



Inspection Date:
Sunday, September 8, 2024

Prepared For:

Report Number:
20240908-022035

Arash Dinyarian

Professional Inspector Licenses TREC#22735, TPCL#0774937, MAT#1246, HVAC REGISTERED #109560



281-386-8465



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arcinspectiongroup.com



PROPERTY INSPECTION REPORT FORM

Name of Client _____	09/08/2024 Date of Inspection _____
Address of Inspected Property _____	
Arash Dinyarian Name of Inspector _____	TREC #22735 TREC License # _____
Name of Sponsor (if applicable) _____	TREC License # _____

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PLEASE READ THIS AGREEMENT CAREFULLY:

1. **SCOPE OF THE INSPECTION:** The Company's inspector ("Inspector") will perform a general, non-invasive limited visual inspection of the property structure located at the address listed above ("Property") to provide the Client with a written opinion as to the apparent general condition of the structure, components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the Texas Real Estate Commission. The Inspector will prepare a written inspection report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. Only systems and components that can be reached, entered, or viewed without difficulty or without moving obstructions or without requiring any action which may result in damage to the Property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and the Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or other things, or areas/items which have been excluded by the Texas Real Estate Commission's Standards of Practice and/or by the agreement of the Company and the Client will not be included in the inspection. The inspection does not include any destructive testing or dismantling. If the Property is a part of a condominium unit, such inspection will not include any other connected or external portions of a multi-unit building or any common areas covered by a joint use agreement or considered common areas.

2. **STANDARDS OF PRACTICE:** The Company and the Client agree that the Standards of Practice of the Texas Real Estate Commission shall define the standard of duty and the conditions, limitations, scope, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards of Practice is available at <https://www.trec.texas.gov/real-estate-inspectorstandards-practice-onlive-version-sop-sops>

3. CLIENT'S DUTY: The Client agrees to read the entire written inspection report when it is received and promptly call the Inspector with any question or concern regarding the inspection or the written inspection report within 7 days from the date of the inspection. The written inspection report shall be the final exclusive findings of the Inspector. If the Client becomes aware of a reportable condition which was not reported by the Inspector, the Client agrees to promptly notify Inspector and allow the Inspector and/or the Inspector's designated representative to inspect said condition before making any repair, alteration, or replacement.

4. FURTHER EVALUATION: The Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect the Client's decision to purchase the Property. The Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report. Inspector is not liable for the Client's failure to further investigate reported deficiencies.

5. CHANGE IN CONDITION(S): The Company and the Client agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes and conditions.

6. NOT A WARRANTY: The Client agrees and understands that the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. The Client understands that the inspection and written inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor are they a substitute for real estate transfer disclosures which may be required by law. THE COMPANY AND ITS INSPECTOR MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OF FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAINABLE IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.

7. NOT AN APPRAISAL: The inspection will not include an appraisal of the value or a survey of building and/or property lines. The inspection or the written inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.

8. NOT A COMPLIANCE INSPECTION: The inspection or written inspection report is NOT a compliance inspection or certification for past or present governmental codes or regulations.

9. INSURABILITY: The inspection or written inspection report does not determine whether the Property is insurable.

10. THIRD PARTIES AND SUBROGATION: The inspection and written inspection report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the inspection and the written inspection report issued pursuant to this Agreement. If any person who is not a party to this Agreement makes any claim against the Company, the Inspector, or any of Company's managers, members, officers, employees, agents or representatives (collectively, the "Company and its Representatives") arising out of the services performed by the Company and its Representatives under this Agreement, or makes any claim alleging in whole or in part any negligent act or omission on the part of the Company and its Representatives under this Agreement or otherwise, then the Client agrees to indemnify, defend, and hold harmless the Company and its Representatives from any and all damages, expenses, costs, and attorney fees arising from such a claim except those arising from the Company's or its Representatives' gross negligence or willful misconduct.

