THE INSPECTION KINGDOM LLC
+18325867272
info@theinspectionkingdom.com
https://www.theinspectionkingdom.com

T.R.E.C. STANDARD HOME INSPECTION REPORT

1234 Main Street
Houston TX 77068

Buyer Name
07/02/2026 9:00AM

Inspector
DeAndre Henderson
TREC Licensed, InterNACHI Certified, Infrared Certified, Sewer Scope Certified, Pool & Spa Certified, FAA Part 107 Licensed (Drone)
+18325867272
info@theinspectionkingdom.com

Agent
Agent Name
555-555-5555
agent@spectora.com

PROPERTY INSPECTION REPORT FORM

Buyer Name	07/02/2026 9:00AM
Name of Client	*Date of Inspection*
1234 Houston TX 77068	
Address of Inspected Property	
DeAndre Henderson	TREC Licensed, InterNACHI Certified, Infrared Certified, Sewer Scope Certified, Pool & Spa Certified, FAA Part 107 Licensed (Drone)
Name of Inspector	*TREC License #*
DeAndre Henderson-#/Jeff Ashley-#23924	23907
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time In: 8:00 A.M. - The time of inspection provides important context for understanding the report's scope and conditions. Inspection times are typically documented to establish when the professional assessment was conducted, which can be relevant for understanding environmental conditions, lighting, and access during the evaluation.

Time Out: 11:30 A.M

Inspections Provided by this Inspector: Home Inspection, Infrared Scan

In Attendance: No other parties present at the time of the inspection

Type of Building: Single Family

Occupancy: Vacant & Staged

Weather Conditions: Clear, Sunny

Temperature: 90 - 100°F

License & Certifications:

Professional Inspector License

TREC
TEXAS REAL ESTATE COMMISSION

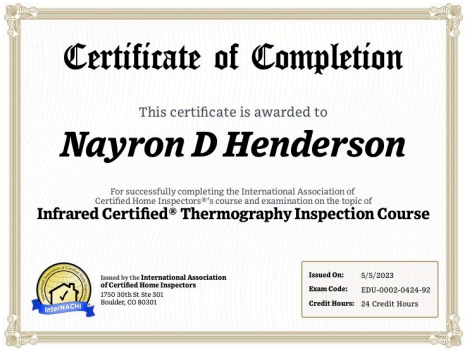
Nayron DeAndre Henderson
16934 Cairngale St
HOUSTON, TX 77084

PI License #: 23967
License Expires: 01/31/2026

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1102, authorization is granted to use this title: Professional Inspector

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.

Chelsea Buchholtz
Executive Director



Certificate of Completion

This certificate is awarded to

Nayron D Henderson

For successfully completing the International Association of Certified Home Inspectors®'s course and examination on the topic of

Infrared Certified® Thermography Inspection Course

Issued by the International Association of Certified Home Inspectors
1750 30th St Ste 301
Boulder, CO 80301

Issued On: 5/5/2023
Exam Code: EDU-0002-0424-92
Credit Hours: 24 Credit Hours

Additional Information:

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

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

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

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

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

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

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:
(A) inspect:
(i) items other than those listed within these standards of practice;
(ii) elevators;
(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
(iv) **anything buried, hidden, latent, or concealed**;
(v) sub-surface drainage systems;
(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
(B) report:
(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
(ii) cosmetic or aesthetic conditions; or
(iii) wear and tear from ordinary use;
(C) determine:
(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
(iv) types of wood or preservative treatment and fastener compatibility; or
(v) the cause or source of a conditions;
(D) anticipate future events or conditions, including but not limited to:
(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;
(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) future performance of any item;
(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
(F) designate conditions as safe;
(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
(K) operate recirculation or sump pumps;
(L) remedy conditions preventing inspection of any item;
(M) apply open flame or light a pilot to operate any appliance;
(N) turn on decommissioned equipment, systems or utility services; or
(O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.
This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.
This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.
This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.
The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used . This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

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

Comment Key - Definitions

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

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

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

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

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

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

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

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

Not visual out of scope
Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

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

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

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

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

aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

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

Manufactured Housing:

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

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

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

Plumbing:

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

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "foolproof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded.

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Pest Control:

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

Lead-Based Paint:

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

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

Buildings Not Inspected: Some buildings on the property were not evaluated during this inspection. This limitation means that specific structures were outside the scope of the standard home inspection process. Such exclusions are common and can result from various circumstances like access restrictions, safety concerns, or properties with multiple buildings.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

Buyers Notice:
Keep in mind, as noted this report will have many items in it and they will be marked deficient.

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

First Time Buyer Suggestions:
Congratulations on your new home.

There are a few items which will be beneficial to homeownership you may consider buying to help you with maintenance and repairs over time.

Ladders: A step stool and a 6'-8' ladder will be good to have for reaching light bulbs and ceiling mounted air filters.

Tool kit, level, tape measure, Vice Grips, Channel Locks, hammer.

Shovel, rake, and other garden tools

A water hose and extension cords.

Shop-Vac

Here is a link which has pretty much everything in it to get you started on the essentials.

Inspection Method: Visual -
This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 05/31/2025.
The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Structural Opinion: This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

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

Type of Foundation(s): Monolithic Post Tension Style Slab On Grade

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

I	NI	NP	D

Foundation Statement:

Buyers Advisory Notice:

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 10/08/2025.

The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement. -

The purpose of this inspection was to assess the foundation's condition and determine if further evaluation by a licensed professional engineer is recommended. The inspection included a visual assessment and a comprehensive floor elevation survey conducted with a Smart-Level (Altimeter), measuring elevations precisely to within 0.1-inch throughout the property. A reference benchmark, designated as 0.0 and marked with an "R," was established near the center of the home and documented clearly on the accompanying diagram. Adjustments were made for differences in floor coverings relative to the benchmark location.

