

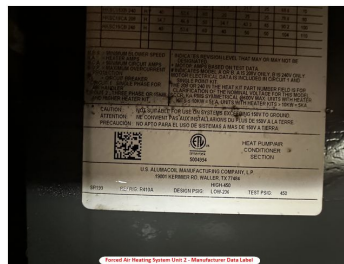
The electric forced air heating systems were observed to be functioning as intended. Temperature readings were taken from each supply and return vent using an imaging infrared laser thermometer to verify the flow of warm or hot air. While this method does not provide the same level of technical assessment as that performed by a licensed HVAC technician, it confirms that hot air is being delivered to the living space. Any notable discrepancies in airflow will be documented in the report.



MODEL NO. ASUP7C1A2D		SERIAL NO. 2206093							
NOTICE	TEST EXTERNAL STATIC PRESSURE: 0.5"	LABEL PART NO. S18A0054							
CAUTION	DO NOT OPERATE UNIT WITHOUT PROPERLY INSTALLED FILTERS AND CLEAN COILS. FAILURE TO MAINTAIN UNIT PROPERLY MAY VOID WARRANTY.	INSTALLATION INSTRUCTIONS: SEE MANUAL FOR PROPER INSTALLATION AND WIRING REQUIREMENTS.							
HEAT PUMP/AC CONDENSER SECTION		1 PHASE							
VOLTAGE: 240V		CIRCUIT 1							
HEATER #	MODEL USED	W.A.	M.C.A.	M.O.P.	H.A.	M.C.A.	M.O.P.	M.C.A.	M.O.P.
1	18 2015	15	2000						
2	18 2015	15	2000						
3	18 2015	15	2000						
4	18 2015	15	2000						
5	18 2015	15	2000						
6	18 2015	15	2000						
7	18 2015	15	2000						
8	18 2015	15	2000						
9	18 2015	15	2000						
10	18 2015	15	2000						
11	18 2015	15	2000						
12	18 2015	15	2000						
13	18 2015	15	2000						
14	18 2015	15	2000						
15	18 2015	15	2000						
16	18 2015	15	2000						
17	18 2015	15	2000						
18	18 2015	15	2000						
19	18 2015	15	2000						
20	18 2015	15	2000						



MODEL NO. ASUP7C1A2D		SERIAL NO. 2206093							
NOTICE	TEST EXTERNAL STATIC PRESSURE: 0.5"	LABEL PART NO. S18A0054							
CAUTION	DO NOT OPERATE UNIT WITHOUT PROPERLY INSTALLED FILTERS AND CLEAN COILS. FAILURE TO MAINTAIN UNIT PROPERLY MAY VOID WARRANTY.	INSTALLATION INSTRUCTIONS: SEE MANUAL FOR PROPER INSTALLATION AND WIRING REQUIREMENTS.							
HEAT PUMP/AC CONDENSER SECTION		1 PHASE							
VOLTAGE: 240V		CIRCUIT 1							
HEATER #	MODEL USED	W.A.	M.C.A.	M.O.P.	H.A.	M.C.A.	M.O.P.	M.C.A.	M.O.P.
1	18 2015	15	2000						
2	18 2015	15	2000						
3	18 2015	15	2000						
4	18 2015	15	2000						
5	18 2015	15	2000						
6	18 2015	15	2000						
7	18 2015	15	2000						
8	18 2015	15	2000						
9	18 2015	15	2000						
10	18 2015	15	2000						
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18	18 2015	15	2000						
19	18 2015	15	2000						
20	18 2015	15	2000						



MODEL NO. ASUP7C1A2D		SERIAL NO. 2206093							
NOTICE	TEST EXTERNAL STATIC PRESSURE: 0.5"	LABEL PART NO. S18A0054							
CAUTION	DO NOT OPERATE UNIT WITHOUT PROPERLY INSTALLED FILTERS AND CLEAN COILS. FAILURE TO MAINTAIN UNIT PROPERLY MAY VOID WARRANTY.	INSTALLATION INSTRUCTIONS: SEE MANUAL FOR PROPER INSTALLATION AND WIRING REQUIREMENTS.							
HEAT PUMP/AC CONDENSER SECTION		1 PHASE							
VOLTAGE: 240V		CIRCUIT 1							
HEATER #	MODEL USED	W.A.	M.C.A.	M.O.P.	H.A.	M.C.A.	M.O.P.	M.C.A.	M.O.P.
1	18 2015	15	2000						
2	18 2015	15	2000						
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16	18 2015	15	2000						
17	18 2015	15	2000						
18	18 2015	15	2000						
19	18 2015	15	2000						
20	18 2015	15	2000						

- Drain Pan under Evaporator Coils - Water accumulation**

Location: Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The drain pan located directly underneath the evaporator coils of the heating system unit was observed to have water accumulation. This standing water indicates a potential drainage issue, often caused by a blockage in the drain pipe that prevents proper condensation drainage. If not addressed, this can lead to water damage to surrounding components, mold growth, decreased system efficiency, and potential corrosion of the heating system. Recommend consulting with a professional HVAC contractor to evaluate the heating system unit. The contractor should identify and resolve the cause of the blockage and perform necessary maintenance to ensure proper drainage of condensation. Prompt action will help prevent water damage and maintain the system's efficiency and functionality.



- **Mini-Split Unit - Upstairs Unit Only**

The mini-split unit was functioning as intended. Temperature readings were taken using an imaging infrared laser thermometer to verify the flow of warm or hot air. Any notable discrepancies in airflow will be documented in the report.



B. Cooling Equipment

Type of Systems: HVAC Split Systems

Comments:

Manufacturers: Goodman (Both Air Condensers)

Manufacture Date: 2023 (Both Air Condensers)

System Size: 3.0 Ton Condenser Unit (Both Air Condensers)

Refrigeration Type: R - 410A (Both Air Condensers)

- **Air Condenser Unit**

The cooling system unit was functioning as intended. Temperature readings were taken from each supply and return vent using an imaging infrared laser thermometer to verify the flow of cool or cold air. While this method does not provide the same level of technical assessment as that performed by a licensed HVAC technician, it confirms that cold air is being delivered to the living space. Any notable discrepancies in airflow will be documented in the report.

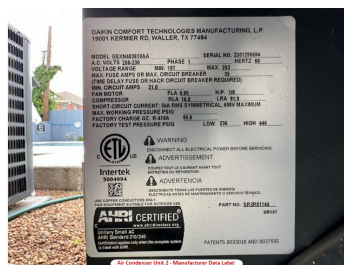
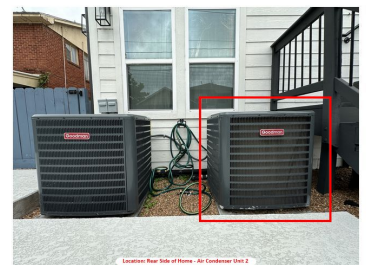
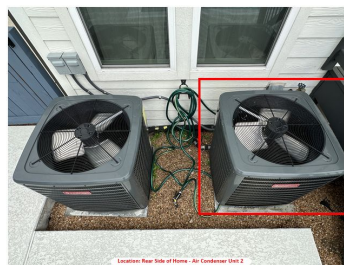
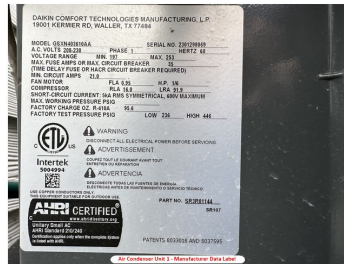
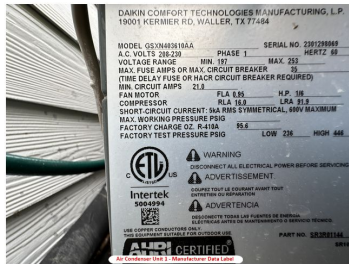
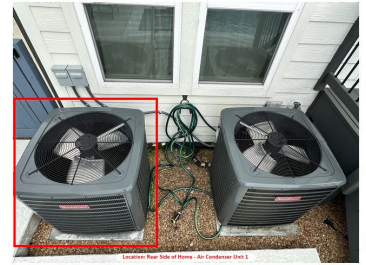
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