11. **LIABILITY:** The Client agrees that the Company and its Representatives assume no liability or responsibility for the cost of repairing or replacing any defects specified in the written inspection report and assume no liability for the costs of further evaluation or investigation of the defects specified in the written inspection report. Further, the Client agrees and understands that the Company and its Representatives assume no liability for the cost of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage, or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the Property which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If any repairs or replacements are done without giving the Inspector the required notification, the Company and its Representatives will have no liability to the Client. The Client agrees that prior to taking any action, legal or otherwise, the Client shall submit a written claim to the Company within 10 days of the deficiency discovery to the Company's address at 1379 Bullock Ln, Houston, TX 77055. The written claim shall describe the suspected deficiency and the date of discovery of deficiency. The Client agrees to allow the Company and its Representatives to perform a re-inspection of the deficiencies stated in the claim and agrees to not disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.

12. **DISPUTES AND ARBITRATION:** Any dispute, controversy, interpretation, or claim, including claims for but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or the written inspection report shall be submitted to final and binding arbitration under arbitration conducted in accordance with the rules of the American Arbitration Association. The arbitration shall be conducted by one arbitrator who shall have at least five years' experience in the home inspection industry. The place of arbitration shall be Houston, Texas. Texas law shall be applied in any arbitration proceedings, without regard to principles of conflict of laws. The arbitrator shall conduct judgment motions and enforce full discovery as a court would, as provided in state code civil procedure. The decision of the appointed arbitrator shall be final and binding judgment and the award may be entered in any court of competent jurisdiction. **The demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall be made after one year from when the aggrieved party knew or should have known of the controversy, claim, dispute or breach.**

13. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas Law, the remaining sections of this Agreement shall remain in full force and effect.

14. **DAMAGES:** If the Company or its Representatives are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Company or its Representatives performing the home inspection or in the reporting on the condition of the Property in the written inspection report, the maximum damage that the Client can recover from the Company and its Representatives shall not exceed the cost of the inspection fee paid by the Client. The Company and its Representatives shall not be liable to the Client for any loss of use of the Property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Company and its Representatives shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is subject matter of the Client's claim before the Company and its Representatives have had an opportunity to inspect the alleged defective condition.

15. **CLIENT UNDERSTANDS:** The integrity and moisture content of framing and sheathing behind finished wall covering (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc.) is not visible to inspect and beyond the scope of the Company's services and is excluded from the Company's services and is excluded from the Company's inspection and written inspection report. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage for which the Company makes no guarantee, warranty, or implied in its inspection or

written inspection report.

16. EXPERT TESTIMONY/LITIGATION FINANCIAL CLAUSE: In the event the Company's services are needed at any time in the future as expert testimony or in a litigation case, the Client agrees to financially compensate the Company for its time and services pursuant to the following terms: an initial nonrefundable retainer of \$1,500.00 payable in advance of any services, plus an additional \$150.00 per hour for any services provided by the Company, including but not limited to, depositions, phone time, research, court time, travel time portal to portal, review of the case prior to any court appearance. The balance for services rendered shall be invoiced and billed to the Client weekly and shall be due and payable within five (5) business days.

17. RE-INSPECTIONS: The Company does not normally conduct re-inspection services. It is not in the business of certifying the workmanship and/or warranting another company's repair work. Receipts and/or warranties for work performed should be obtained from the company or companies who have provided repairs.