The conclusions provided in this report are based on the professional experience and judgment of the inspector, considering factors such as geographic location, typical seasonal movement, and the visual conditions noted during the inspection. This assessment did not involve soil sampling, plumbing leak tests, invasive inspections, or the removal of any floor or wall coverings. Therefore, the observations and opinions contained herein reflect only the condition of the foundation at the time of inspection and do not account for potential changes that may occur afterward. This report does not predict nor guarantee the future performance or stability of the foundation.

First Impression:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Garage floor cracks

Recommendation

There are shrinkage cracks in the garage floor. These cracks are typical, however we do recommend that you seal and monitor these cracks for further movement over time.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D



2: Post Tension Slab - Cable Ends Are Exposed

Recommendation

One or more of the post tension cable ends are exposed and need to be properly sealed to prevent deterioration/corrosion of the cable at one or more areas of the structure.

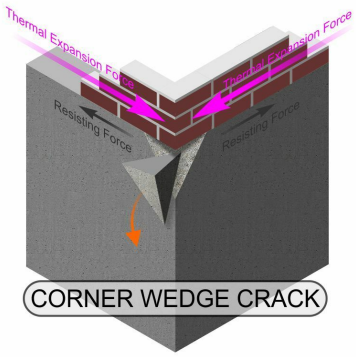


3: Slab - Corner Crack/Pop

Maintenance Item

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

Recommendation: Contact a qualified professional.




Front Left Corner

4: Slab- Observed Root near Foundation Wall

Recommendation

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

I	NI	NP	D

Roots were observed near foundation wall. Unable to determine if the roots have any effect on the home. Recommend monitoring.

Recommendation: Contact a qualified professional.



Left Side

5: Tree within 10 feet of home

Recommendation

Rear Of Home

Observed tree roots within 10 feet of the home. Unable to determine if the root system have any affect on the homes foundation.

Recommendation: Contact a qualified professional.


Rear Of Home

☒ ☐ ☐ ☒ **B. Grading and Drainage**

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

Recommend Gutters: Left Side, Rear

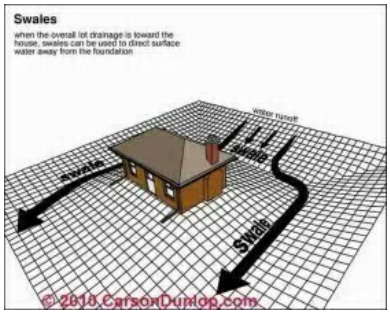

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Drainage:
The drainage around the structure appears to be redirected around the home. We recommend that you monitor this area when it rains and make sure that the water is channeling away from this area as intended, if it is not there will be upgrades needed and you may consider adding a form of sub surface drainage in this area.

Water Course Disclaimer:

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



1: Grading- High Soil/Mulch Next To The Home
Recommendation

The soil/mulch levels were high against isolated areas of the foundation grade beam. When soil or mulch levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4 of clearance between the soil/mulch and the first course of bricks, and other materials should have 6 of clearance between other materials and the soil/mulch.When siding is installed directly on the ground it is important to note that inspectors cannot see the foundation grade beam and there is more of a chance for water to enter the home in times of heavy rains. It is very important to check with the Owner to make sure there has not been flooding into the home.

Recommendation: Contact a qualified professional.

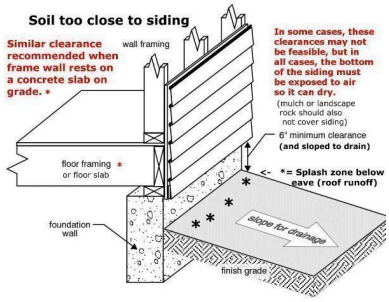



Rear Of Home

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

I	NI	NP	D





2: Gutters- Debris

Maintenance Item

The gutters have debris in them that will need to be cleaned out so that water can flow properly.

Recommendation: Contact a handyman or DIY project

3: Gutters - Splash Blocks Should Be Added Under Downspouts

Maintenance Item

Splash blocks and extensions should be installed at each downspout termination to help Chanel water away from the foundation of this structure, and prevent erosion next to the foundation.

Recommendation: Recommended DIY Project

Splash Block


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

I	NI	NP	D

Right Side

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

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

Types of Roof Covering: Asphalt, Architectural
Vantage Point: Drone

Roof life span: Unknown
Architectural Shingles:

Architectural Shingles
The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 20 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:
Roofing material quality: Higher quality materials, will of course, last longer.
Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
Structure orientation: Southern facing roofs will have shorter lifespans.
Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
Climate: Wind, rain, and snow will impact the lifespan of the roof.
Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.
Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Not walking the roof and using drone to inspect:
The inspector is **NOT** required to inspect the roof from the roof level if, the inspector's reasonable judgement, the inspector cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking the roof.

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

I	NI	NP	D

Recommend a roofing company inspect roof:
We recommend a roofing company inspect the roof and give price quotes and advice on needed repairs prior to the end of option period or other time limitations in the real estate purchase process, due to areas noted below.

Recommend Insurance:

We recommend that prior to the end of any option periods or other time restraints included in the home buying process that you have your insurance company inspect the roof and make sure of the life expectancy and give their opinion on the insurability of the roof.

This is important so that you do not buy this home and then have the insurance company cancel your home owners policy because of the roofs condition.This roof appears to be working as it should, however it does have some age to it and having the roof looked at by your prospective insurance company will help keep you from having potential issues with the insurance company in the end and have all the questions answered that they may ask you prior to closing.