● Mini-Split Unit - Upstairs Unit Only

I=Inspected

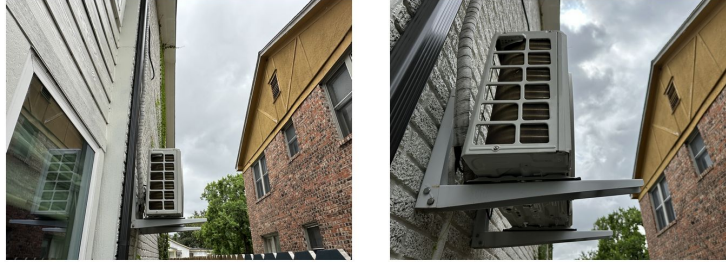
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The mini-split unit was functioning as intended. Temperature readings were taken using an imaging infrared laser thermometer to verify the flow of cool or cold air. Any notable discrepancies in airflow will be documented 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 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.**

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C. Duct Systems, Chases, and Vents

Comments:

Filter Information:

Locations: Return Vents

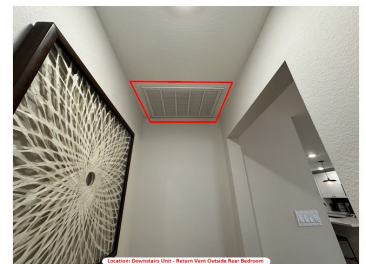
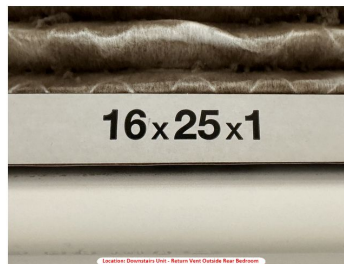
Type: Disposable

Size: 16x25x1 (Both Return Vents)

- **Air Filters - Dirty**

Locations: Downstairs Unit - Return Vent Outside Rear Bedroom, Upstairs Unit - Family Room Area

The filters at the return vents of the HVAC system were dirty filled with dust. This accumulation of contaminants restricts airflow, forcing the HVAC system to work harder to maintain desired temperatures. The reduced airflow can negatively impact the system's performance and efficiency, leading to compromised indoor air quality, increased energy consumption, and higher utility bills. Additionally, prolonged use of dirty filters can shorten the operational life of the HVAC system and lead to costly maintenance issues. It is recommended to replace the air filters to ensure optimal airflow, energy efficiency, and indoor air quality. It is advisable to replace the filters every 1-3 months, depending on usage and environmental factors.



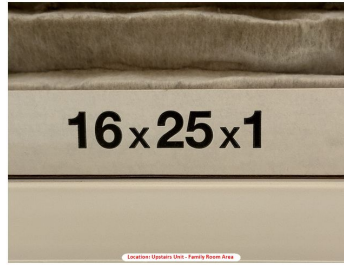
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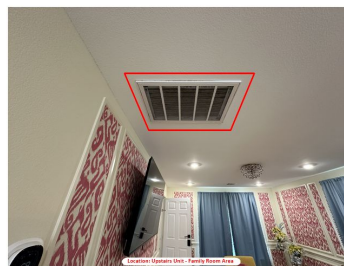
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● **Return Vent Grilles - Dirty**

Locations: Downstairs Unit - Return Vent Outside Rear Bedroom, Upstairs Unit - Family Room Area

The grilles on the return vents for the HVAC system were found to be dirty, containing dust and lint particles that are pulled into the system. These contaminants are drawn into the HVAC system which can adversely affect performance by straining the air handler fan motor, potentially leading to motor burnout, overheating, and system failure. It is recommended to clean the return vents to improve the HVAC system's efficiency, prolong its operating life, contribute to energy savings, and reduce maintenance costs. **Note:** The photos provided serve as a visual representation (examples) of all return vent covers that require cleaning.



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Side of Home within 5-feet of Front Curb

Location of Main Water Supply Valve: Front Side of House within 3-feet of the Exterior Wall

Static Water Pressure Reading: 60 to 70 psi

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

Comments:

- **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. Recommend removing the mud from the meter box, ensuring that the pipes and connections are visible and accessible. 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.



- **Main Water Supply Valve**

Location: Front Side of House within 3-feet of the Exterior Wall

The main water supply valve 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 main water supply valve 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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- **Static Water Pressure Reading**

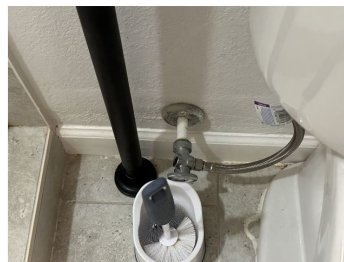
During the inspection, the static water pressure was found to be within the acceptable water pressure range between 40 to 80 pounds per square inch (psi). The acceptable water pressure range of 40 to 80 psi is considered standard because it balances effective water flow with minimal stress on plumbing fixtures and pipes. Pressure below 40 psi may result in inadequate water flow, while pressures above 80 psi can strain plumbing systems and cause leaks or damage to fixtures.



- **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.



- **Toilet Bowl - Loose at the floor mount**

Location: Downstairs Unit - Middle Bathroom near Family Room, Downstairs Unit - Rear Bedroom/Bathroom Bathroom

The toilet bowl was found to be loose at the floor mount. A loose toilet can lead to several problems, including water leakage between the base of the toilet and the floor, which can cause water damage. Additionally, the instability may allow sewer gases to enter the home, posing potential health risks. Consult with a qualified, licensed plumber to perform a thorough assessment and make the necessary repairs or replacements. This will restore the toilet's stability and prevent potential water damage and health hazards associated with sewer gas.

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

Location: Downstairs Unit - Front Bedroom/Bathroom 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.



● **Shower Arm Flange (Cover) - Not sealed with caulking**

Location: Downstairs Unit - Middle Bathroom near Family Room

The shower arm flange (cover) that fits around the shower arm was not properly sealed with caulking. The absence of caulking around the flange increases the risk of water intrusion into the wall cavity, potentially leading to moisture accumulation, mold growth, and other moisture-related issues. It is recommended to seal the flange with caulking to prevent water intrusion and ensure the area remains protected.