18. LIMITATION AND EXCLUSION CLAUSE: The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the written inspection report and further acknowledges that the Company and its Representatives make no representations or warranties as to them. THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS WHICH ARE NOT WITHIN THE SCOPE OF THE PROPERTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO: recreation, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains shrubs, trees, and tennis courts. Cosmetic conditions: wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled, or faded surfaces on the structure, equipment or component, soiled, faded, torn, or dirty floor, wall or window coverings, etc. Noise pollution or air quality. Earthquake hazard, flood plain certification, liquefaction, soil, retaining walls, slide potential, wave action and hydrological stability, soil and earth measurements and stability, seismic safety, code and zoning, engineer level analysis, underground utilities, sink hole potential, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, mildew, fungi, other environmental hazards, pest infestation, security systems, fire protection systems, sump pumps, household appliances, humidifiers, paint, other treatment windows, interior walls, ceilings and floors, water purification systems, (ozone generator/saltwater, etc.), underground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, concealed or private security systems, water wells, all over flow drains, heating system's accessories, solar heating systems, heat exchangers, wood burning stoves, sprinkler systems, internet connections and cable connections, antennae, lighting arrestors, load controllers, governing codes, permits, ordinances, statues and covenants, and manufacturer specification, recalls, Exterior Insulation Finishing System (EIFS), Chinese drywall and tainted materials, plasterboard, sheet rock, gypsum board, latent and concealed defects, and manufactured stone veneer, culture stone siding, fiber cement siding, flues or chimneys coal stoves, water leaks, water intrusion, design and architect problems, circuit breaker operation, fireplace drafting, boundaries egress and ingress, quality of materials, private sewage, wattage and wiring, electromagnetic field, non-built in appliances, rodents, ants, birds or other wood boring organisms, security locks and devices, thermostat, and gauges. Client understands that these systems, items, and conditions, are excepted and excluded from the inspection and the written inspection report. Any general comments about these systems, items, and conditions of the written inspection report are informal and DO NOT REPRESENT AN INSPECTION.

19. ADDITIONAL SERVICES: The Client may request the Company perform a pool inspection, an invasive stucco moisture inspection, infrared/thermal imaging, forensic inspections, as well as other types of inspections. Any such additional services shall be provided by the Company in its sole discretion and for an additional fee.

20. PERSONAL SAFETY: The Company and its Representatives are not responsible for another participant's personal safety during the inspection process. The Client, its representative's participation, or the participation of other people shall be at his/her own risk for falls, injuries, property damage, etc. The Company reserves the right to refuse service to anyone for any

reason.

21. CANCELLATION POLICY: Inspection appointments are firm appointments. Cancellations for any reason must be made 24 hours prior to the scheduled time. All cancellations with less than 24 hours' notice shall incur a \$150.00 rescheduling fee. No exceptions. It is solely the Client's responsibility to make sure that the Client, its builder and/or seller are prepared for the inspection at the scheduled time. The Client agrees to pay the rescheduling fee if canceling the appointment less than 24 hours in advance of the date and time indicated on this agreement.

22. NONRECEIPT OF WRITTEN INSPECTION REPORT: The Client agrees that if he/she is not in receipt of the written inspection report on the Property within 24 hours of the date and time of the inspection, he/she will contact the Company by telephone at (281) 386-8465 and by e-mail at info@arcinspectiongroup.com to inform the Company that the written inspection report has not been received. Printed (hard) copies are available for an additional charge at the rate of \$0.50 per page, plus handling and postage.

23. FEE: The Client agrees to pay the Company a fee in the amount of \$agreed for the inspection of the Property and the preparation of a written inspection report. Such fee shall be due and payable to ARC Inspection Group LLC not later than the date of the inspection of the Property.

24. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to principles of conflict of laws.

This Agreement, including the terms and conditions on all pages, represents the entire agreement between the Company and the Client and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both the Company and the Client.

ACKNOWLEDGMENT: The Client has reviewed this Agreement and understands its content and agrees to the terms and conditions contained. The Client further represents and warrants that he or she has full and complete authority to execute this contract on behalf of any spouse or significant other, and to fully bind any spouse or significant other to all terms, conditions, exclusions, and limitations of this Agreement.

