



PROPERTY INSPECTION
REPORT

1214 Anystreet Avenue, Humble, TX 77338

INSPECTION PREPARED FOR: Client Two

INSPECTOR: Michael Kovacik Lic 10183

DATE OF INSPECTION: 2/3/2022

YEAR BUILT: 2020



PROPERTY INSPECTION REPORT FORM

<u>Client Two</u>	<u>2/3/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>1214 Anystreet Avenue, Humble, TX 77338</u>	
<i>Address of Inspected Property</i>	
<u>Michael Kovacik</u>	<u>10183</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.



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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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade foundation
Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Performance opinion:

The foundation is performing as intended. No significant problems were observed. All windows/doors were opening/closing inside framework. There was no interior/exterior extensive cracking observed that would deter any foundation deficiencies @ time of inspection. Any door/window/wall deficiencies in this report will be addressed in their appropriate sections.

Note: The inspector's opinion is based on visual observations of unobstructed & accessible structural areas @ time of inspection. Future performance of the structure cannot be predicted or warranted. This is a common characteristic of this type of foundation, & of the cosmetic occurrence @ time of inspection.

Slab-on-grade foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually drywall, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

Suggested Foundation Maintenance & Care: Drainage must be directed away around foundation perimeter with downward sloped grades. In most cases, covered flooring and/or stored articles prevent recognition of settlement signs – cracking in all most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection as these are specialized processes requiring excavation. In the event that structural movement is documented, client is advised to consult with a Structural Engineer who can identify causes and determine the necessary steps, if any, should be considered to either rectify structural movement.

NOTE: Weather conditions, drainage, leakage and other adverse factors

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are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

Foundation corner cracking observed along one or more location(s).

Note: Cracking did not appear to have any bearing upon foundation performance @ this time, as this should always be monitored for future performance. Future performance cannot be warranted or predicted. See picture(s) below.



Foundation corner cracking observed along one or more location(s); (Cracking did not appear to have any bearing upon foundation performance during inspection across all applicable locations)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Grading and Drainage

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

Soil to brick/siding contact observed along one or more exterior location(s).

Note: Soil/mulch bed areas should be lowered to provide a clearance of 4 inches between the surface of the soil and the lower edge of the exterior veneer @ time of inspection. Soil in contact with the veneer allows easy access to the wall cavity and framing to insects. This situation also allows moisture to penetrate into the framing and interior wall coverings and floor coverings. The soil should be graded to prevent water from standing next to the foundation.

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Low soil areas observed along one or more location(s) under roofing valley(s).

Note: Area(s) of concerns may possibly be detrimental to foundation performance in future time. Moisture settling across periods of time may potentially cause foundation deficiencies and/or mosquito breeding areas if not properly drained away from home. It is recommended to have a licensed landscape and/or gutter contractor for further evaluation. See picture(s) below.

Water settling area(s) observed along one or more location(s) @ time of inspection.

Note: Area(s) should be evaluated by a licensed landscape and/or irrigation (if applicable) contractor. Landscape contractors(s) should determine if additional drainage system and/or reworking of swales are needed to eliminate settling areas. Subsurface irrigation system may possibly be leaking, if applicable, across interior confines of lot if system is in place during inspection. Settling areas may be conducive to mosquito breeding and/or other health hazard concerns. See picture(s) below.



Soil to brick contact observed along front exterior wall (Recommend 4" or more slab exposure across all soil to brick areas per compliance)



Soil to brick/siding contact observed along right exterior



Soil to brick/siding contact observed along back exterior

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Water settling area(s) observed along one or more location(s) @ time of inspection (Recommend a landscape contractor for further evaluation across all areas to eliminate water settling)



Water settling area(s) observed along right exterior swale.



Water settling observed along back exterior soil under roofing valley



Gutter downspout elbow piping disconnected from vertical unit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Ladder

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgement, the inspector cannot safely reach and/or stay on the roof without significant damage to the roof covering materials.

Note: Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. If shingles begin to lose the granular covering and curling; the roof should

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typically be considered for replacement. No more than {2} layers of asphalt shingles should be installed at one time.

Note: The inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ladder @ eaves and/or ground level with binoculars. A closer evaluation by a roofing contractor is recommended.

Note: The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by a visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.

