



Property Inspection Report

LOCATED AT:
210 Nice Street
San Antonio, Texas 78109

PREPARED EXCLUSIVELY FOR:
Very Satisfied Client

INSPECTED ON:
Wednesday, April 14, 2021



Inspector, Kyle D. Scott TREC 23813
Ensure Home Inspections

SABOR
SAN ANTONIO
BOARD of REALTORS®

Wednesday, April 14, 2021
Very Satisfied Client
210 Nice Street
San Antonio, Texas 78109

Dear Very Satisfied Client,

We have enclosed the report for the property inspection we conducted for you on Wednesday, April 14, 2021 at:

210 Nice Street
San Antonio, Texas 78109

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Kyle D. Scott
Ensure Home Inspections



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Ensure
HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Very Satisfied Client

Concerning: 210 Nice Street San Antonio, Texas 78109

By: Kyle D. Scott TREC 23813

Wednesday, April 14, 2021

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Very Satisfied Client. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT. THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (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, mycotoxin, 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 AND GENERAL LIMITATIONS 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 or contact your inspector to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

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

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

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

Conditions at Time of Inspection

This Inspection started at approximately 4:00 PM and ended at approximately 8:00 PM.

At time of inspection, this property was vacant, but furnished, such as with staging furniture or other personal belongings.

For purposes of identification and reporting, the front of this building faces northwest.

The weather was sunny at time of inspection.

The temperature at beginning of inspection was approximately 70 degrees Fahrenheit.

Present during the inspection was the: Homebuyer(s) and Homebuyer's Children

At time of inspection, water, electricity and/or gas were turned on.

Occupied/Furnished Home

At time of inspection, this property was occupied and/or was furnished, such as with staging furniture. Furniture, storage, building materials, and personal belongings may restrict access to some systems and components and obstruct the inspection. Some components of the various systems that make up a typical home inspection were inaccessible and/or obscured and could not be inspected or observed due to their concealment or inaccessibility from: furniture, appliances, wall coverings, floor coverings, personal belongings, storage, building materials, office/work-related materials, vehicles, people, pets, or other reasons related to occupancy. Some of components that may not have been inspected, operated, tested or observed include but are not limited to: areas of the foundation, floors, walls, doors, windows, receptacles, GFCIs/AFCIs, lights or fans, switches, smoke and carbon monoxide alarms. The closets and areas underneath sinks may be obscured from observation due to personal belongings.



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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-Ground

Comments:

Opinion Of Foundation

Foundation is Performing Adequately

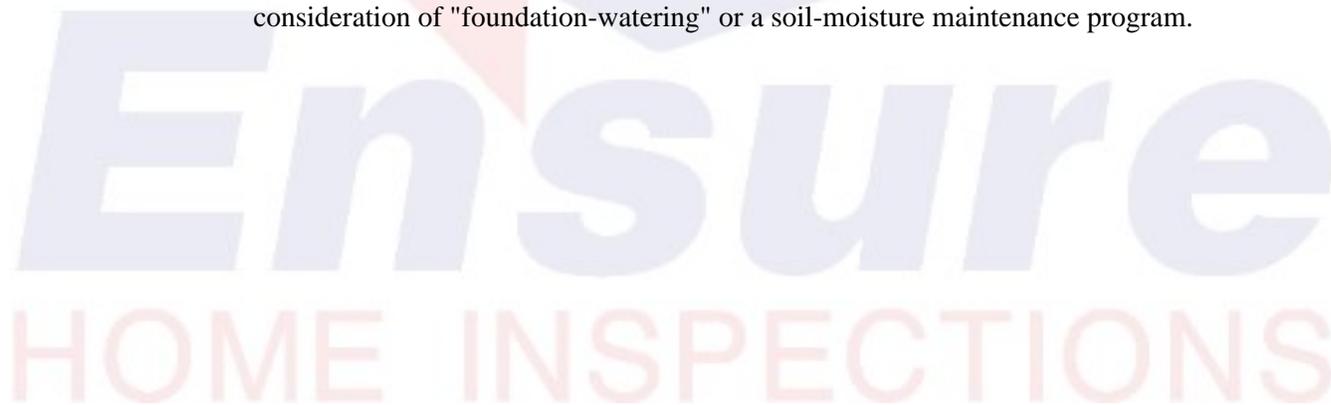
Per requirements of the Texas Real Estate Commission (TREC), your inspector is required to give you their non-biased opinion on the performance of this foundation. In this inspector's opinion, based on this inspector's personal experience, the foundation appears to be providing adequate support to the structure at time of inspection.