GENERAL INFORMATION

Description: Number of stories, 1	For reference: The front of the unit faces south side
Roof: Composition	Building type: Single family
Garage type: Attached garage	Weather Conditions: Clear
Approximate Outside Temperature: 80's	

Exterior:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Bricks | <input type="checkbox"/> Metal /Steel Metal/ Aluminum |
| <input checked="" type="checkbox"/> Hardiplank / Cement Board / LP | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Stucco | <input checked="" type="checkbox"/> Stone / Concrete |
| <input type="checkbox"/> Polyvinyl Siding | <input type="checkbox"/> Wood-Plastic composite |

Present in the inspection:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Buyer(s) | <input type="checkbox"/> Buyer's Agent |
| <input type="checkbox"/> Listing agent | <input type="checkbox"/> Seller |
| <input type="checkbox"/> Builder | <input type="checkbox"/> Contractor |

Common Items Not Inspected:

Common items that are not included on a TREC inspection include but are not limited to:

Refrigerators	Washer/Dryer	Outdoor Cooking Appliances	Generators	Speakers	Yard Fences
Landscape Lighting	Sensor /App Lighting	Vacuum Systems	Solar Panels	Fire Pits	Sheds/Gazebos

If any of these items were present, they **were not** inspected unless otherwise noted.

Details: Items specifically excluded from our inspection include: Tainted and Corrosive sheetrock (Chinese Sheetrock), All pests, wood destroying insects, conducive conditions, ants, or rodents. All equipment related to mosquito control. All items related to major geological conditions such as faults or subsidence. All underground piping, including water, sewer, and gas piping. Water softening and water treatment systems. Identifying products that have been recalled. Pressure testing of gas system. All low voltage lighting systems and/or photocells. All low voltage data systems such as telephone, cable TV or data lines. All fire detection, carbon monoxide, smoke alarms and/or security alarm systems. All environmental hazards, or any toxic/hazardous materials including, but not limited to: radon gas, lead, formaldehyde, electromagnetic, any and all items related to asbestos. A backup generator and transfer switch panel. Any electrical load analysis on the electrical system to determine adequacy of the service or any branch circuit.

How to Read and Interpret this Report:

All commented items should be reviewed by the client and any questions should be directed to the inspector for clarification, if needed, prior to the expiration of your option period.

- **Highest priority items are printed in bold.**
- **Underlined regular print items should be addressed to prevent more extensive damage and/or indicate non-compliance with current building standards.**
- **Italicized items are informational and do not necessarily require action.**

Note on Report Findings:

When reviewing the report, please note that the photos and comments provided represent a sample of the conditions observed during the inspection. They are not an exhaustive list of every instance or detail of the conditions present on the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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-
-
-