Note: Roofs/covers are subject to leak at any time. No guarantee is made by the inspector that the roof will not leak in the future.

Some shingles appear loose, missing, damaged, curling and/or lifting along one or more exterior location(s).

Note: Shingles should be appropriately set across covering location to eliminate moisture, organic growth and/or other potentially damage across underside of these areas. See picture(s) below.

Dirt/debris observed across exterior covering and/or interior gutter system.

Note: Recommend removing debris from the roof covering and/or gutter system to eliminate damming and/or other damage across affected areas.

Exposed nail heads observed across one or more roof and/or trim penetration(s).

Note: Area(s) should be appropriately evaluated across covering to eliminate open exposures and/or other damage across location(s). See picture(s) below.

Daylight exposure observed around one or more attic roofing penetration(s).

Note: Sealing around these penetrations will prevent moisture from seeping around diameter piping, & eliminating moisture from potentially damaging roof decking, insulation, drywall, etc. along interior attic. It is recommended to have all penetrations sealed along exterior prior to acceptance of property. See picture(s) below.

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Lifted shingles observed along back left exterior



Lifted vent trim/shingles observed along right exterior



Debris/nails observed atop several exterior covering locations



Daylight exposure observed around furnace flue piping penetration

D. Roof Structure and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 12+" across accessible attic flooring locations

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

Purlin beam & bracing system not installed properly across interior attic location.

Note: Beam & bracing system supports roofing unit, as well as, other structural components inside dwelling. Bracing should be properly spaced 4' across strong back span per standards, as several feet were observed over the attic HVAC unit. Recommend a building/framing contractor for

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further evaluation. See picture(s) below.



Purlin bracing not present across every 4' over attic furnace area (Recommend a building/framing contractor for further evaluation)

E. Walls (Interior and Exterior)

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Condition of walling material, wood framing, insulation, “moisture barriers”, electrical wiring, plumbing piping, gas lines and etc. between interior and exterior wall surfaces is unknown and not accessible for inspection.

Note: Defective drywall from China has been used in construction of some homes during this decade. Identifying this material is beyond the scope of this home inspection. Chemical analysis (testing) of the material could be used to determine if the drywall is defective. See articles regarding this issue using an internet search and/or other relative periodical relating to “defective Chinese drywall.”

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc.

Note: Sealant provides means for moisture barrier(s) across affected areas, as well as, air tight seal between interior/exterior wall penetration/location areas. See picture(s) below.

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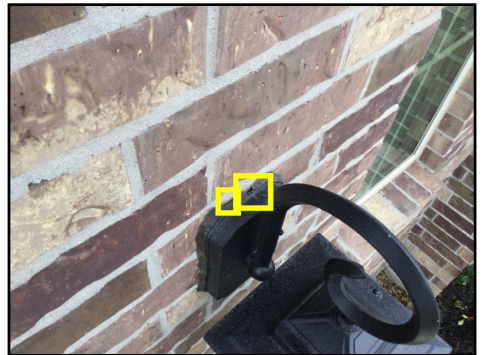
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Expansion joint missing sealant along left exterior wall



Areas along right expansion joint not sealed



Exposed openings observed along front exterior fixture base

F. Ceilings and Floors

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

Ceiling stress and/or joint cracks were observed.

Note: Areas across interior dwelling appeared to be cosmetic, in my opinion, @ time of inspection. See picture(s) below.



Drywall cracking observed along primary bedroom sloped scelling (There did not appear to be any signs of moisture intrusion or areas did not appear to be foundation related in my opinion)

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G. Doors (Interior and Exterior)

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

Exterior doors @ one or more locations were observed to need proper weatherstripping and/or bottom sweep.



Damaged weather stripping observed along back door location

H. Windows

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

Window screens across one or more locations appear to be damaged and/or missing.

Note: Screens should be set across all windows upon opening per standards.