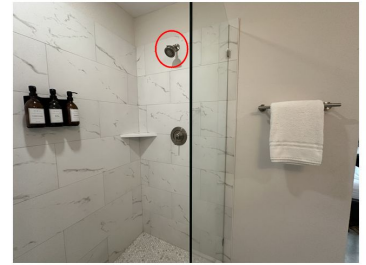
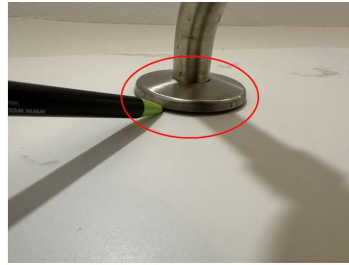
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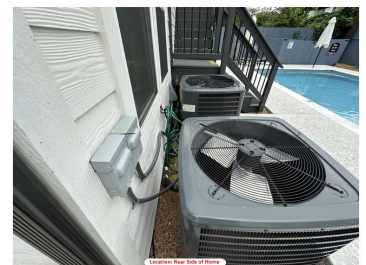
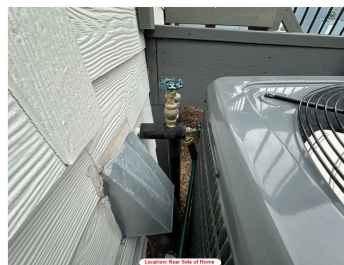
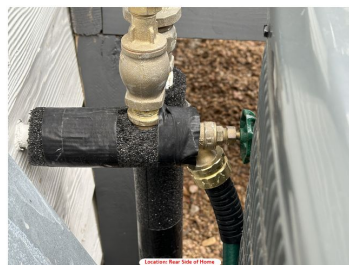
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● **Hose Bibs/Spigot Vacuum Breakers (Backflow Preventers) - Missing**
Locations: Front and Rear Side of Home

The inspection revealed that the hose bibs/spigots were missing anti-siphon devices (vacuum breakers or backflow preventers). The absence of these devices poses a risk of water contamination by allowing backflow into the water supply, potentially compromising the system's integrity and leading to health hazards. Recommend installing the required anti-siphon devices to ensure the safety and integrity of the water supply.

Note: The anti-siphon devices were not required at the time the structure was built, it is important to report this as a deficiency in accordance with TREC (Texas Real Estate Commission) standards of practice.



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***

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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

Comments:

Location of Main Cleanout: Unable to Locate a Main Clean-out for 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.***

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons (Both Water Heaters)

Comments:

Number of Water Heaters: 2

Manufacturer: Rheem (Both Water Heaters)

Manufacturer Date: 2023 (Both Water Heaters)

Location: Attic

• **Electric Water Heater**

The electric water heaters and its components were found to be performing adequately during the inspection. The units was in satisfactory condition, with no signs of notable malfunctions, significant defects, or safety hazards that would adversely affect the electric water heater's performance or safety. Additionally, the hot water temperature was tested at the kitchen sinks and was found to be functioning correctly. The assessment revealed no issues affecting the operational or functional performance of the electric water heaters, indicating that it is functioning as intended within expected parameters for its age and usage. It is advisable to continue regular maintenance to ensure the electric water heater's optimal performance.

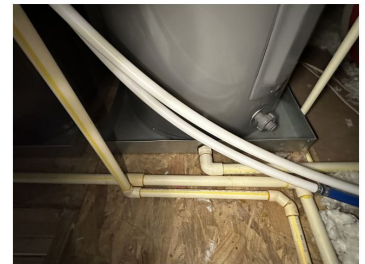
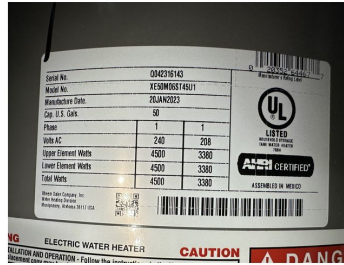
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D. Hydro-Massage Therapy Equipment

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: Exterior Wall - Rear Side of Home

Type of Gas Distribution Piping Material: Unable to Determine

Comments:

• **Gas Distribution System**

The gas distribution system, including the gas meter, was observed to be functioning adequately during the inspection. No apparent issues were noted with the system's operation. The presence of the bonding wire was confirmed, indicating proper grounding. Regularly check the gas meter and associated components for any signs of irregularities. If any concerns arise regarding the system's operation, promptly consult with a gas utility company for further evaluation and immediate correction.

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Note: This assessment was conducted following standard industry practices, considering the expected condition based on age, usage, and normal wear and tear from weather elements and other conditions.



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:

- Dishwashers**

Manufacturer: Samsung (Downstairs and Upstairs Kitchen)

The dishwashers and its components were inspected and found to be performing adequately, functioning as intended without any issues. The units were in satisfactory condition, with all controls operating smoothly and effectively. There were no notable malfunctions, significant defects, or safety hazards observed in the dishwashers. While the dishwashers are 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.



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B. Food Waste Disposers

Comments:

● **Food Waste Disposer**

Manufacturer: Moen (Downstairs and Upstairs Kitchen)

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.



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C. Range Hood and Exhaust Systems

Comments:

- **Exhaust systems were integrated with the microwaves and were venting to the interior of the home - (Downstairs and Upstairs Kitchen)**

The exhaust system and its components were inspected and found to be performing adequately, with no notable malfunctions, significant defects, or safety hazards observed. The systems were deemed to be in satisfactory condition, with no issues that would adversely affect its operational or functional performance. While the exhaust systems are currently in good working order, it is advisable to continue regular maintenance and periodic inspections. This will help ensure ongoing reliability and functionality, preventing potential issues from arising in the future.

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



D. Ranges, Cooktops, and Ovens

Comments:

- **Ranges**
Manufacturer: Samsung (Downstairs and Upstairs Kitchen)

The ranges and its components were performing adequately, with all aspects functioning as intended. The ranges were 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 ranges are 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.

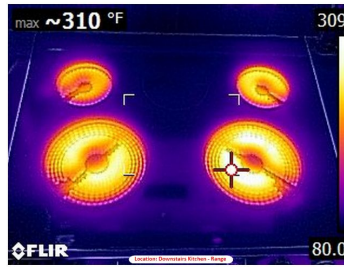
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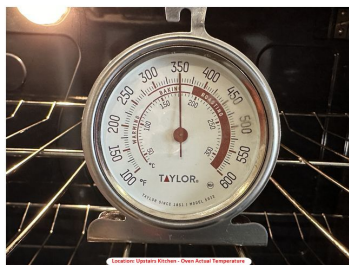
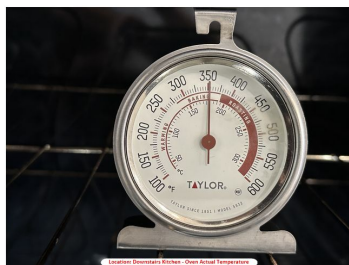
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● **Oven**

Manufacturer: Samsung (Downstairs and Upstairs Kitchen)

The ovens were set to 350 degrees Fahrenheit, and the actual temperatures were accurately measured at 350 degrees Fahrenheit. The ovens operated within the accepted range, with all controls functioning correctly and no unusual noises detected. The performance meets the general standard of being within 25 degrees Fahrenheit of the set temperature, indicating proper functionality. No immediate action is necessary as the oven is functioning as intended. However, regular maintenance, including periodic calibration checks and cleaning, is recommended to ensure continued performance and extend the appliance's lifespan.