A. Foundations

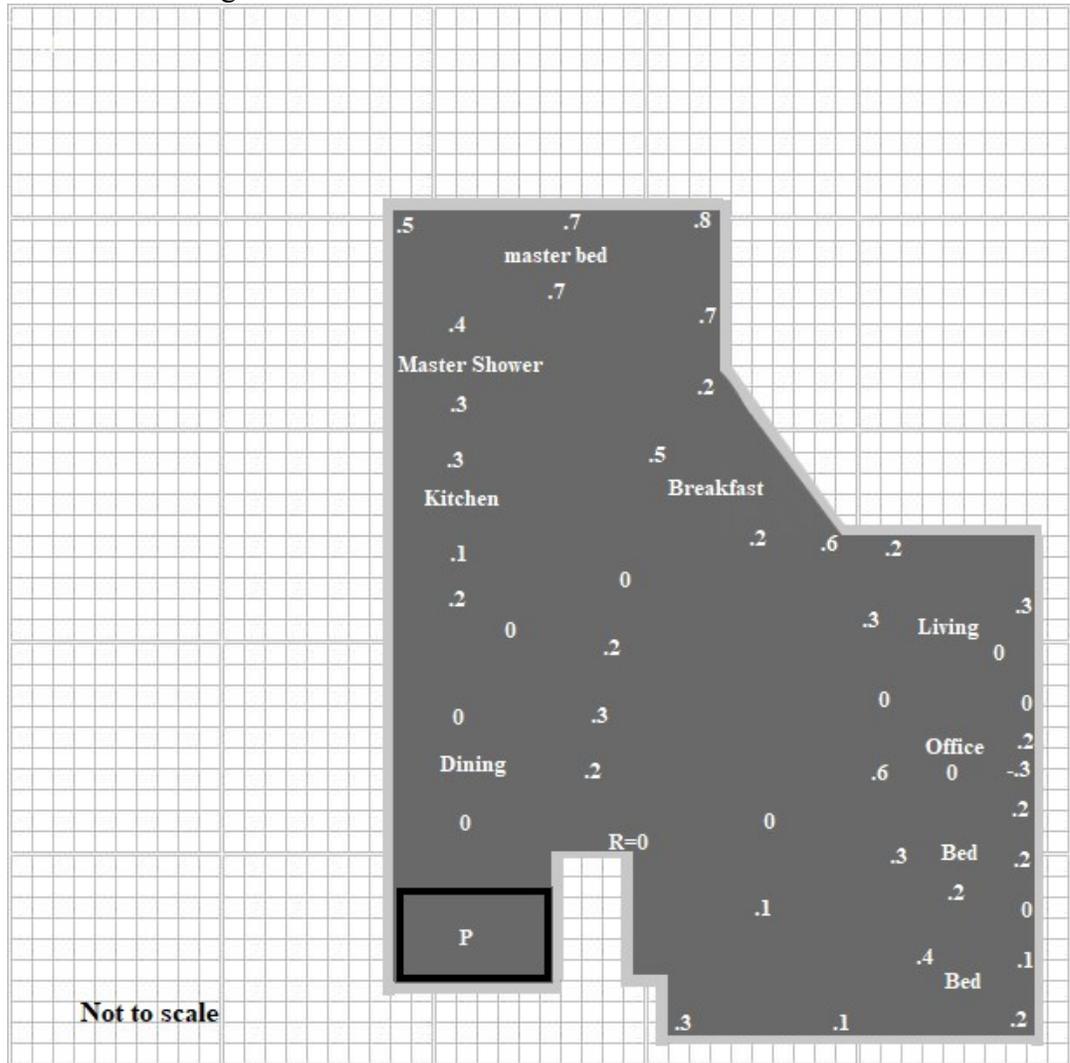
Type of Foundation(s): Slab

Comments:

Foundation Performance:

Performing its intended function. However, the foundation showed evidences of some differential movement. it is my opinion that the overall degree of the existing foundation movement for this structure is moderate, and is acceptable for a house of this age and type construction. The foundation is, in our opinion, functional and is not in need of releveling.

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level and adjusting for floor covering height differences. The greatest variance was 1.1"



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I NI NP D

Honeycombing in the foundation observed at one or more locations.



Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

Note For Buyer: Foundations support a house by distributing its weight to the ground. The two common types are concrete slabs and pier-and-beam foundations. Any movement in the foundation can affect the house's structure. During a home inspection, inspectors look at the visible parts of the foundation, inside and outside the house, for cracks, uneven floors, or other signs of problems. However, many parts of the foundation can't be seen because they're hidden by walls, floors, landscaping, or other things. Inspectors usually don't use special tools or take measurements to find out the exact condition of the foundation. They rely on what they can see. If any issues, like cracks or uneven areas, are noticed, it's recommended to have a qualified foundation specialist conduct a further evaluation. These issues may indicate more serious problems, so a thorough assessment and diagnosis by a qualified professional are advised.

☞ We are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this inspector.

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B. Grading and Drainage

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

☞ Underground yard and/ or pool deck drainage system not checked/inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector is unable to induce a sufficient quantity of water to determine if the system will operate properly when needed. Recommend observing performance during heavy rains and ensure the system is maintained/cleaned.

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C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Edge of roof on ladder

Comments:

ROOF SURFACE:

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I	NI	NP	D
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Observed scuffed/damaged shingles. Scuffing the mineral surface off of a composition shingle exposes the asphalt to ultraviolet light which causes it to deteriorate and can greatly reduce the life of the shingle.