Roof limitations:

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

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

1: Roof Debris
Recommendation

Debris was observed on the roof covering materials during the inspection. This accumulation can potentially trap moisture and accelerate roof material degradation. Regular roof cleaning and maintenance is recommended to prevent potential long-term damage and extend the roof's service life.

Recommendation: Contact a handyman or DIY project



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

I	NI	NP	D


2: Trees- Impinging Roof Line

Recommendation

Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

Recommendation: Contact a qualified tree service company.


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

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

Viewed From: Attic

Material: Wood
Type of Roof: Hip
Type of Roof Decking: Plywood type decking

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

I	NI	NP	D

Type of Ventilation: Soffit Vents, Ridge Vents, Passive vents
Approximate Depth Of Insulation: 8”-10”, Loose filled insulation

1: Fascia/Soffit- needs sealing

Recommendation

The soffit of this home is in need of sealing and or paint.

Recommendation: Contact a qualified painting contractor.

Rear Of Home

2: Openings on Trim

Maintenance Item

Small gaps/openings were noted in the roof structure (soffit & fascia). These gaps should be sealed with silicone caulk. This helps prevent insect infestation such as ants, spiders, bees & wasps, and to keep wind-

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

I	NI	NP	D

driven rain from coming into contact with unpainted portions of the wood.

Recommendation: Contact a handyman or DIY project


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

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

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

Exterior Wall Covering Material: Fiber Cement Siding, Brick
Interior wall covering Material: Drywall

1: Damaged Fiber Cement Siding
Maintenance Item

Fiber cement siding shows visible damage during the property inspection. This type of damage can compromise the exterior protective barrier of the home, potentially allowing moisture intrusion and creating vulnerabilities in the building envelope.

Recommendation: Contact a qualified carpenter.



Backyard Right Side

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

I	NI	NP	D

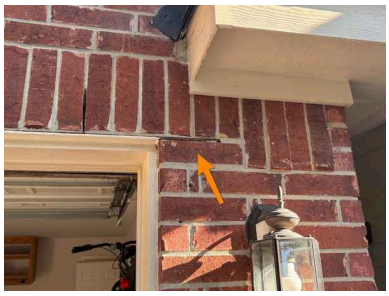

2: Lintel over garage door is in need of sealing

Recommendation

The lintel over the garage door is in need of sealing.

There is some movement in this area which is to be expected over an opening like a garage door. We recommend that you monitor this area for sagging in the future.

Recommendation: Recommend monitoring.




3: Nail pops

Recommendation

There are nail pops and/or depressions in the wall surfaces. We recommend these areas be repaired, refinished or caulked to restore their appearance.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Garage

4: Siding trim in need of repair

Recommendation

The chimney trim on the home is in need of repair.

Recommendation: Contact a qualified siding specialist.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

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

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

1: Baseboard has moisture damage
Recommendation
Bathroom
The base board has moisture damage and is deteriorated. This area of the wall should be repaired and monitored for further moisture intrusion.

Recommendation: Contact a qualified professional.



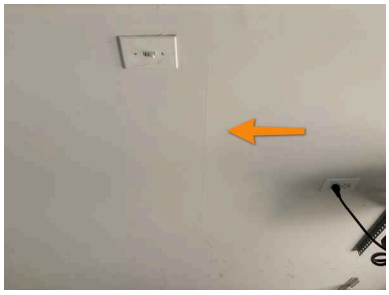
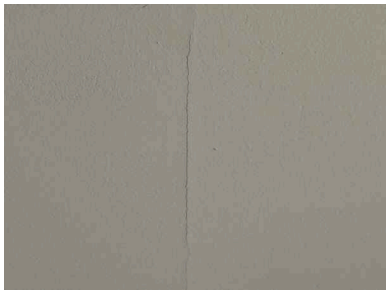
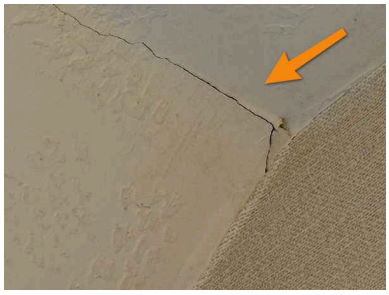
Primary Bedroom Bathroom

2: Cracks in ceiling
Recommendation
There are one or more areas of the ceiling of this home that have cracks that will need repair. These cracks appear to be due to the settlement of this home.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

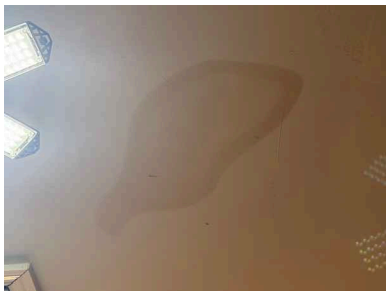
Garage

3: Moisture staining on the ceiling

Recommendation

There is moisture staining on the ceiling we recommend that this be monitored to see if there are any ongoing issues in these areas.

Recommendation: Contact a qualified professional.



Garage

4: Seam tape crack

Recommendation

Seam tape pulling loose on one or more areas of the ceiling, in most cases this is due to thermal expansion in the drywall and is very common in areas like the garage and vaulted/tray type ceilings.

When vaulted ceilings are present in a home this is a common occurrence and should be patched and will likely need continued maintenance in the future.

Recommendation: Contact a qualified drywall contractor.