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E. Microwave Ovens

Comments:

● **Microwave**

Manufacturer: Samsung (Downstairs and Upstairs Kitchen)

The microwave 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 microwave. While the microwave 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 microwave of similar age and usage over time, considering its operation, function, and configuration.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

● **Mechanical Exhaust Fan Vent Covers - Dirty fan grilles**

Locations: Downstairs and Upstairs Bathrooms

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.

Note: The photos provided serve as a visual representation (examples) of all exhaust fans installed in bathrooms and laundry room indicating that cleaning of the exhaust vent covers and removal of any accumulated dust and lint from the fan blades are necessary.

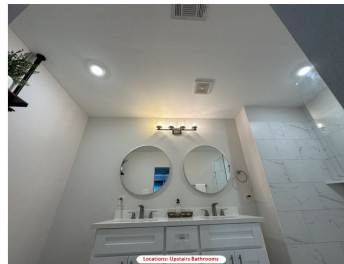
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G. Garage Door Operators

Comments:

- **Garage Door**

Description: N/A

The garage was not constructed at the time of the inspection. Therefore, any observations or assessments related to the garage structure, systems, or components could not be conducted.

H. Dryer Exhaust Systems

Comments:

- **Dryer Exhaust System - Downstairs and Upstairs**

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.



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- **Sprinkler System and Associated Components**

Location: Unable to Locate

The inspector was unable to locate the sprinkler system control box for testing. As a result, the operational status of the sprinklers could not be confirmed. It is recommended to consult with a professional irrigation technician to access and test the system thoroughly. This will ensure that the sprinklers are functioning correctly and address any potential issues with the system.

Notice: The Inspector will inspect and report deficiencies in the condition of all associated above ground and accessible components. The inspector will not be able to render an opinion on the condition of the drip line irrigation components, effective coverage of the irrigation system, the automatic function of the controller, the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or sizing and effectiveness of backflow prevention device.
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. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Pool Construction: In Ground, Gunite

Comments:

- It was noted that the pool system equipment located behind a gated area was not accessible and could not be fully inspected. The gate did not open sufficiently to allow entry into the area. Although the pool system equipment, including the pump, filter, pipes, and valves, was inspected from a distance and appeared to be operating effectively with proper water circulation, the restricted access prevented a comprehensive examination. Recommend addressing the issue with the gate to ensure proper access for future inspections. It is highly recommended to consult with a professional swimming company for further and correction.

Important to Acknowledge: This assessment did not include an inspection of underground leaks or seepage. The majority of the pool plumbing system is located underground, making it inaccessible for direct evaluation during the inspection process. Monitoring water levels over an extended period may provide potential indications of leaks. It should be acknowledged that only the readily accessible components were inspected during this evaluation.



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- **Type of Filter: Cartridge / Filter Gauge Pressure Reading: 10 to 15 psi**

A visual inspection from a distance of the cartridge pool filter was performed to confirm the secure placement of the enclosure and to identify any cracks or damages. The cartridge pool filter was found to be operating adequately, with no visible cracks or damages in the enclosure.

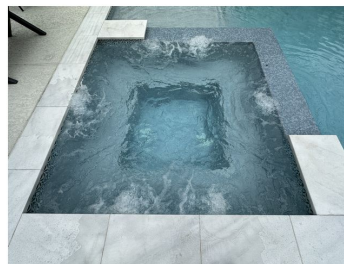


- **Pool Timer (Control Box)**

The inspector was unable to locate the pool timer (control box) during the inspection. The pool timer is essential for scheduling and controlling the operation of the pool's equipment. Its absence or inaccessibility can hinder proper management of the pool system. Recommend consulting with a pool maintenance professional to ensure it is properly installed and accessible for future inspections and maintenance.

- **Air Blower**

The swimming blower were observed to be functioning as intended. They were operating correctly, providing the expected water effects and contributing to the overall aesthetic and functionality of the pool area. No issues were noted with their performance during the inspection.



- **Drain Covers**

The drain coves were found to be in satisfactory condition and performing adequately. It demonstrated an operation, function, and overall condition that aligns with accepted industry standards and

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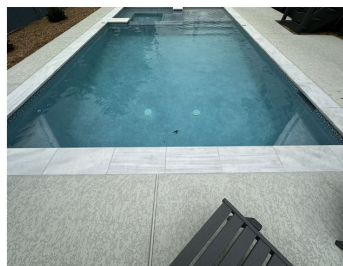
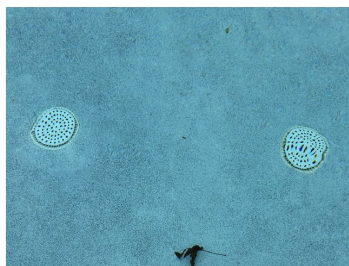
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practices. This assessment takes into account factors such as age, normal wear and tear, and routine maintenance associated with regular use. Based on the findings, it appears there are no immediate concerns or deficiencies regarding the drain covers.



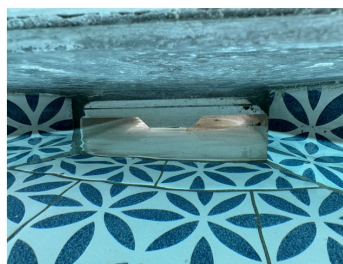
Pool Cleaning Equipment and Supplies

The pool cleaning pole was properly hung. The pool cleaning supplies were properly stored. Based on the findings, it appears there are no immediate concerns or deficiencies regarding the pool cleaning equipment and supplies.



- **Pool Skimmers**

During the inspection, the pool skimmers were inspected and found to contain leaves and debris. It is recommended to clean the skimmers thoroughly to ensure the water remains clean and disinfected.



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- **Access Gate: Opens outward and not self-closed**

According to safety guidelines, all pedestrian access gates for the pool area should open outward, away from the pool. Additionally, these gates should be self-closing and equipped with a self-latching device. It is important to ensure that the release mechanism is located no less than 54 inches from the bottom of the gate. Furthermore, a second release mechanism should be positioned on the pool side of the gate, at a minimum of 3 inches below the top of the gate.



- **Swimming Pool PVC Piping - Not Completely Labeled**

Observed that the swimming pool PVC piping were not completely labeled. PVC piping for swimming pool equipment should be labeled to help keep the plumbing organized and safe, and to make it easier to understand and operate the pool. Labels can be printed on plastic or vinyl, and can indicate the type of water in each pipe, such as backwash or filtered water. Some labels also include directional arrows and wording such as "Intake" and "Return".



- **Home Entry Door to Pool - No audible alarm**

During the inspection, the inspector did not hear an audible alarm when the rear windows were raised or the rear entry door was opened. Per current standards, all entry doors leading to the pool area in a home should be fitted with an audible alarm. This alarm should have the capability to be heard throughout the entire house, produce a continuous sound for at least 30 seconds, and be mounted no less than 54 inches away from the threshold of the door. Alternatively, a self-closing and self-latching

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door device can be utilized as an alternative to the audible alarm system, as long as it provides a level of protection that is equal to or exceeds that of the audible alarm. These safety measures aim to ensure the security and well-being of individuals accessing the pool area.