Ridge(s) on planes of roof surface observed. This is a possible indication that the wood decking is not properly secured down.



Observed evidence roof may have been subject to a hail storm in the past and/or blistering, which is a factory defect. Recommend inquiry of seller regarding any/all information (full disclosure) available and investigate if insurance may cover some / all cost of replacement.

*Buyers Note: Drone was not flown at time of inspection do to one or more unforeseen circumstances i.e. inclement weather (Rain or High winds) or **FAA (Federal Aviation Administration) restrictions in place** at time of inspection. However, the roof was still viewed from either the edge of the roof on a ladder or from the ground with binoculars and from the underside in the attic where accessible. If this is a concern, recommend the client retain the services of a qualified roofing specialist at additional cost.*

***Note For Buyer:** A roof is composed of various systems and layers that work together to prevent water from entering the structure. These systems include the roof covering, underlayment, metal flashing, sheathing, and rafters. During a home inspection, the roof is inspected visually, focusing on accessible areas. However, many parts of the roof are not visible, so the inspection may not identify all potential damage, installation defects, or leaks. If there are concerns about the roof's condition, such as leaks or visible wear, it is recommended to consult a qualified*

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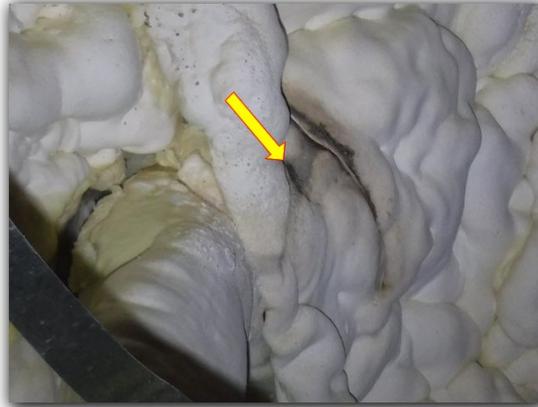
I NI NP D

roofing professional. They can provide a more thorough assessment, including the roof's insurability, life expectancy, and potential for future problems.

☞ 535.228 (c) (2): The inspector is not required to determine (i) the remaining life expectancy of the roof; or (ii) the number of layers of roof covering material.

ROOF PENETRATIONS:

Observed stains on foam insulation near vent.



EVIDENCE OF ACTIVE ROOF PENETRATION:

Water stain(s) observed in the attic at vent.

VISIBLE FLASHING:

The lower side of flashing is not sealed down, wind-driven rains can cause water penetration.



Did not observe "kick out" flashing where the roof terminates along a vertical wall. Kick out flashing encourages rainwater running down the roof to be diverted / "kicked out" away from a vertical wall and reduce water running down a vertical wall.

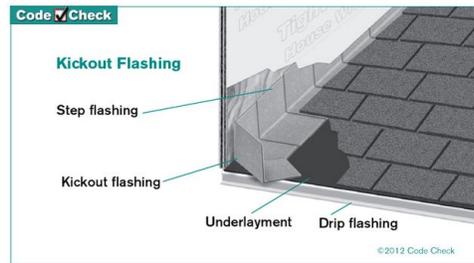
I=Inspected

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I NI NP D



GUTTERS AND DOWNSPOUTS:

Recommendation: Perform general maintenance, including cleaning debris, resealing to fascia board, tilting toward drains, and sealing leaks.

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-
-

D. Roof Structures and Attics

Viewed From: Accessible areas around HVAC unit.

Approximate Average Depth of Insulation: Enclosed envelope (Spray Foam).

Approximate Average Thickness of Vertical Insulation: Enclosed envelope (Spray Foam).

Comments:

ROOF STRUCTURE AND FRAMING:

No significant deficiencies or anomalies observed at the time of inspection.

Spray foam insulation is present in the attic. This type of insulation prevents full visual inspection of the roof decking and rafters.