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

I	NI	NP	D

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

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

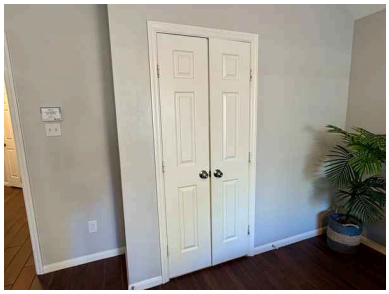
When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references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

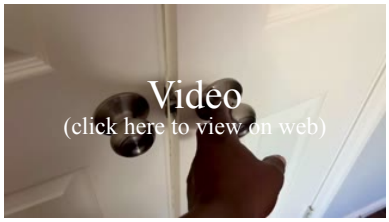
All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

1: Door Doesn't Latch
Recommendation

Door doesn't latch properly. We Recommend repair latch or strike plate.

Recommendation: Contact a qualified handyman.





2: Missing self-closing hinges
Safety Hazard

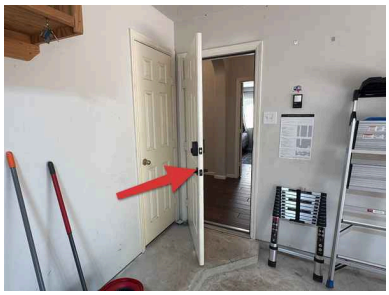
Garage service door is missing self-closing hinges, which is a safety concern as it may not close securely on its own. To comply with safety standards, it is recommended to install self-closing hinges to ensure that the door closes automatically after use, reducing the risk of unauthorized access and maintaining security.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

Illustration



☒ ☐ ☐ ☒ **H. Windows**

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

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

Flashing Limitations:

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

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

1: Failed Seal
Recommendation

Observed condensation and/or fogging between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D


Living Room

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

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

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

Lighting pilot lights:
We are unable to light pilot lines during an inspection. Our insurance company does not cover lining pilot lights therefore due to liability and non-coverage, in the event that there is a problem with the gas logs in the fireplace we are not covered for damage or repairs.
We agree that this does not seem right however we can't argue with the insurance company and the coverage that is available to us at this time.

1: Chimney Siding-Damaged

Recommendation

The chimney siding shows visible damage, including cracked and missing sections, which appear consistent with storm-related impact, such as high winds or flying debris. This damage may compromise the chimney's weather resistance, potentially allowing water infiltration and further deterioration if not promptly repaired.

Recommendation: Contact a qualified chimney contractor.


2: Clean chimney & fireplace

Recommendation

Chimneys are recommended to be cleaned annually, to prevent the risk of fire due to creosote build up. We recommend this fireplace & chimney be cleaned prior to closing by a licensed & qualified chimney sweep.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

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

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

☒ ☐ ☐ ☒ **M. Cabinets**

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

1: Back of cabinet under sink needs patching

Recommendation

Kitchen

The deck of the cabinet is in need of patching where the plumbing comes through the wall.

Recommendation: Contact a qualified professional.

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

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

1: Uneven Joints In Sidewalk/Driveway

Recommendation

The sidewalk/driveway has settled causing uneven joints. This is a potential tripping hazard. Repairs to the sidewalk/driveway are recommended for safety purposes.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



Trip Hazard (Illustration)

☒ ☐ ☐ ☐ **O. Fences**

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

☒ ☐ ☐ ☐ **L. Other**

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

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

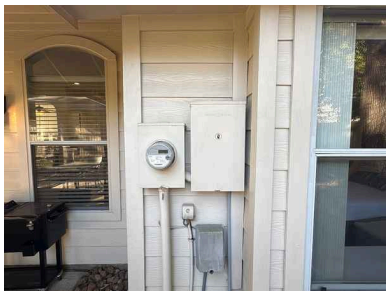
I	NI	NP	D

II. ELECTRICAL SYSTEMS

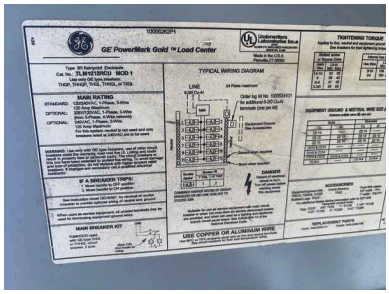
☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

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

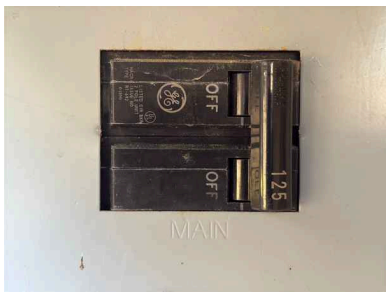
Main Service Panel Location: Backyard



Main Service Panel Manufacturer: General Electric



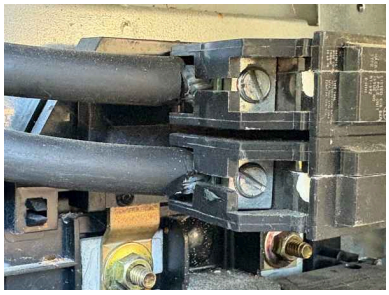
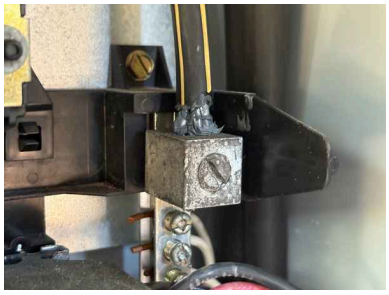
Main Service Panel Amperage: 125 Amp



Service Entrance: Underground
Service Entry Cables: Aluminum

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

I	NI	NP	D

Sub-Panel Location: N/A
Sub-Panel Manufacturer: N/A
Sub-Panel Amperage: N/A

1: Grounding Wire Not attached
Recommendation
Rear Of Home
The grounding wire is not attached to the grounding rod. Recommend repair.