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Right bedroom window inaccessible



Window screen missing along breakfast room location

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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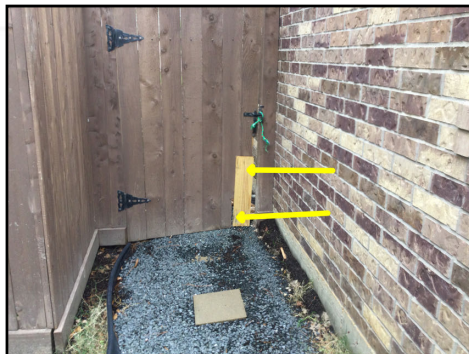
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

One or more wood pickets damaged and/or missing in fence line



Damaged fence pickets observed along gate

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: Distribution panel is located in the garage • Disconnect panel(s) located @ right exterior wall location(s).

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Superior Real Estate Inspections (SREI) accepts no responsibility or liability for any omission in its inspection or the report related to the defects or irregularities which are not reasonably visible at the time of inspection or which relate to components of the home. In regards to plumbing, electrical & gas lines, it should be noted that we are not plumbers or electricians & any comment made is not that of a plumbing or electrical contractor. This does not constitute a warranty of any kind. If there is a question or concern about proper bonding/grounding of plumbing, electrical, gas lines, or if any lines are Corrugated Stainless Steel Tubing (CSSI), SREI recommends that client hire/advise with an electrical or plumbing contractor to inspect such concern.

Ground rod does not appear to be fully installed into soil and/or improper ground clamp observed @ this time.

Note: The electrical grounding system is intended to mitigate the risk of faults & direct electrical energy to ground rather than through alternative paths including fixtures, appliances, outlets, & human bodies. The less contact with earth, the less effective the electrical grounding path. Clamps should be rated for use with grounding electrodes & for direct burial. Improper clamps will generally be too loose for a proper electrical connection and/or may corrode/fail when buried or exposed to weathering.

Arc-fault breakers {AFCI} were not evaluated for all habitable rooms @ time of inspection due to potential liability concerns.

Note: Homes that are occupied and/or may be a liability concern are not evaluated by the inspector. Units should be tripped by a licensed electrician, in the event of, malfunctioning breaker(s) may be replaced if need be.

Anti-oxidant paste not present around service aluminum cables.

Note: As aluminum oxidizes, resistance to electrical current increases, raising the temperature of the conductor. These higher temperatures can

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impact the condition of the conductors & terminations exacerbating the risk & likelihood of fire. See picture below.

Dryer and/or oven breakers do not appear to be **GFCI** breaker unit(s).

Note: The NEC (National Electrical Code) of 2020 calls for dryer and oven breakers to have this protection. It is recommended to have an electrical contractor further evaluate this issue.

Damaged/nicked stranded wiring observed along interior disconnect and distribution panels at service wiring.

Note: Both areas should be further evaluated by an electrical contractor, as damaged/nicked wiring may compromise wiring strength across these connections. See pictures below.



Right exterior disconnect panel inspected



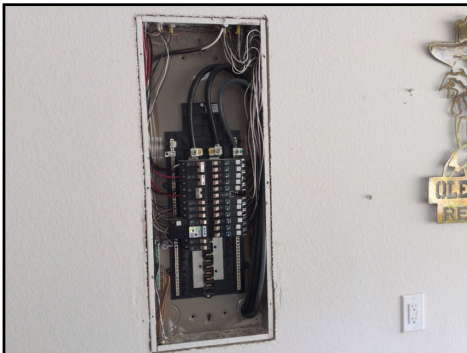
Ground rod does not appear to be fully installed into soil and/or improper ground clamp observed @ this time.



(Arrows) Anti-oxidant paste not present around service aluminum cables; (Oval) Cut/damaged wiring strands observed (Recommend an electrical contractor for further evaluation)

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Distribution panel inspected inside garage



(Arrows) Anti-oxidant paste not present around service aluminum cables; (Oval) Cut/damaged wiring strands observed (Recommend an electrical contractor for further evaluation)



Oven and dryer breakers do not appear to be GFCI protected (Recommend an electrical contractor for further evaluation. FYI, Oven breaker was set to the off position prior to evaluation)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring
 Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets, electrical panels, attic spaces, etc.) to be inspected.

The GFCI (ground fault circuit interrupter) breaker not functional @ one or more location(s).

Note: GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, attics, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge.

Inadequate smoke alarm coverage was observed @ time of inspection.

Note: It is recommended that additional smoke & carbon monoxide detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway per compliance. For additional information regarding detectors, please review the "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES" previous discussed in this inspection report. Smoke and carbon monoxide detector missing along primary bedroom hallway location during

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inspection. Recommend installation across location per standards.