Also required by the Texas Real Estate Commission, your inspector is required to report and make you aware of any potential indicators of adverse performance of the foundation that were present and visible during the inspection. Present and visible potential indicators of adverse performance observed include but are not limited to:

- binding, out-of-square, non-latching doors
- window, wall, floor, or ceiling cracks or separations
- framing or frieze board separations

Soil

At time of inspection, the soil around the foundation was observed to be dry and did not clump together when compressed, suggesting inadequate soil moisture. Inadequate soil moisture may contribute to adverse foundation performance and structural movement due to expansion and contraction of the soil with the wet and dry seasons. Inspector marks the foundation section as "deficient" when dry soil is observed. Inspector recommends consideration of "foundation-watering" or a soil-moisture maintenance program.



I NI NP D

Inspector observed the soil line around the foundation to be too low in some areas or indicators of soil erosion near the foundation. Adequate soil underneath and around a foundation is necessary for proper distribution of the load placed upon the foundation by the weight of the home, and eroded soil should be replaced to prevent ponding of water near the foundation.



Some of the soil around the foundation appeared to have been excavated or eroded away. Some of the soil did not appear to be in contact with and supporting the foundation in these areas. Adequate soil underneath and around a foundation is necessary for proper distribution of the load placed upon the foundation by the weight of the home.



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Slab-on-Ground

Inspector observed sections of exposed and rusted reinforcement bar (rebar) or steel at one or more areas of the foundation. TREC Standards of Practice require this be reported as "deficient".



Inspector observed cracking in the foundation perimeter beam (the vertical sections of the foundation visible from the exterior) at one or more areas, including some cracking that appeared to extend across the foundation. This is a potential indicator of adverse foundation performance.



NOTICE

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. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The future performance of the structure cannot be predicted or warranted. 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. Your Inspector is not a professional engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If you desire further evaluation of the foundation, you are recommended to hire a licensed professional engineer to perform a foundation evaluation prior to the expiration of any time limitations such as option periods.

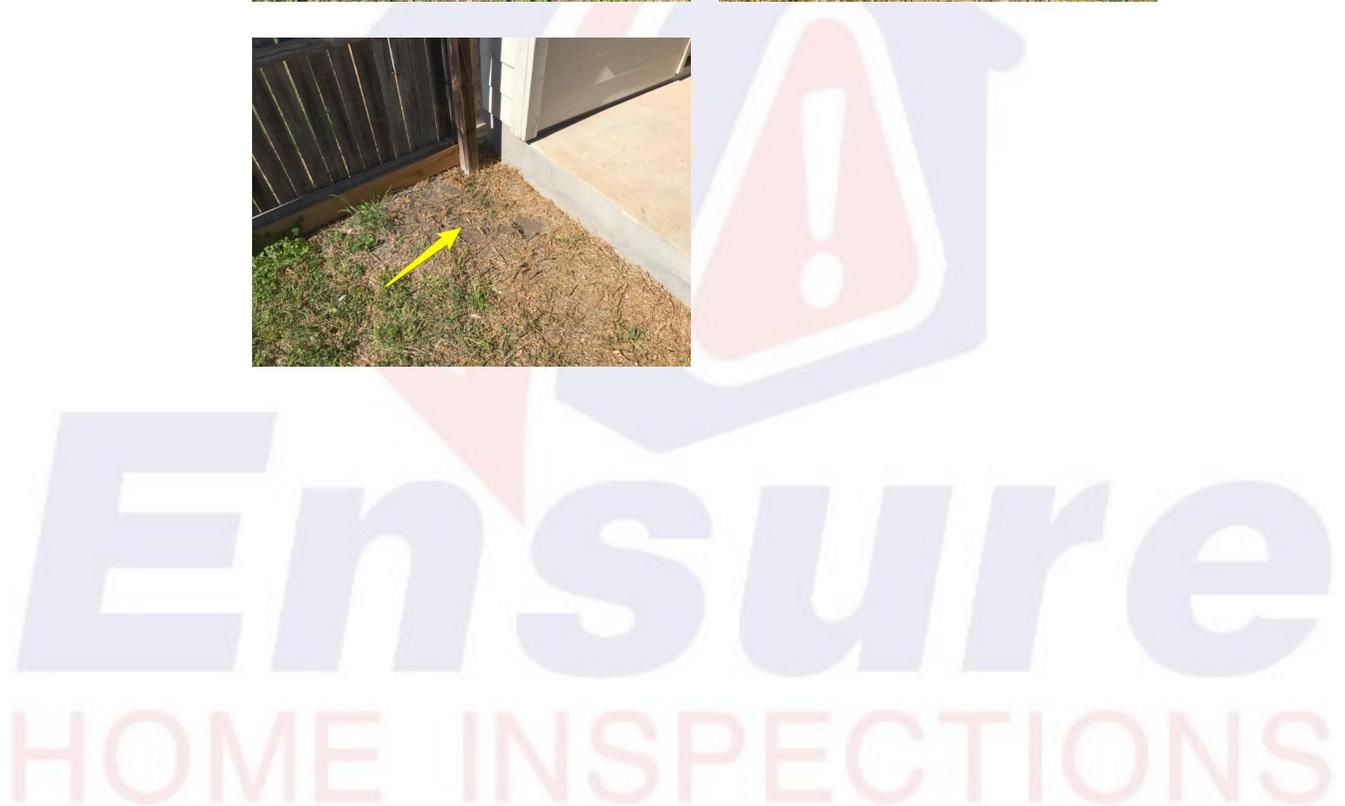
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B. Grading and Drainage