Recommendation: Contact a qualified professional.


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

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

Type of Wiring: Romex, Copper
Branch wiring in good condition : Yes

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

I	NI	NP	D

☒ ☐ ☐ ☐ **D. Doorbell**

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

Door bell operated properly at the time of inspection:

Ring Doorbell Notice:
Ring doorbell's are not tested at the time of the inspection.

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

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

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

Carbon Monoxide Detectors:

Carbon Monoxide Alarm Required

Attached garage and gas appliances present.
Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: Info about CO

Smoke Alarms / Detectors: Smoke Alarms Information:

Smoke Alarms Information:

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

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

Smoke alarms are not tested:

Smoke alarms are not tested during inspections when a house has a security system installed. This is due to the possibility of the fire department or other authorities having to come out and investigate testing the smoke alarms.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ **General**

Location of Water Meter: Within 5' of curb

Location of Water Supply Valve(s): Garage

Static Water Pressure Reading: 50 to 55 psi

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

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

Supply/Distribution Piping Material: Copper

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

I	NI	NP	D

Water flow:

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

Plumbing Limitations:

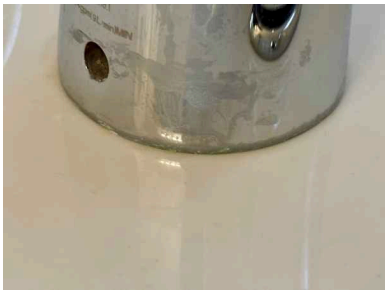
During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may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

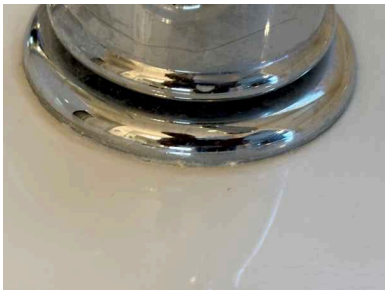
1: Caulking around sink is in need of repair

Recommendation

The caulking around the sink(s) is/are in need of repair

Recommendation: Contact a handyman or DIY project





2: No anti siphon

Recommendation

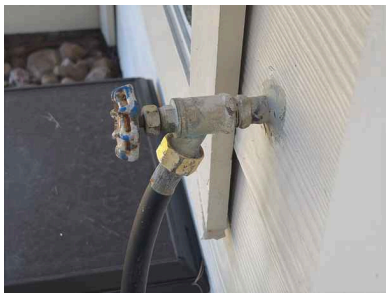
Water spigots on the exterior of the home should have anti-siphon/back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D




Antisiphon device

3: Showerhead needs caulking at wall

Maintenance Item

Observed caulking to be deteriorated or and or missing at the shower wall and showerhead flange.


4: Toilet needs caulk at the floor

Recommendation

Caulking should be applied at the bottom of the toilet where it sits at the floor to prevent debris from getting under the toilet and possibly collecting on the wax ring and causing a problem with the toilet seating properly and leading to leaks in the future. caulking will also help with the stability of the toilet(s) if the bolts were to come loose.
When applying caulk at the floor and toilet junction caulking should be applied around the front and down the straight sides of the toilet leaving the back of the toilet open so that if there were to be a leak the leak would be seen from the back.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D


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

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

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

Functional Flow:

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

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

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

Location: Garage, Utility closet

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

I	NI	NP	D

Brand: Rheem

Approximate Year Built: 2008, Functional -
A well maintained water heater can last at least 8-12 years, *but completing annual maintenance and being diligent with repairs can extend its life even longer.*

I recommend flushing and servicing your water heater tank annually for optimal performance. *Water temperature should be set to at least 120° F to kill microbes and no higher than 125° F to prevent scalding.*

Please see the attached photos for additional information, water heater was functional unless otherwise indicated.

Gallon Capacity: 40 Gallons
Energy Source: Gas
Annual Maintenance Flush:
It is recommended to have the water heating unit cleaned and serviced by a licensed & qualified plumber. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

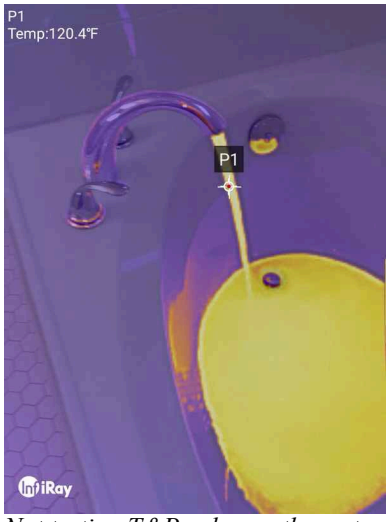
Expansion Tank Applied: No
Recommend Flood Stop Valve:

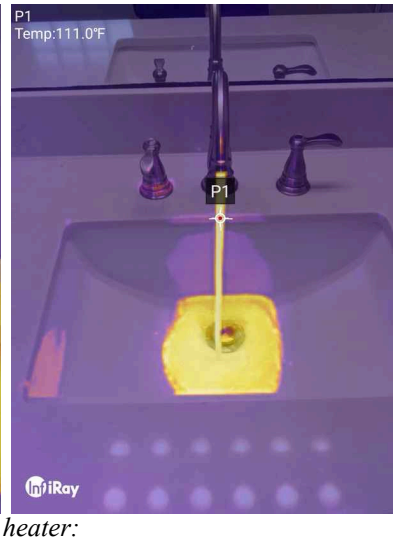
We recommend that you consider installing a flood stop valve on water heaters that are installed in an attic or an area where they are not easily seen so that is there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water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