GFCI protection not established at attic support

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C. Other

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Alarm and security systems were not part of the inspection.

Bonding clamp and grounding electrodes were observed along pictured areas below.



Bonding appears to be present around gas meter piping (This and bonding at grounding rod appeared to be only bonding visible during the inspection)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air System
Energy Sources: Gas
Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

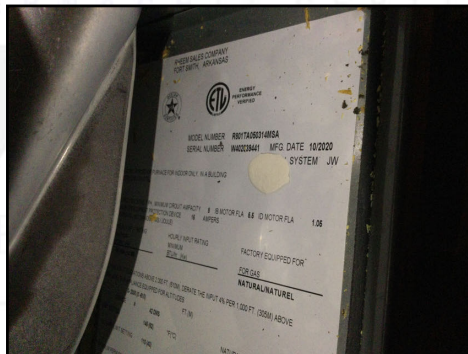
Manufacturer: Rheem. Specifications are pictured below for unit(s).

Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited

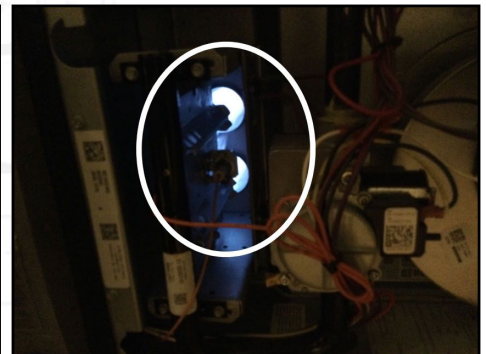
The unit appeared to be functioning as intended at the time of the inspection.



Attic furnace unit inspected



Unit manufacturer specifications



Blue flames observed inside burner compartment

B. Cooling Equipment

Type of Systems: Central Forced Air System
Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: The exact age of the HVAC system could not be determined. Inquire

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with Seller on age of HVAC equipment. This” limited visual inspection” does not provide a complete evaluation of the HVAC system and does not address remaining life of the components.

Note: Additional information should be obtained prior to the end of the option period on previous maintenance and repairs/replacements to the system, from sellers.

Note: The system has not been dismantled or checked for proper sizing of the system to efficiently cool or heat the house. The system has not been checked to insure all components of the system are “compatible” and properly sized, which is beyond the scope of this inspection.

Note: If no maintenance on A/C systems has been performed in the last year, It is “highly recommended” that “HVAC systems” are further evaluated prior to the end of the option period by an HVAC contractor.

Note: Historically HVAC systems have an average life of 10 to 12 years. Recommend buyer inquire as to age of HVAC (components). This knowledge and/or information will allow the buyer to estimate the remaining life expectancy of the components and plan accordingly. Some HVAC have a longer shelf life, check with the appliance manufacturer or HVAC contractor for more information.

Note: Unit(s) located along exterior right was a(n) Rheem product. Pictured below is the manufacturer's specifications for unit(s) inspected.

Note: Superior Real Estate Inspections (SREI) accepts no responsibility or liability for any omission in its inspection or the report related to the defects or irregularities which are not reasonably visible at the time of inspection or which relate to components of the home. In regards to plumbing, electrical & gas lines, it should be noted that we are not plumbers or electricians & any comment made is not that of a plumbing or electrical contractor. This does not constitute a warranty of any kind. If there is a question or concern about proper bonding/grounding of plumbing, electrical, gas lines, or if any lines are Corrugated Stainless Steel Tubing (CSST), SREI recommends that client hire/advise with an electrical or plumbing contractor to inspect such concern.

Delta T temperature was not between 15 - 22 degrees @ time of inspection. Unit(s) should be evaluated for compliance respective temperature prior to acceptance of property.

Note: Unit(s) should be evaluated for compliance respective temperature prior to acceptance of property.

Water level detection device not present across attic drip pan(s).