Comments:

Grading

Inspector observed low spots in the finished grade (ground) at one or more areas around the foundation. The low spots in the finished grade adjacent to the foundation perimeter wall should be filled in to help prevent water from standing and/or ponding next to the foundation area.



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Drainage

Inspector observed marginal site drainage at some areas around the exterior of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Inspector recommends continued monitoring of the areas around the foundation and further evaluation and corrective measures from qualified professional if water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



Gutters

Inspector observed gutters that were filled with debris in one or more areas, blocking drainage. Inspector recommends cleaning of gutters by qualified professional.



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Downspout

Inspector observed one or more gutter downspouts that terminate too close to the foundation. All gutter downspouts should discharge at least 3-feet away from the foundation. Inspector recommends installing downspout splash-blocks or extending downspout to discharge farther from foundation.



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C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition Shingles

Viewed From: Walked on the roof

Comments:

Roof Covering

Inspector observed exposed or otherwise uncaulked nails on the roof surface, such as nails used to adhere shingles or flashings to the roof surface. Inspector recommends caulking of all exposed nails and nail-heads by qualified professional to help prevent future leak point in roof surface.



Some of the asphalt composition shingles on the roof surface appeared to be damaged or deteriorated.



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General Comment

Inspector observed the presence of one or more satellite dishes on the roof surface. Testing the operation and/or reception of the antennas is beyond the scope of this inspection. This is not a deficiency, but inspector recommends continued monitoring of area around and below satellite for evidence of water penetration.



Photographs

Photographs of the roof surface:



Ensure HOME INSPECTIONS

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NOTICE

Determining remaining life expectancy of roof covering materials is outside the scope of this inspection and not covered by this report. If any concerns exist about the roof covering life expectancy or potential for future problems, a qualified and properly certified roofing contractor 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. Inspector notes that water penetration may occur at any time, and it is not possible to state that any roof is water tight or leak free.

This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof. Inspector recommends further evaluation from qualified and properly certified roofing contractor for any deficiencies observed, and recommends the hiring of a qualified and properly certified roofing contractor for any roof-related work.

D. Roof Structures and Attics

Viewed From: Interior of Attic
Approximate Average Depth of Insulation: 12-inches
Attic Access Location: Garage
Insulation Type: Loose-Filled, Fiberglass
Description of Roof Structure: Truss Assembly
Attic Ventilation: Roof-surface vents, Soffit vents
Attic Accessibility: Limited
Comments:

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Limitations

Obstructions to the Attic Inspection

Some areas, systems and components of the roof structures and attics inspection are not accessible for visual observation, due to the design of the attic(s), the inspector's concerns of safety or potential property damage, and/or other obstructions. The roof structure and attic inspection was limited by obstructions including but not limited to the following: radiant barrier/foil obstructing visibility of roof decking, insulation covered some structural components in the attic, deep loose-filled insulation obscured visibility of joists/trusses and made movement difficult, the roof structure framing, ductwork, vents and low headroom clearances.

The attic was only partially accessible and was not traversed in it's entirety.

Fascia

Inspector observed deteriorated fascia board at one or more areas of the exterior roof structure.



Water Penetration

At least two of the four roof vents appeared to have leaked at some point. Mineral residue was observed on some portions of the observable roof vents and damaged drywall or other indicators of water leaks were observed below the vents. Two of vents were inaccessible. Inspector recommends further evaluation of the roof vents and correction as necessary by a qualified roofing professional.



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Photographs

Photographs of the attic and roof structures:



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Stopping point

E. Walls (Interior and Exterior)

Description of Exterior Wall-Cladding: Cement Board, Brick-Masonry Veneer

Comments:

Limitations

Painting, Patching or Repairs

Inspector observed indicators of painting, patching, and/or repairs to the interior finishes of this home. Paint or patching materials may conceal or disguise indicators of water penetration such as stains or discoloration, or indicators of structural movement or adverse performance of the foundation such as drywall cracks on the interior surfaces. Paint or patching materials may conceal damaged or deteriorated materials. This condition may limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.