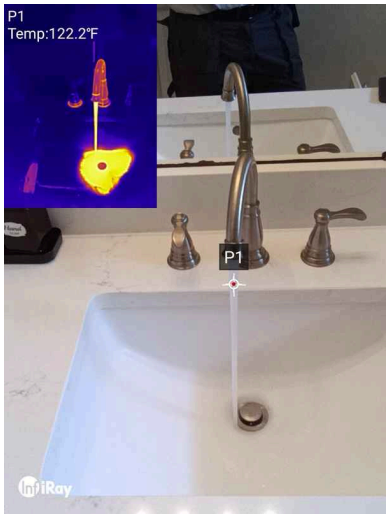
Hot Water Present: Yes

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

I	NI	NP	D







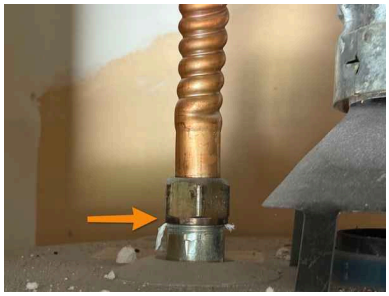
Not testing T&P valve on the water heater:
The inspector is **NOT** required to operate the temperature and pressure relief valve in inspector's reasonable judgement, cause damage to person or property.

1: Missing dielectric union
Recommendation

Observed that the water heater lacks proper dielectric unions. Dielectric unions are essential components that help prevent corrosion and ensure the longevity of the water heater and associated plumbing system.

Dielectric unions are typically installed at the connection points between the water heater and the water supply pipes. Their purpose is to separate dissimilar metals, such as copper and steel, which are commonly found in water heaters and plumbing systems. This separation helps to prevent galvanic corrosion, which can lead to leaks and premature failure of the water heater and associated pipes.

Recommendation: Contact a qualified plumbing contractor.



2: Missing Sediment Trap
Recommendation

The water heater gas supply line is not equipped with a sediment trap just prior to the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

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

I	NI	NP	D

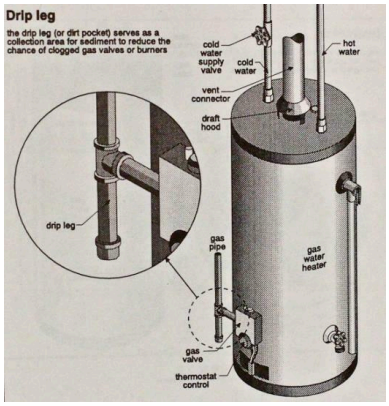
International Residential Code for One & Two-Family Dwellings

G2419.4 (408.4) Sediment trap.

Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical.

The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in Figure G2419.4 or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills need not be so equipped.

Recommendation: Contact a qualified plumbing contractor.



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

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

Hydrotherapy Tub master reset : N/A

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

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

Location of Gas Meter: Right Side

Type of Gas Distribution Piping: Cast Iron (Black Pipe)

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

I	NI	NP	D

1: Galvanized Gas Pipe

Recommendation

Galvanized piping should not be used for gas because of the galvanized coating. Over time pieces of the galvanized steel will flake off and clog your gas regulators and burner units. Never mix galvanized and black iron or where they touch corrosion will be accelerated.

403.1 General

Materials used for piping systems shall comply with the requirements of this chapter or shall be approved.

403.2 Used Materials

Pipe, fittings, valves and other materials shall not be used again except where they are free of foreign materials and have been ascertained to be adequate for the service intended.

403.3 Other Materials

Material not covered by the standards specifications listed herein shall be investigated and tested to determine that it is safe and suitable for the proposed service, and, in addition, shall be recommended for that service by the manufacturer and shall be approved by the code official.

403.4 Metallic Pipe

Metallic pipe shall comply with Sections 403.4.1 through 403.4.4.

403.4.1 Cast Iron

Cast-iron pipe shall not be used.

403.4.2 Steel

Steel and wrought-iron pipe shall be not less than standard weight (Schedule 40) and shall comply with one of the following standards:

1. ASME B36.10, 10M.
2. ASTM A 53/A53M.
3. ASTM A 106.

403.4.3 Copper and Copper Alloy

Copper and copper alloy pipe shall not be used if the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet of gas (0.7 milligrams per 100 liters). Threaded copper, copper alloy and aluminum-alloy pipe shall not be used with gases corrosive to such materials.

403.4.4 Aluminum

Aluminum-alloy pipe shall comply with ASTM B 241 except that the use of alloy 5456 is prohibited. Aluminum-alloy pipe shall be marked at each end of each length indicating compliance. Aluminum-alloy pipe shall be coated to protect against external corrosion where it is in contact with masonry, plaster or insulation, or is subject to repeated wettings by such liquids as water, detergents or sewage. Aluminum-alloy pipe shall not be used in exterior locations or underground.

403.5 Metallic Tubing

Seamless copper, aluminum alloy and steel tubing shall not be used with gases corrosive to such materials.

403.5.1 Steel Tubing

Steel tubing shall comply with ASTM A 254.

403.5.2 Copper and Copper Alloy Tubing

Copper tubing shall comply with Standard Type K or L of ASTM B 88 or ASTM B 280.

Copper and copper alloy tubing shall not be used if the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet of gas (0.7 milligrams per 100 liters).

403.5.3 Aluminum Tubing

Aluminum-alloy tubing shall comply with ASTM B 210 or ASTM B 241. Aluminum alloy tubing shall be coated to protect against external corrosion where it is in contact with masonry, plaster or insulation, or is subject to repeated wettings by such liquids as water, detergent or sewage.