● **Pump - Bonding**

The bonding to the pool pump could not be confirmed during the inspection. Proper bonding is essential for ensuring electrical safety and preventing potential shock hazards. The bonding process helps to ground the electrical components and minimize the risk of electrical faults. Recommend consulting with a qualified, licensed electrician or pool professional to verify and ensure proper bonding of the pump. This will help to ensure the safety of the pool system and comply with electrical safety standards.



● **Pool Heater**

The pool heater could not be tested during the inspection. Without testing, it is not possible to confirm its operational status or efficiency. Recommend having a qualified pool technician evaluate and test the heater. They can verify its functionality, check for any issues, and ensure it operates efficiently and safely.



Notice: Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. 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.

All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

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.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surface leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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: **11 am** Time Out: **3:30 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **Southwest**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside temperature during inspection: **80 to 84 Degrees**
Parties present at inspection: **Buyer's Agent and Inspector**

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.

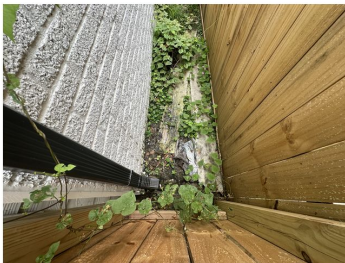
- **Splash Block - Missing**

- Location: Perimeter of Home**

- The splash block was missing under the downspout. The absence of a splash block can lead to potential erosion or damage caused by the drainage from the downspout. Additionally, water may flow directly against the foundation, increasing the risk of soil erosion and water intrusion, which can compromise the integrity of the foundation over time. Recommend installing a splash block under the downspout to effectively redirect the water flow away from the foundation.

- Note:** Downspouts should discharge water at a minimum distance of forty-eight inches (48") away from the foundation perimeter beam. This distance is necessary to effectively direct water away from the foundation of your home and prevent potential issues.

- Additional Note:** The accompanying photos illustrate the missing splash blocks observed along the perimeter of the home's foundation during the inspection.

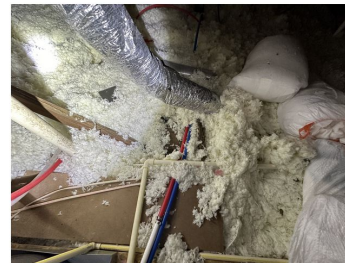


- **Attic Insulation - Below the R-30 rating**

- Locations: Throughout the Attic**

- Various areas in the attic were found to meet the recommended R-30 rating for insulation. However, some areas were noted to have insulation levels below this standard, likely due to compression from items placed on top of the insulation, settlement over time, or an insufficient amount of insulation. Insufficient insulation in these areas can lead to significant temperature fluctuations within the home, resulting in increased heating costs and higher energy consumption. Additionally, compromised insulation can contribute to moisture buildup in the attic, which may create an environment conducive to mold and mildew growth. This situation not only reduces the home's energy efficiency but also poses potential health risks and structural concerns. It is advisable to consult with a professional insulation contractor to conduct a thorough evaluation of the attic's insulation. Enhancing the insulation to consistently meet the R-30 rating across the entire attic will help ensure optimal energy efficiency, thermal performance, and moisture control.

- Important Note:** The evaluation was conducted in accordance with standard industry practices, which recommend a depth of attic floor insulation at approximately 10+ inches to achieve an R-30 rating.



- **Exterior Wall - Foliage**

- Location: Exterior Wall - Left Side (Facing Front of Home)**

Foliage was observed growing on the exterior walls of the structure. This plant growth can trap moisture against the walls, leading to potential deterioration of materials like siding, fascia, and soffit. Over time, this moisture can cause structural damage and create an inviting environment for pests. The overgrown foliage also obstructs visual inspection of the exterior surfaces, making it difficult to identify any underlying issues or defects. Recommend trimming all bushes, shrubs, plants, and vines back at least 18 inches from the walls to help protect the structure and maintain its integrity.



- **Exterior Wall - Gap between trim board and wall**

- Location: Exterior Wall - Right Side (Facing Front of Home)**

Sealant was observed to be missing between the trim board and the exterior wall. This gap can allow water intrusion, which may lead to moisture damage and wood rot over time. Proper sealing is essential to prevent water from penetrating the area and compromising the integrity of the trim and underlying wall structure. Recommend applying a high-quality exterior sealant to fill the gap and protect the structure from potential water damage.



- **Floor - Weather-Stripping at threshold - Loose**

- Location: Front Door Entry - Front Side of Home**

The weather-stripping on the door threshold was observed to be loose. This can create gaps that allow drafts, moisture, and pests to enter, reducing the energy efficiency of the home and potentially causing damage over time. Proper weather-stripping ensures a tight seal, helping to maintain indoor temperatures and protect against external elements. It is recommended to repair or replace the loose weather-stripping to restore a secure seal and improve the overall efficiency of the door.



- **Exterior Door Sweep - Scraping the floor**

Location: Front Entry Door

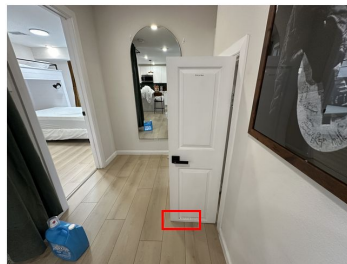
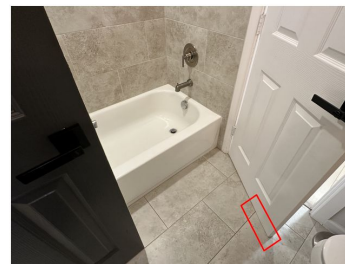
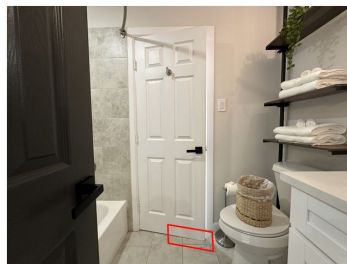
The door sweep on the exterior door was observed scraping the floor, making it difficult to open or close. This condition can cause wear to both the door and the floor surface and may also compromise the door's ability to seal properly, potentially leading to energy loss. Recommend adjusting or replacing the door sweep to prevent further damage and ensure smooth operation of the door.



● **Interior Door - Rubbing at bottom rail**

Location: Middle Bathroom, Closet Under Stairwell

The interior door was observed rubbing along the bottom rail on the floor, making it difficult to open or close and causing irregular operation. This issue suggests that the hinges may require readjustment or replacement. Recommend adjusting or replacing the hinges, to restore the door's smooth functionality and ensure proper operation.