Occupied and/or Furnished Home

At time of inspection, this home was occupied and/or furnished with staging furniture, personal possessions, decorations or other items that obstructed visibility and accessibility of the interior surfaces. Due to the presence of these items, the inspector was unable to inspect all of the interior surfaces for reasons including but not limited to: window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

Interior Walls

Drywall cracking was observed at one or more areas of the interior walls. This condition may include cracks that appear to have been previously filled or patched.

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Inspector observed one or more sections of drywall where drywall joint tape, drywall paper, or paint appeared to be peeling, cracking, bubbling, or deforming in one or more locations of the interior walls. Inspector recommends continued monitoring of walls for signs of water penetration for further drywall tape peeling/cracking.



Inspector observed water damage or evidence of a prior leak inside of one or more sink cabinets, to include previous water damage that had been painted over, caulked over, boarded over or otherwise concealed.



Guest bath



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Exterior Walls

Inspector observed gaps, openings or voids in the exterior wall-cladding that could allow for the penetration of water or allow entry of pests into the home. Inspector recommends replacing any absent, damaged or deteriorated siding and sealing all gaps or voids in exterior walls exterior-rated sealant to prevent penetration of water or entry of pests.

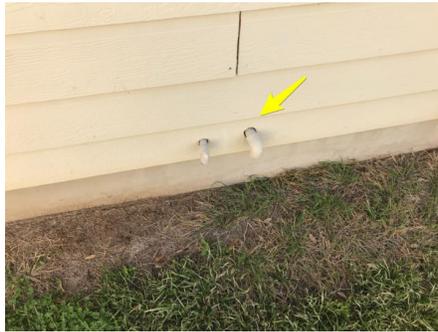


Inspector observed absent and/or deteriorated caulking or other exterior sealant (including mortar or grout) at one or more areas of the exterior wall-cladding where that could allow water to enter the structure. Inspector recommends sealing these gaps or openings with exterior-rated water-proof sealant.



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Inspector recommends sealing all exterior wall penetrations or openings, such as plumbing penetrations and escutcheons, electrical penetrations and nail/screw holes with exterior-rated sealant to reduce possibility of water penetration into structure interior. Inspector recommends using elastomeric sealant.



Inspector observed separations or gaps between the exterior wall-cladding and exterior window or the window's components (frame, casing, trim) at one or more areas of the exterior. Inspector recommends sealing these gaps or openings with exterior-rated water-proof sealant.



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Inspector observed exterior siding, casing, or trim separations from the exterior wall-cladding at one or more areas.



Fiber-Cement

Inspector observed that the lapping cement-board siding "butt" joints or the vertical joints where cement-board siding pieces meet appear to have been previously caulked, and that the caulk sealing these joints is either absent on some joints or is deteriorated. While caulking is not the only means of preventing water penetration on these joints, inspector cannot verify at time of inspection if a flashing of any sort was installed behind these joints without removing the pieces. Inspector recommends sealing these joints with exterior-rated water-proof sealant.



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Inspector observed damaged and/or deteriorated cement-board siding at one or more areas of the exterior walls, to include cracking, chipping, physical damage, or any other breakage of the cement-board.



F. Ceiling and Floors

Comments:

Limitations

Painting, Patching or Repairs

Inspector observed indicators of painting, patching, and/or repairs to the interior finishes of this home. Paint may conceal or disguise indicators of water penetration such as stains or discoloration, or indicators of structural movement or adverse performance of the foundation such as drywall cracks. Paint or patching may conceal deteriorated materials. This condition could limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.

Occupied and/or Furnished Home

At time of inspection, this home was occupied and/or furnished with staging furniture, personal possessions, decorations or other items that obstructed visibility and accessibility of the interior surfaces. Due to the presence of these items, the inspector was unable to inspect all of the floor space. Damage concealed by furniture or other coverings that was not visible at time of inspection may be present upon removal of such coverings.

Ceiling

Inspector observed indications of drywall repairs/patching or what looked like drywall repairs at one or more areas of the interior ceiling. This may include different types/styles/thicknesses of drywall texture observed in different areas of the home. Inspector recommends continued monitoring of these areas. While not deficient, drywall repairs on a ceiling may be indicators of prior water penetration.



Master



Laundry

I	NI	NP	D
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Drywall cracking was observed at one or more areas of the interior ceilings. This condition may include cracks that appear to have been previously filled or patched.

Inspector observed nail heads pushing through the interior finish, known as "nail-pops", at one or more areas of the interior ceiling. Nail-pops are typically caused by the shrinking of framing lumber from drying out over time, causing the drywall nails used to adhere the drywall to loosen and "pop" out.

Client Notes

The flooring was poorly installed in this inspector's opinion. The baseboard was not removed to install this "floating" or un-adhered flooring. Instead, an addition strip or quarter-round molding was installed against the baseboard to lock the floor in place, and this is inadequate. "Lips" or uneven sections of the floor can be felt when walking on the floor.