Aluminum-alloy tubing shall not be used in exterior locations or underground.

403.5.4 Corrugated Stainless Steel Tubing

Corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1/CSA 6.26.

403.6 Plastic Pipe, Tubing and Fittings

Polyethylene plastic pipe, tubing and fittings used to supply fuel gas shall conform to ASTM D 2513. Such pipe shall be marked "Gas" and "ASTM D 2513."

Plastic pipe, tubing and fittings, other than polyethylene, shall be identified and conform to the 2008 edition of ASTM D 2513. Such pipe shall be marked "Gas" and "ASTM D 2513."

Polyvinyl chloride (PVC) and chlorinated polyvinyl chloride (CPVC) plastic pipe, tubing and fittings shall not be used to supply fuel gas.

403.6.1 Anodeless Risers

Plastic pipe, tubing and anodeless risers shall comply with the following:

1. Factory-assembled anodeless risers shall be recommended by the manufacturer for the gas used and shall be leak tested by the manufacturer in accordance with written procedures.
2. Service head adapters and field-assembled anodeless risers incorporating service head adapters shall be recommended by the manufacturer for the gas used, and shall be designed and certified to meet the requirements of Category I of ASTM D 2513, and U.S. Department of Transportation, Code of Federal Regulations, Title 49, Part 192.281(e). The manufacturer shall provide the user with qualified installation instructions as prescribed by the U.S. Department of Transportation, Code of Federal Regulations, Title 49, Part 192.283(b).

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

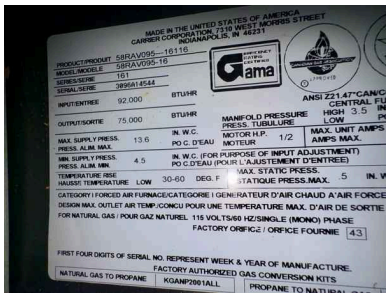
Temperature Differental:
The air conditioning system(s) operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

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

☒ ☐ ☐ ☐ **A. Heating Equipment**

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

Brand : Carrier



Approximate Year Built: 2009
Type of System: Gas-Fired Heat
Energy Source Unit : Natural Gas
Clean & Service Prior to Closing:
It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Heater not tested at the time of inspection (Warmer temperatures):
The heater is not inspected when temperatures are warmer (above 90°F within the previous 24 hour period) due to potential damage to switches and components in the furnace of the home.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

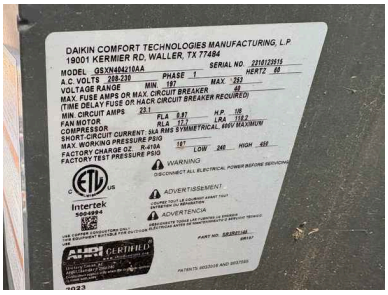
Informational Note:
The following deficiencies (if any) with the **cooling system** were observed on the day of the inspection of this structure and are noted below.

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

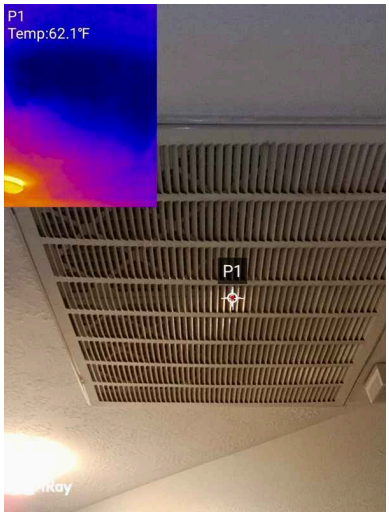
Brand: Goodman

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

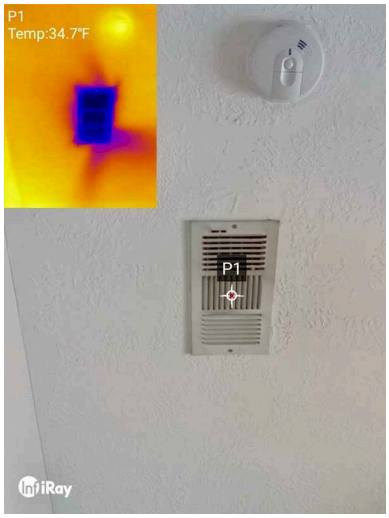
I	NI	NP	D



Type of System: Central Air Conditioner
Type of Freon: R-410A
Approximate Year Built: 2023
Approximate Condensing Unit BTU/Tonnage: 3.5 TON
Average Temperature at Return: 62°



Average Temperature at Supply: 35°



Temperature Differential: Negative Differential, 27º

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

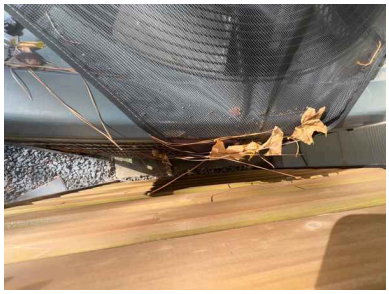
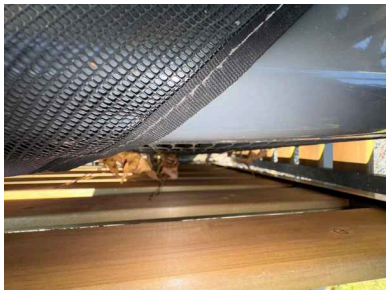
I	NI	NP	D

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

1: Debris should be removed between the cage and the coils
Recommendation

The debrisshould be removed between the cage and the coils to help prevent damage to the coils on the condensing unit.