I=Inspected

NI=Not Inspected

NP=Not Present

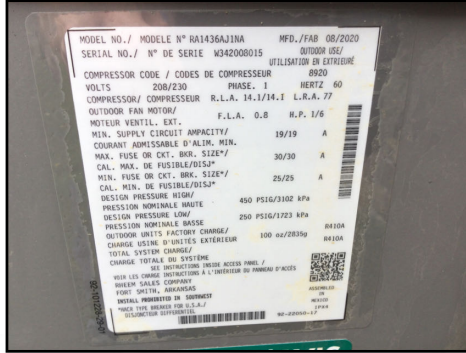
D=Deficient

I NI NP D

Note: These devices are required per standards to be present across pan(s) to shut off HVAC system. Recommend further evaluation by an HVAC contractor/manufacturer. See picture(s) below.



Right exterior condenser unit inspected



Unit manufacturer specifications



Water level detection device not present across drip pan

C. Duct Systems, Chases, and Vents

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Various supply/return ductwork inside attic in contact with each other.

Note: Duct runs without clearance can affect the performance of the Heating & Cooling equipment. When 2 cold duct lengths are in contact within a hot attic space, condensation may form causing moisture damage to insulation & drywall. See picture below.

Attic media filter(s) are dirty @ HVAC unit location(s).

Note: Filters should be changed accordingly with manufacturer's standards. Dirty filters may potentially contribute to dirty HVAC components, causing possible malfunctioning and/or compromising components.

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

I	NI	NP	D
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Various supply/return ductwork inside attic in contact with each other. Separator not present across from attic HVAC unit, as above connection appeared to have separator)

Media filter dirty (Recommend replacement, as dimensions are 20" x 25" x 4")

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Other
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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Water meter location: Front right exterior soil near street edge
 Main Water Supply Valve Location: Right exterior wall
 Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs may be expensive.

Note: No leaking/corrosion was detected around accessible drains, tub/shower surfaces, walls, etc. @ time of inspection unless otherwise illustrated below. The inspector is limited across accessible areas as interior wall areas were not observed @ this time. Future performance cannot be warranted or predicted.

Note: Superior Real Estate Inspections (SREI) accepts no responsibility or liability for any omission in its inspection or the report related to the defects or irregularities which are not reasonably visible at the time of

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

I	NI	NP	D
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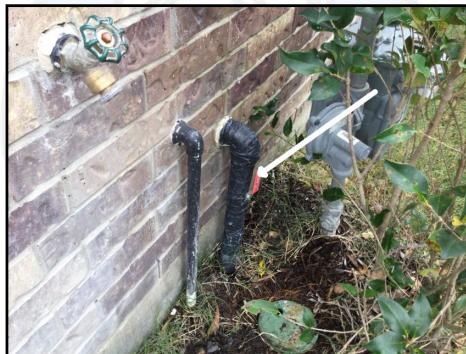
inspection or which relate to components of the home. In regards to plumbing, electrical & gas lines, it should be noted that we are not plumbers or electricians & any comment made is not that of a plumbing or electrical contractor. This does not constitute a warranty of any kind. If there is a question or concern about proper bonding/grounding of plumbing, electrical, gas lines, or if any lines are Corrugated Stainless Steel Tubing (CSST), SREI recommends that client hire/advise with an electrical or plumbing contractor to inspect such concern.

Type of Supply Piping Material: PEX across visible locations

All components were found to be performing and in satisfactory condition on the day of the inspection.



Water meter located along front right exterior



Water shutoff appears to be located along right exterior wall



PSI measured between 56 - 60 range during inspection

B. Drains, Wastes, and Vents

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Type of Drain Piping Material: PVC across visible locations

Exterior main cleanout not observed during inspection.

Note: Exterior cleanouts are located across soil areas, as sometimes cleanouts may be covered/obstructed across area. It is recommended to know the location of cleanout for emergency measures.

C. Water Heating Equipment

Energy Source: Water heater is natural gas • Water heater(s) located in the garage
 Capacity: Tankless unit observed
 Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: Superior Real Estate Inspections (SREI) accepts no responsibility or liability for any omission in its inspection or the report related to the defects or irregularities which are not reasonably visible at the time of inspection or which relate to components of the home. In regards to plumbing, electrical & gas lines, it should be noted that we are not plumbers or electricians & any comment made is not that of a plumbing or electrical contractor. This does not constitute a warranty of any kind. If there is a question or concern about proper bonding/grounding of plumbing, electrical, gas lines, or if any lines are Corrugated Stainless Steel Tubing (CSST), SREI recommends that client hire/advise with an electrical or plumbing contractor to inspect such concern.