G. Doors (Interior and Exterior)

Comments:

Doors

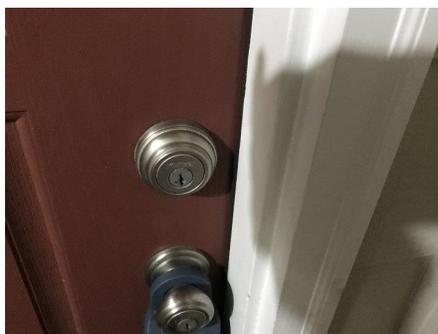
Inspector observed one or more doors that rubbed against or were impeded from closing by the door's strike plate. This condition may be a result of improper installation or this may be an indicator of adverse foundation performance.



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Hardware

One or more deadbolts was loose at time of inspection.



front door

Garage-Entry Door

Inspector observed that a garage-entry door did not have a self-closing mechanism installed, or the self-closing mechanism(s) currently installed are malfunctioning and not closing the door. Current building codes require all garage-entry doors to have a self-closing mechanism installed and functioning.

- H. Windows**

Comments:

Windows

Inspector observed one or more exterior windows where caulking/sealant is absent or is deteriorated. Inspector recommends sealing any gaps or openings present around window exteriors or their casing (excluding weep holes) to reduce the possibility of water penetration into surrounding materials.



- I. Stairways (Interior and Exterior)**

Comments:

Not Inspected & Not Present

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J. Fireplaces and Chimneys

Gas Operated: No gas-valve for this fireplace was observed

Comments:

Chimney

The wood casing or trim of the chimney structure was deteriorated in some areas. Some of this wood may be rotted and should be replaced as rotted wood is a conducive condition for wood-destroying insects. Exposed or unpainted wood surfaces should be caulked and painted to reduce deterioration from the exterior elements.



Photographs

Photographs of the fireplace:



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K. Porches, Balconies, Decks, and Carports

Comments:

Satisfactory

No deficiencies defined by TREC Standards of Practice were observed within this section at time of inspection.

L. Other

Comments:

Fence

Inspector observed some of the wood fences made direct contact with the home at some areas. Wood fences in direct contact with the home are not a structural deficiency, but a conducive condition for wood-destroying insects, and inspector recommends correction of fencing so that it is not in contact with the home (even a small gap is acceptable).

One or more fence gates does not latch closed.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Cabinet Manufacturer: Cutler-Hammer

Main Cabinet Rating and/or Disconnect Rating: 200 amps

Comments:

Main Wiring

One or more of the wires inserted into circuit breaker(s) in the main breaker panel appeared to be excessively stripped, revealing more of the energized portions of the wire than necessary.



General Comment

Inspector observed what appeared to be an electricity monitoring device installed near the main electrical panel. Inspector recommends consulting the home seller for more information about this device or its operation.



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Smoke/Carbon Monoxide Alarms

Inspector observed one or more smoke or carbon monoxide alarms that were disassembled (including having their batteries removed) or not functioning at time of inspection. Inspector notes that dead battery is a possibility. Inspector recommends replacement of all alarm batteries, and replacement of all non-functional alarms by licensed electrician. Inspector recommends consideration to replacing all smoke alarms and carbon monoxide alarms older than 10 years.



Receptacles

Inspector observed absent or deteriorated sealant where one or more exterior weather-resistant receptacle covers meet the exterior wall-cladding, and inspector recommends sealing these areas with exterior-rated waterproof sealant.



GFCI Protection

Inspector observed the absence of required ground-fault circuit interrupter devices or GFCIs at one or more laundry room receptacles. Under current electrical standards, all 15- and 20-amp laundry-area receptacles (including those for dedicated appliance circuits) shall be protected by a GFCI. GFCI protection may not have been required to be installed at these locations when this home was built.

Inspector observed the absence of required ground-fault circuit interrupter (GFCI) protection at one or more electrical receptacles servicing a dishwasher and/or food waste disposal, a requirement under current electrical code.

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Lights/Fan

One or more of the light fixtures appear to be inoperative. This may be due to a broken or burned out bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



Energized light sockets were observed dangling from at least two exterior light fixtures. Inspector recommends disconnection of these extra light sockets by licensed electrician.



Client Notes

Inspector recommends replacing halogen lightbulbs with a more efficient lightbulb.



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Photographs

Photographs of electrical components:



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air Unit - Heat Pump

Energy Sources: Electricity

Air Handler Location: Interior Closet

Manufacturer: Lennox

Comments:

Air Filters

The air-filters installed at one or more air-handlers were dirty at time of inspection, and inspector recommends replacement. Dirty filters may indicate a lack of maintenance of the air-conditioning system, and inspector recommends you consider having system cleaned.

Performance

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was observed discharging from supply air registers during operation.