Recommendation: Contact a handyman or DIY project


2: Undersized Breaker
Recommendation

Condensing unit calls for a 60 amp max current protector. A 50 amp breaker was found inside electrical service panel.

Recommendation: Contact a qualified electrical contractor.

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

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

Filter location: Ceiling Mounted
Filter Size: Unknown
Duct disclaimer:

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

1: HVAC Vent Pipe Not Sealed
Recommendation

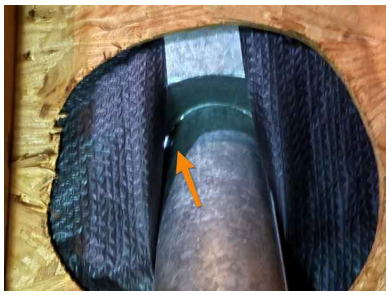
Observed that the HVAC vent pipe was not properly sealed at the roof decking penetration point. The vent pipe, which protrudes through the roof to exhaust air from the HVAC system, exhibited signs of poor

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

I	NI	NP	D

workmanship and inadequate sealing.
The improper sealing at the roof decking penetration point poses several concerns. Mainly, it creates a potential entry point for moisture, rainwater, and debris to infiltrate the attic or living spaces below. This can lead to water damage, mold growth, and compromised indoor air quality.

Recommendation: Contact a qualified HVAC professional.



2: Vent pipe not connected

Recommendation

Observed a vent pipe from the attic space to be not connected; recommend further evaluation, and any necessary repairs be made.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

V. APPLIANCES

Mechanical Systems Notice:

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

☒ ☐ ☐ ☒ **A. Dishwashers**

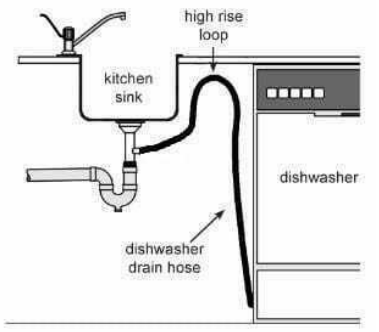
Informational Note:
The following deficiencies (if any) with the **dishwasher** were observed on the day of the inspection of this structure and are noted below.

Manufacturer: LG

1: Highloop needed
Maintenance Item

Missing high loop is a common defect found in plumbing systems, particularly in kitchen sinks and dishwashers. A high loop is a section of the drain pipe that is elevated above the sink or appliance, creating a barrier that prevents wastewater from flowing back into the clean water supply. This is an important safety feature that helps to prevent contamination of the water supply with harmful bacteria and other contaminants.

Recommendation: Contact a handyman or DIY project



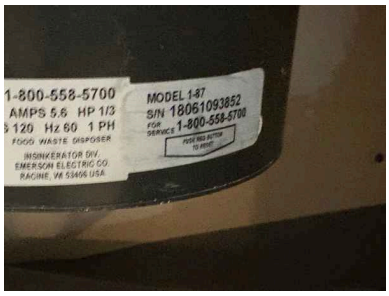
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

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

Manufacturer: In-Sink



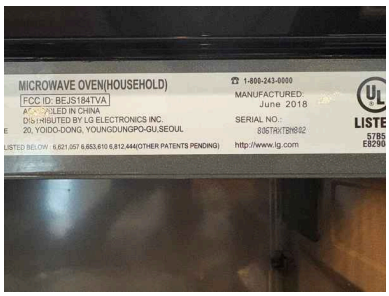
Food Waste Disposer Operational:

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

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

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

Manufacturer: LG

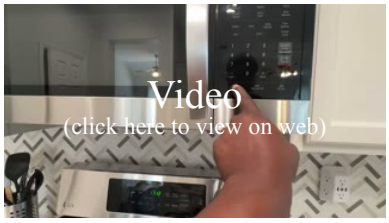


Exhaust Hood Type: Recirculating Microwave Vent Hood

Range Hood Operational:

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

I	NI	NP	D

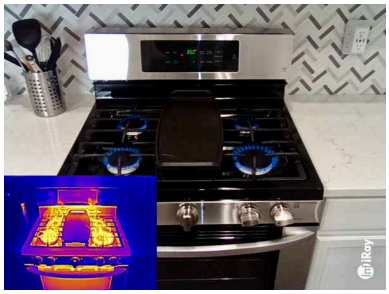


☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

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

Range, Cook Top or Oven Manufacturer: LG

Range/Cook Top/Oven Energy Source: Natural Gas
Gas Shut Off: Unknown
Cook Top was operable.:
The Cook Top was operable at the time of the inspection.



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

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

I	NI	NP	D

☒ ☐ ☐ ☐ **E. Microwave Ovens**

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

Manufacturer: LG

Microwave Operable:

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

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

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

☒ ☐ ☐ ☐ **G. Garage Door Operators**

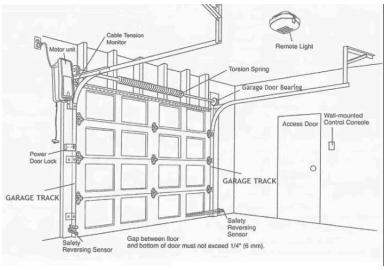
Informational Note:

Garage Door Type: Automatic, Functional -

We inspect the garage to makes sure there are no crush risks in addition to making sure the operates safely. *We also makes sure the door has ALL working parts, and reverses when it comes down and hits something, and opens smoothly.* Please see any photos or videos that are attached.

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

I	NI	NP	D



Overhead Sectional Illustration

Manufacturer: Chamberlain

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

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

Dryer Vent Location: Right Side

Dryer Exhaust Vent Clean?: Unknown

Dryer Vent should be cleaned annually:

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