● **Door - Will not latch properly**

Location: Rear Bedroom

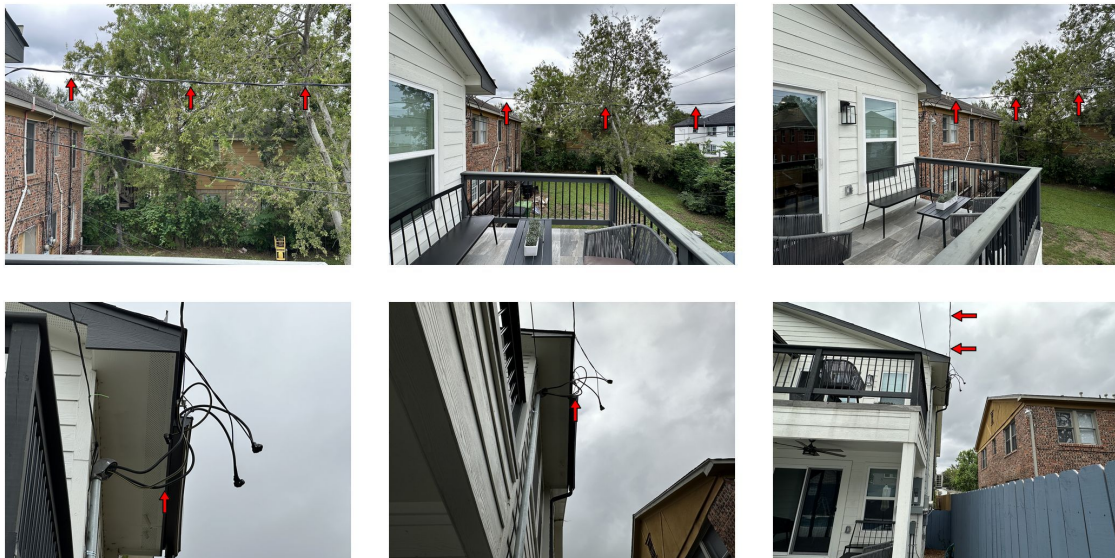
The door did not latch properly when closed. A noticeable misalignment was observed between the latch mechanism and the strike plate, preventing the door from securing effectively in its closed position. Recommend adjusting either the door latch or the strike plate to achieve proper alignment. This may involve repositioning the strike plate or making slight adjustments to the door hinges. If these adjustments do not resolve the issue, consult with a qualified carpenter or handyman for further evaluation and corrective measures to ensure the door latches securely and operates smoothly.



● **Service Entrance Conductors - Close proximity to deck**

Location: Rear Side of Home

The service entrance conductors were observed to be in close proximity to the 2nd floor deck. The horizontal distance of service conductors near decks or balconies is a significant safety concern. According to the National Electrical Code (NEC), service conductors must maintain a minimum horizontal clearance of 3 feet (0.9 meters) from any deck, balcony, window, or similar opening. This clearance is critical to ensure that people do not inadvertently or accidentally come into contact with the wires, which can lead to serious risks such as electrical shock, fire hazards, or other safety issues. It is recommended to consult with the electric service provider for further evaluation and necessary corrective measures to ensure compliance with safety standards and to mitigate the risk of electrical accidents.



● **Smoke Alarm - Batteries Removed**

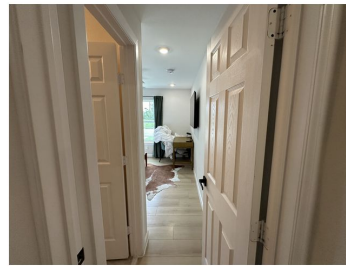
Location: Downstairs Front Bedroom

The smoke alarm batteries were observed to be removed. It is strongly recommended to reinstall batteries in compliance with fire and safety regulations. Properly functioning smoke alarms are essential for early detection of smoke and ensuring the safety of occupants. Reinstalling the batteries will help ensure the smoke alarms operate effectively and provide timely alerts in the event of a fire.

Note: For optimal performance and safety, it is important to replace the batteries in all smoke alarms once a year. This helps to maintain their reliability and effectiveness. Additionally, regular testing and maintenance are crucial to ensure that the smoke alarms continue to function properly.

Additional Note: In accordance with fire alarm code requirements, it is mandatory to have smoke alarms installed inside every sleep room, even for existing homes. Furthermore, smoke alarms should be placed outside each sleeping area and on every level

of the home as a minimum standard. Therefore, it is strongly recommended to reinstall the smoke alarms to comply with fire alarm code and maintain a safe living environment.



- **Carbon Monoxide Alarms - Not interlinked**

- **Locations: Upstairs and Downstairs Units**

All the carbon monoxide alarms were tested to confirm their functionality, including checking the sensors, power source, and alarm sound. They met operational safety standards and were found to be in working condition. However, the alarms were not interlinked. Without interlinking, if one carbon monoxide alarm detects carbon monoxide, the other alarms will not be triggered. This delay can compromise the overall effectiveness of the carbon monoxide alarm system. It is recommended to consult with a qualified electrical contractor to interlink the carbon monoxide alarms. Interlinking ensures that all alarms activate simultaneously in the event of carbon monoxide detection, thereby enhancing safety and providing a more effective alert system throughout the home.

Note: For optimal performance and safety, it is important to replace the batteries in all carbon monoxide alarms once a year. This helps to maintain their reliability and effectiveness. Additionally, regular testing and maintenance are crucial to ensure that the carbon monoxide alarms continue to function properly.

Additional Note: The accompanying photos represent the type of carbon monoxide alarms installed and tested in room(s) and hallway(s).



- **Light Fixtures - Lacked caulking**

- **Locations: Rear Side of Home**

Light fixtures were missing caulking, particularly at the top and sides. The absence of caulking creates and allow water to infiltrate, which poses a risk to the components and electrical wiring of the fixtures. Additionally, these gaps may allow dust and insects to enter, potentially compromising the performance and longevity of the light fixtures. Recommend applying caulking to the top and sides of the fixtures, leaving the bottom unsealed for ventilation. This will help prevent water damage and maintain the fixtures' integrity.

Note: The photos provided serve as a visual representation of the light fixtures requiring caulking to the top and sides, leaving the bottom unsealed for ventilation.



● **Ceiling Fan and Light Fixture - Inoperative**

Location: Downstairs Unit - Family Room

The ceiling fan and light fixture were inoperative during the functionally test. This issue could be related to an electrical problem, electrical connection problems, faulty wiring, malfunctioning component within the fixtures themselves, or a faulty switch. This inoperability can affect the effectiveness of air circulation and comfort within the space. Consult with a qualified, licensed electrician evaluate the cause of the inoperability and perform any necessary repairs or replacement to restore proper functionality and ensure the fan and light operate safety and effectively.



● **Drain Pan under Evaporator Coils - Water accumulation**

Location: Attic

The drain pan located directly underneath the evaporator coils of the heating system unit was observed to have water accumulation. This standing water indicates a potential drainage issue, often caused by a blockage in the drain pipe that prevents proper condensation drainage. If not addressed, this can lead to water damage to surrounding components, mold growth, decreased system efficiency, and potential corrosion of the heating system. Recommend consulting with a professional HVAC contractor to evaluate the heating system unit. The contractor should identify and resolve the cause of the blockage and perform necessary maintenance to ensure proper drainage of condensation. Prompt action will help prevent water damage and maintain the system's efficiency and functionality.