Photographs

Photographs of the heating system:



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Primary



Auxiliary

B. Cooling Equipment

Type of Systems: Central Split System

Today's Temperature Differential (Delta-T): Approximately 19 degrees

Manufacturer: Lennox

System Size: 2.5 Tons (30,000 BTU) according to the sticker on the condenser

Refrigerant: R410A according to sticker on equipment

Comments:

Further Evaluation Recommended

Inspector recommends the client have the air-conditioning system, including but not limited to the cooling equipment further evaluated and corrected as necessary by a qualified licensed HVAC professional prior to the expiration of any time limitations such as option periods. The observations made to support the rendering of this opinion include but are not limited to the following comments:

Evaporator Coil

One or more evaporator coils (inside coil at the air-handler) appeared to be dirty or built-up with debris at time of inspection. This condition may result in reduced energy efficiency or performance of the cooling system. Inspector recommends cleaning of evaporator coil and further evaluation of the cooling system by licensed HVAC professional.

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Condensate Drains

Inspector observed an evaporator coil that did not have required secondary condensate drain line installed or an electric shut-off switch as a prevention against flooding. A secondary condensate drain discharging to the exterior of the structure OR an electronic shutoff switch is **required** to be installed on all split-system cooling systems unless an auxiliary drip pan (that discharges to the exterior or has an electric shutoff device of its own) is present underneath the evaporator coil. Inspector strongly recommends installation of electronic safety shutoff switch by licensed HVAC professional to reduce possibility of clogged condensate drain causing water damage to surrounding area.



The primary condensate drain line is not equipped with a "p-trap". Under current mechanical installation standards, most manufacturers require a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.

Auxiliary Drain Pan

Inspector observed the absence of an auxiliary drip pan underneath the air handler.

Refrigerant Lines

Inspector observed the absence of tamper-resistant refrigerant line caps on one or more exterior condenser units, a mechanical-code requirement.



One or more insulated refrigerant lines on the exterior of the structure were not wrapped in UV-resistant tape to reduce deterioration of refrigerant line insulation, an IECC (energy) code-requirement.

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The larger suction side refrigerant pipe insulation is not sealed to the evaporator coil cabinet. This condition may allow condensation to form on the refrigerant line and drip onto the surrounding materials and is a potential air-leak. Inspector recommends qualified professional seal the insulation to the cabinet.



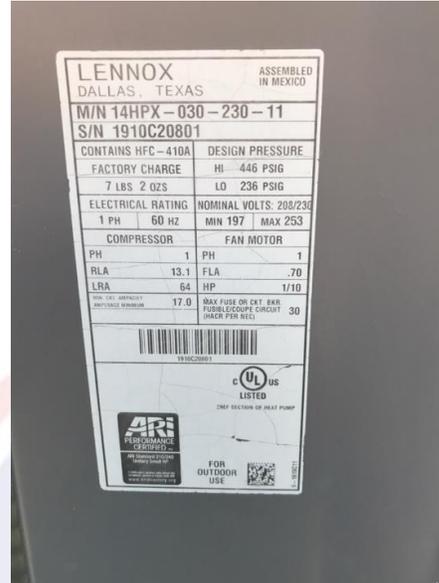
Performance

Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately between 15 to 20 degrees °F total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

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Photographs

Photographs of the cooling system:



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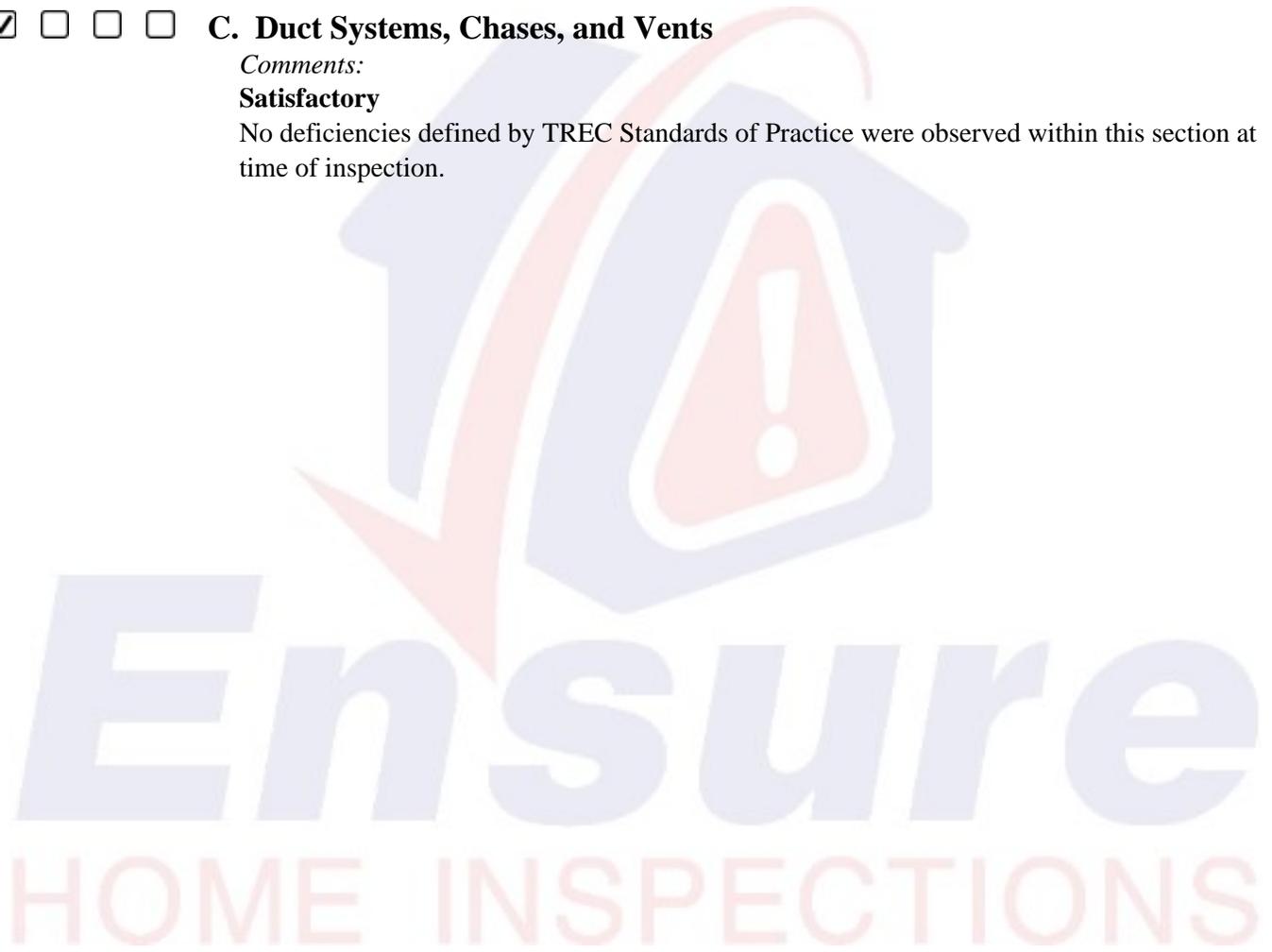


C. Duct Systems, Chases, and Vents

Comments:

Satisfactory

No deficiencies defined by TREC Standards of Practice were observed within this section at time of inspection.



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Yard, between sidewalk and the street.

Location of Main Water Supply Valve: Unable to Locate a Main Water Supply Valve

Static Water Pressure Reading: 80-85 psi

Pressure Regulator Valve: Present

Comments:

Meter & Shutoff

Inspector observed what appeared to be a pressure-regulator valve (PRV) installed in the ground near the water meter, but the valve was buried with dirt and inspector could not verify that this object was a PRV.



Inspector was unable to locate or verify the presence of a main water supply shutoff valve on the property. Inspector recommends asking the home-seller if a main water supply shutoff is present on the property. Unless a shutoff valve can be located elsewhere on the water supply lines, the water supply can only be shut off at the meter, which is a utility shutoff that is only supposed to be used by the water company. All homes are required to have an *accessible* main water supply shutoff in case of emergency. Inspector recommends further evaluation and correction as necessary by licensed plumber.

The water meter enclosure, water shutoff valve enclosure and/or the pressure-regulator enclosures (if present) were filled with dirt, leaves or other debris at time of inspection. Inspector recommends removing excess dirt, leaves or debris for easy access to the items contained in the enclosures.

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Water Supply Piping

Inspector observed one or more sections of the water supply piping in unconditioned spaces (attic, garage, crawlspace, exterior) that did not have the required pipe insulation installed or where there were gaps in the pipe insulation. Pipe insulation is required on water supply piping in unconditioned areas for reasons of energy efficiency and to reduce the possibility of damage to the pipes during freezing temperatures.



Water Pressure

After testing water pressure at hose bib, inspector determined that water pressure at this home is above the recommended range of 40-80 psi. Inspector did observe what appeared to be a pressure-regulator valve installed on the main water supply piping, but inspector cannot verify its operation and recommends further evaluation and correction as necessary by licensed plumber to bring the pressure down to a more acceptable range.

Hose Bibbs/Water Spigots

At time of inspection, inspector observed one or more exterior water spigots or hose bibbs without screw-on back-flow prevention/anti-siphon devices installed, and TREC Standards of Practice require we report this as deficient.



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General Comment

The weight attached to the kitchen faucet sprayer (in the cabinet below) may need to be adjusted for the sprayer to sit in the faucet.