TPR (Temperature Pressure Relief) valve not accessed due to potential liability concerns.

Note: Any home occupied and/or if valve is compromised, in accordance with, any potential malfunction and/or harm to dwelling is not evaluated. Proper evaluation should be done through a licensed plumber.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter:

- Right exterior wall

Type of Gas Distribution Piping Material:

- Black Piping

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Bonding/grounding appeared to be set along gas meter piping during inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Manufacturer: General Electric

The dishwasher was found to be performing and satisfactory condition at the time of the inspection.



Kitchen dishwasher unit inspected



Unit manufacturer specifications

B. Food Waste Disposers

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Unit was operational and functional at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit was operational and functional at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The range hood was functional at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Oven(s): Electric

Cook top(s): Gas

Manufacturer: General Electric

The oven was tested @ {350} degrees for a {20} minute period & met the preset temperature. Temperature measured was between 346 - 355 degrees @ time of inspection. Standards call for temperature to be between 325 - 375 degrees.

There should be a minimum of {24"} clearance above the cook top to any non-combustible materials

I=Inspected

NI=Not Inspected

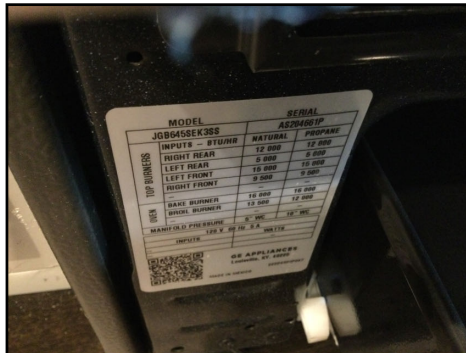
NP=Not Present

D=Deficient

I NI NP D



Kitchen oven/cooktop unit inspected



Unit manufacturer specifications



Temperature measured inside oven when set to 350 degrees



There should be a minimum of {24"} clearance above the cook top to any non-combustible materials

E. Microwave Ovens

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Manufacturer: General Electric

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Microwaves were detected with tester during inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

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

I	NI	NP	D
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Kitchen microwave unit inspected



Unit manufacturer specifications

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The bath fan{s} were functioning as intended at the time of inspection.

G. Garage Door Operators

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The garage door did NOT automatically reverse under reasonable resistance.

Note: This should be evaluated by an overhead contractor for safety measures. Adjustments to unit should provide door to retract to opening position once obstructed.

H. Dryer Exhaust Systems

Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

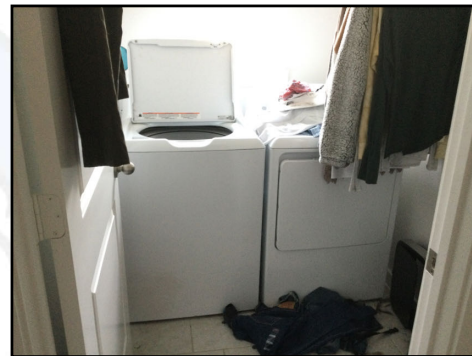
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity.

Note: Piping was not viewed entirely and/or tested from initial to end termination points. It is recommended to have a licensed HVAC contractor to verify piping length and/or other functioning components prior to acceptance of property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Kitchen refrigerator not part of the inspection Utility room washer/dryer appliances not part of the inspection

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

Note: Items noted during the visual/accessible inspection that were deemed deficient, are in need of repair, potential safety hazard, restoration, adjustment, that require evaluation/comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

NOTE: Some municipalities now require "rain and freeze sensors" be installed on all new and pre-existing sprinkler systems. Please contact your local municipality for rain and freeze sensor requirements as this Inspector does not maintain a list for each township and/or governing authority

The sprinkler system was not evaluated due to potential liability concerns at the time of inspection

The sprinkler system was not inspected due as the main irrigation water supply was turned off

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

I	NI	NP	D
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Irrigation valves were set to the off position prior to the inspection (Recommend further evaluation by an irrigation contractor)

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
- C. Outbuildings**
- D. Private Water Wells (A coliform analysis is recommended)**
- E. Private Sewage Disposal Systems**
- F. Other Built-In Appliances**
- G. Other**