● **Air Filters - Dirty**

Locations: Downstairs Unit - Return Vent Outside Rear Bedroom, Upstairs Unit - Family Room Area

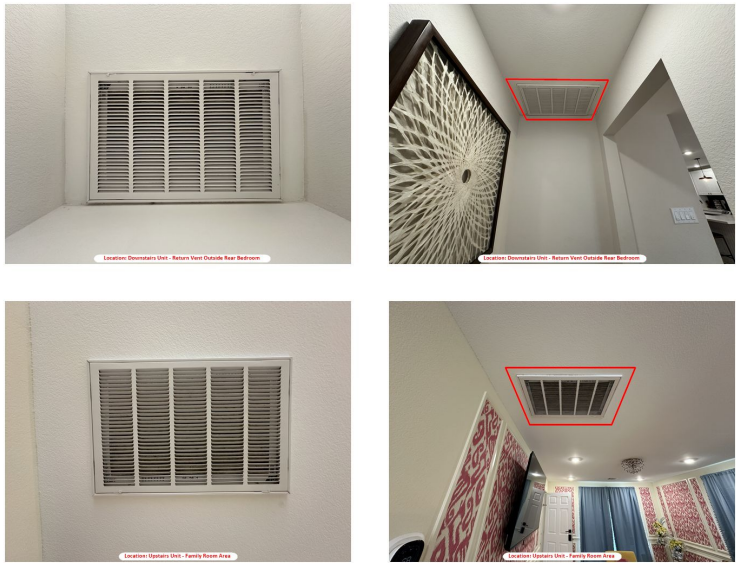
The filters at the return vents of the HVAC system were dirty filled with dust. This accumulation of contaminants restricts airflow, forcing the HVAC system to work harder to maintain desired temperatures. The reduced airflow can negatively impact the

system's performance and efficiency, leading to compromised indoor air quality, increased energy consumption, and higher utility bills. Additionally, prolonged use of dirty filters can shorten the operational life of the HVAC system and lead to costly maintenance issues. It is recommended to replace the air filters to ensure optimal airflow, energy efficiency, and indoor air quality. It is advisable to replace the filters every 1-3 months, depending on usage and environmental factors.



● **Return Vent Grilles - Dirty**
Locations: Downstairs Unit - Return Vent Outside Rear Bedroom, Upstairs Unit - Family Room Area

The grilles on the return vents for the HVAC system were found to be dirty, containing dust and lint particles that are pulled into the system. These contaminants are drawn into the HVAC system which can adversely affect performance by straining the air handler fan motor, potentially leading to motor burnout, overheating, and system failure. It is recommended to clean the return vents to improve the HVAC system's efficiency, prolong its operating life, contribute to energy savings, and reduce maintenance costs. **Note:** The photos provided serve as a visual representation (examples) of all return vent covers that require cleaning.



● **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. Recommend removing the mud from the meter box, ensuring that the pipes and connections are visible and accessible. 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.

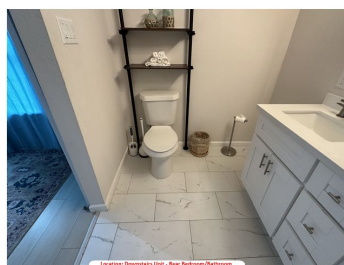


● **Toilet Bowl - Loose at the floor mount**

Location: Downstairs Unit - Middle Bathroom near Family Room, Downstairs Unit - Rear Bedroom/Bathroom Bathroom

The toilet bowl was found to be loose at the floor mount. A loose toilet can lead to several problems, including water leakage between the base of the toilet and the floor, which can cause water damage. Additionally, the instability may allow sewer gases to enter the home, posing potential health risks.

Consult with a qualified, licensed plumber to perform a thorough assessment and make the necessary repairs or replacements. This will restore the toilet's stability and prevent potential water damage and health hazards associated with sewer gas.



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

Location: Downstairs Unit - Front Bedroom/Bathroom Bathroom

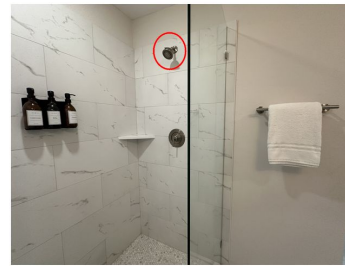
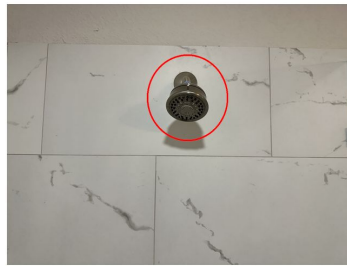
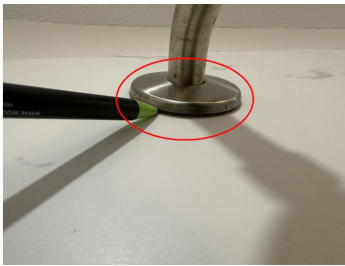
The toilet tank was loose at the bowl connection. This instability was noticeable, indicating that the tank was not securely attached to the toilet bowl. The loose connection presents a potential risk of water seepage between the tank and the toilet, which can lead to leaks. If left unaddressed, this 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.



● **Shower Arm Flange (Cover) - Not sealed with caulking**
Location: Downstairs Unit - Middle Bathroom near Family Room

The shower arm flange (cover) that fits around the shower arm was not properly sealed with caulking. The absence of caulking around the flange increases the risk of water intrusion into the wall cavity, potentially leading to moisture accumulation, mold growth, and other moisture-related issues. It is recommended to seal the flange with caulking to prevent water intrusion and ensure the area remains protected.

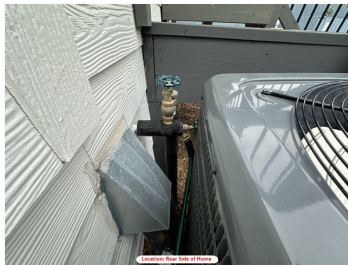
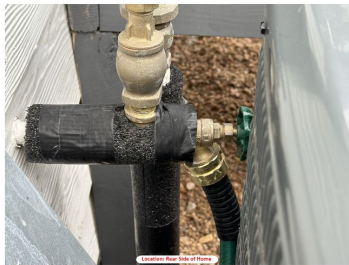


● **Hose Bibs/Spigot Vacuum Breakers (Backflow Preventers) - Missing**
Locations: Front and Rear Side of Home

The inspection revealed that the hose bibs/spigots were missing anti-siphon devices (vacuum breakers or backflow preventers). The absence of these devices poses a risk of water contamination by allowing backflow into the water supply, potentially compromising the system's integrity and leading to health hazards. Recommend installing the required anti-siphon devices to ensure the safety and integrity of the water supply.

Note: The anti-siphon devices were not required at the time the structure was built, it is important to report this as a deficiency in accordance with TREC (Texas Real Estate Commission) standards of practice.



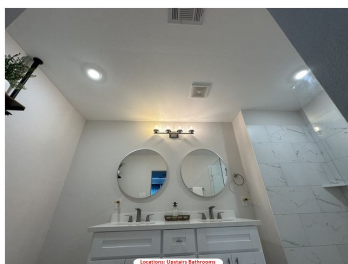
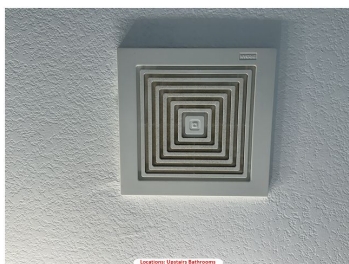
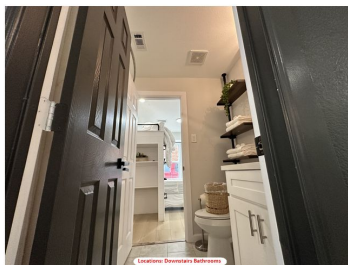


- **Mechanical Exhaust Fan Vent Covers - Dirty fan grilles**

- **Locations: Downstairs and Upstairs Bathrooms**

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.

Note: The photos provided serve as a visual representation (examples) of all exhaust fans installed in bathrooms and laundry room indicating that cleaning of the exhaust vent covers and removal of any accumulated dust and lint from the fan blades are necessary.