Photographs

Photographs of the main water supply system:



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Photographs of various water fixtures in operation:



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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. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

B. Drains, Wastes, and Vents

Comments:

Drain Flow

Inspector operated at least 5 faucets, showers, or baths simultaneously, at an approximate flow rate of 1 gallon per minute (GPM) or more, for approximately 30 minutes, running approximately 150 gallons or more of water through the main drain system during the course of the inspection.

Satisfactory

No deficiencies defined by TREC Standards of Practice were observed within this section at time of inspection.

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Photographs

Pictures of the drain system and cleanouts



NOTICE

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

C. Water Heating Equipment

Energy Sources: Electricity

Capacity: 50 gallons

Location: Garage

Manufacturer: Bradford White

Comments:

Further Evaluation Recommended

Inspector recommends the client have the water heater(s) further evaluated and corrected as necessary by a qualified licensed plumber prior to the expiration of any time limitations such as option periods. The observations made to support the rendering of this opinion include but are not limited to the following comments:

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Expansion Tank

An active leak was observed on the expansion tank or near the expansion tank of one or more water heaters. Inspector recommends correction by licensed plumber.



Water Connectors

Inspector observed the water supply piping connecting to or from the water heater to be made of dissimilar metals (such as copper and iron/steel) that are in contact with each other without a dielectric union or fitting. This condition allows for the possibility of "Galvanic Corrosion", and TREC Standards of Practice require we report this condition as deficient.

Rust, corrosion, mineral residue or deterioration of the water supply piping/connectors was observed at some of the water supply piping or water connectors for one or more water heaters. Inspector interprets these observations as indicators of prior leakage. Inspector recommends further evaluation and replacement of rusted or corroded piping, connectors or valves by licensed plumber.



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Photographs

Photographs of the water heater(s):



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D. Hydro-Massage Therapy Equipment

Comments:
Not Inspected & Not Present

E. Gas Distribution System

Comments:
Not Inspected & Not Present



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V. APPLIANCES

A. Dishwashers

Manufacturer: Kenmore

Comments:

Dishwasher

Inspector could not determine if the sprayer arms moved during operation of the dishwasher.

Photographs

Photographs of the dishwasher:



B. Food Waste Disposers

Manufacturer: Moen

Comments:

Satisfactory

At time of inspection, this component appears to be performing adequately and achieved a function or operation relative to accepted industry standards with consideration of age, normal wear and tear from ordinary use.

Photographs

Photographs of the food waste disposer:



C. Range Hood Exhaust Systems

Type of Ventilation: Recirculating (Microwave)

Manufacturer: Kenmore

Comments:

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Satisfactory

At time of inspection, this component appears to be performing adequately and achieved a function or operation relative to accepted industry standards with consideration of age, normal wear and tear from ordinary use.

Client Notes

The range hood exhaust system in place is ductless and does not terminate to the exterior of the building. Instead, it recirculates the air in its vicinity and is dependent on a filter system installed to help remove oils from the air. Inspector recommends regularly cleaning your filter system and replacing the filters as necessary to prevent damage to the exhaust system.

Photographs

Photographs of the range hood exhaust system:



D. Ranges, Cooktops, and Ovens

Oven Manufacturer: Kenmore

Oven Energy Source: Electricity

Stove/Cooktop Manufacturer: Kenmore

Stove/Cooktop Energy Source: Electricity

Comments:

Oven

Inspector observed the absence of an anti-tip device installed on the oven, a manufacturer's requirement and building-code violation we are required to report as deficient.



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Photographs:

Photographs of the range, cooktop, and/or oven:



E. Microwave Ovens

Manufacturer: Kenmore

Comments:

Satisfactory

At time of inspection, this component appears to be performing adequately and achieved a function or operation relative to accepted industry standards with consideration of age, normal wear and tear from ordinary use.

Photographs

Photographs of the microwave oven:



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Satisfactory

At time of inspection, this component appears to be performing adequately and achieved a function or operation relative to accepted industry standards with consideration of age, normal wear and tear from ordinary use.

G. Garage Door Operators

Manufacturer: Genie

Comments:

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Garage Door Opener

Inspector observed that there is no auto-reverse mechanism on the garage door opener or the auto-reverse mechanism is not operational. The auto-reverse mechanism stops the garage door and reverses it when the door meets resistance (such as from a person). Correction may be as simple as adjusting the sensitivity control on the opener.

Photographs

Photographs of the garage door opener:



H. Dryer Exhaust Systems

Comments:

Dryer Vent

The rigid pipe dryer vent appeared to have been inserted too far into the dryer vent on the roof surface. This vent may not be venting adequately. What appeared to be darker-colored dust was observed around the dryer vent in attic; this may be lint that is not discharging correctly from the dryer vent. Inspector recommends further evaluation and having the vent cleaned by a qualified professional, such as an HVAC professional.