- It was noted that the pool system equipment located behind a gated area was not accessible and could not be fully inspected. The gate did not open sufficiently to allow entry into the area. Although the pool system equipment, including the pump, filter, pipes, and valves, was inspected from a distance and appeared to be operating effectively with proper water circulation, the restricted access prevented a comprehensive examination. Recommend addressing the issue with the gate to ensure proper access for future inspections. It is highly recommended to consult with a professional swimming company for further and correction.

- **Pool Timer (Control Box)**

The inspector was unable to locate the pool timer (control box) during the inspection. The pool timer is essential for scheduling and controlling the operation of the pool's equipment. Its absence or inaccessibility can hinder proper management of the pool system. Recommend consulting with a pool maintenance professional to ensure it is properly installed and accessible for future inspections and maintenance.

- **Access Gate: Opens outward and not self-closed**

According to safety guidelines, all pedestrian access gates for the pool area should open outward, away from the pool. Additionally, these gates should be self-closing and equipped with a self-latching device. It is important to ensure that the release mechanism is located no less than 54 inches from the bottom of the gate. Furthermore, a second release mechanism should be positioned on the pool side of the gate, at a minimum of 3 inches below the top of the gate.



- **Home Entry Door to Pool - No audible alarm**

During the inspection, the inspector did not hear an audible alarm when the rear windows were raised or the rear entry door was opened. Per current standards, all entry doors leading to the pool area in a home should be fitted with an audible alarm. This alarm should have the capability to be heard throughout the entire house, produce a continuous sound for at least 30 seconds, and be mounted no less than 54 inches away from the threshold of the door. Alternatively, a self-closing and self-latching door device can be utilized as an alternative to the audible alarm system, as long as it provides a level of protection that is equal to or exceeds that of the audible alarm. These safety measures aim to ensure the security and well-being of individuals accessing the pool area.

- **Pump - Bonding**

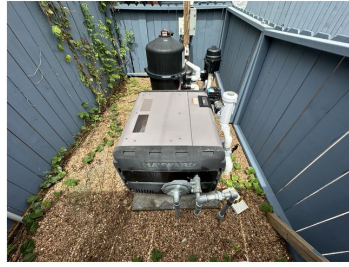
The bonding to the pool pump could not be confirmed during the inspection. Proper bonding is essential for ensuring electrical safety and preventing potential shock hazards. The bonding process helps to ground the electrical components and minimize the risk of electrical faults. Recommend consulting with a qualified, licensed electrician or pool professional to verify and ensure proper bonding of the pump. This will help to ensure the safety of the pool system and comply with electrical safety standards.



- **Pool Heater**

The pool heater could not be tested during the inspection. Without testing, it is not possible to confirm its operational status or

efficiency. Recommend having a qualified pool technician evaluate and test the heater. They can verify its functionality, check for any issues, and ensure it operates efficiently and safely.



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.

2809 Rosedale St

Inspected Address

Houston

City

77004

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.

2809 Rosedale St Houston 77004
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. Thursday, September 5, 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.

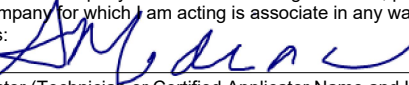
5A. House with attached garage.
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

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.

2809 Rosedale St

Houston

77004

Inspected Address

City

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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

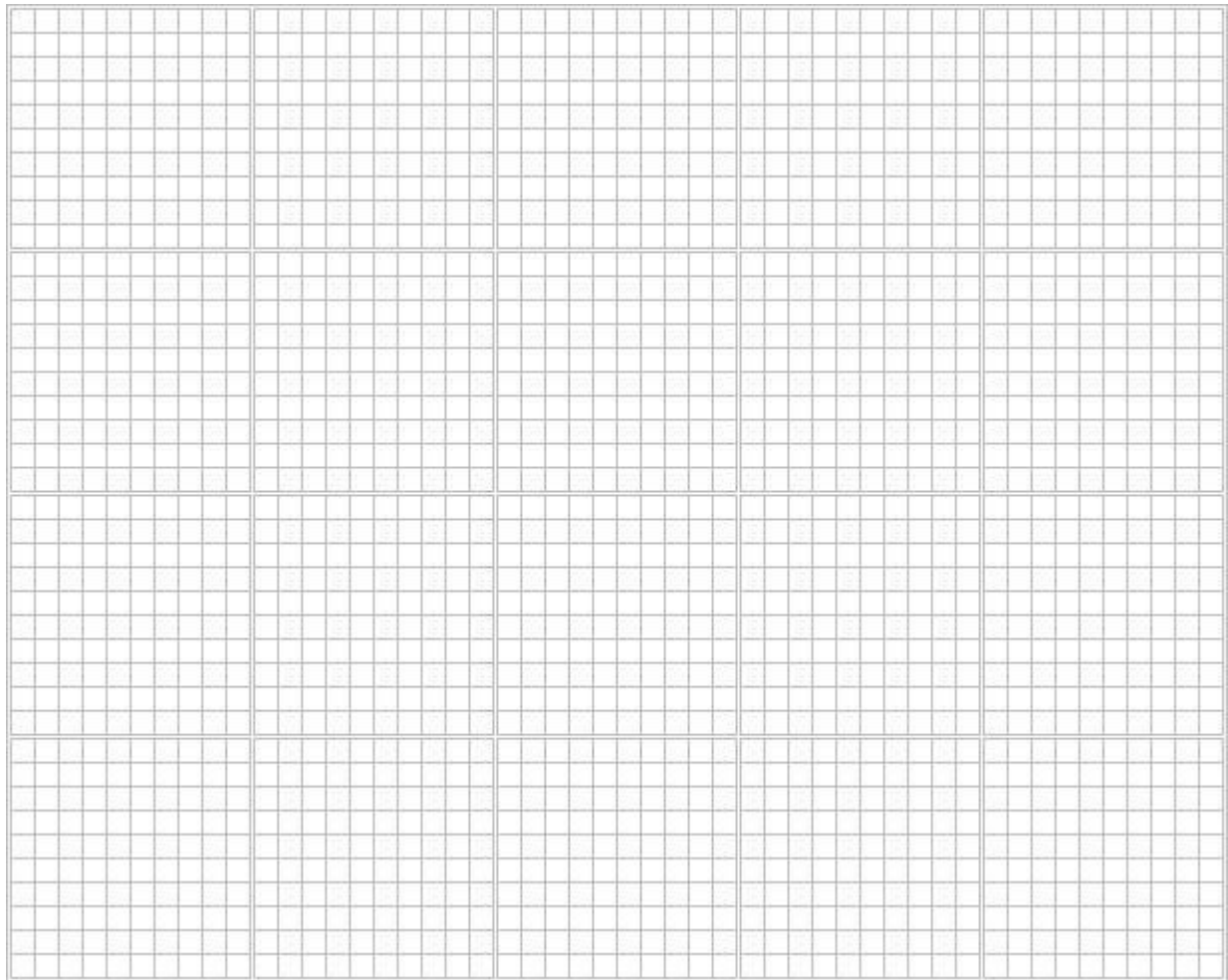
No

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

2809 Rosedale St

Inspected Address

Houston

City

77004

Zip Code

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 _____