ATTIC INSULATION:

No significant deficiencies or anomalies observed at the time of inspection.

ATTIC ACCESS/SERVICE WALKS: Attic ladder

No significant deficiencies or anomalies observed at the time of inspection.

ATTIC VENTILATION AND SCREENING:

Attic power fan is not operational, appears motor windings are burned out. (Garage attic).

Ventilator improperly redirect to the garage.



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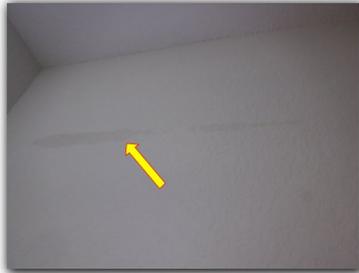
I	NI	NP	D
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E. Walls (Interior and Exterior)

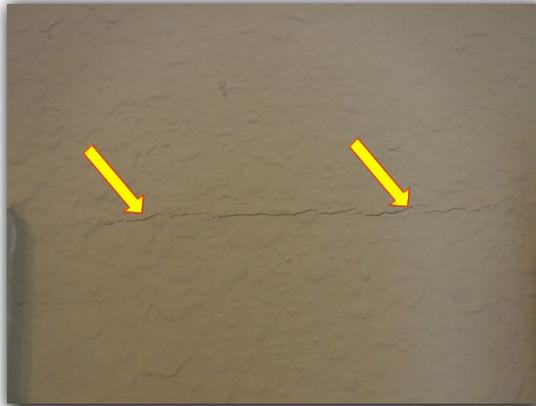
Comments:

INTERIOR:

Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at the time of inspection; primary bathroom wall, guest bathroom.



Cosmetic cracks and/or previously repaired cracks in the sheetrock observed over some/many doors, windows, and/or corners.



One or more sink base cabinets damaged from previous water leaks or leaking products.



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I NI NP D

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

Buyer's note: Due to a large number of stored items, limited viewing, and full/proper inspection was impaired, particularly in furnished rooms and the garage

☞ Client Note: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. Client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified Professional for further evaluations of this.

EXTERIOR:

Winery air chiller improperly installed in wall of attached garage. This manner of installation interrupts the code required fire-stopping between house and garage.



Need sealing/caulking around all holes and exterior siding penetrations.

Caulking missing and/or deficient around windows / vertical trim / joints in siding. May allow wind driven rain entry.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

EVIDENCE OF WATER PENETRATION:

Water penetration observed at the following location(s): flooring near guest bathroom, see floor section.

THERMAL IMAGING:

No significant deficiencies or anomalies observed at the time of inspection.

☞ This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation. Be advised that a thermal scan is not a substitute for indoor air quality testing (IAQ), testing for pollutants and other bio-hazards. If client is concerned about the quality of indoor air or presence of bio-hazards or pollutants, a qualified IAQ specialist should be consulted.

F. Ceilings and Floors

Comments:

CEILING:

Nail-heads were observed to be pushing through the interior finish in one or more locations of the home.

Observed cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.

FLOORING:

Moisture meter registers water stains as active (wet); near guest bathroom. Cause of deficiency was unknown. Recommend further investigation by qualified professional.



Buyer's Note; Scratches observed on wood flooring.

G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

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I NI NP D

EXTERIOR:

The door between house and garage does not have an operational auto/self-closing device as required by code, reference UBC 302.4 ex.3

GARAGE:

Sticky/noisy operation, recommend adjustment and/or lubrication.

H. Windows

Comments:

WINDOWS:

One or more of the thermal pane windows observed to have lost their seals. This has resulted in condensation and/or fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seals. The windows that have noticeably lost their seals are listed but may not be limited to the following: living room, sliding door.



Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

☞ Not all windows were operated/accessible in furnished residence.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

No significant deficiencies or anomalies observed at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

Not present at the time of inspection.

EXTERIOR:

Not present at the time of inspection.

I=Inspected

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I NI NP D

J. Fireplaces and Chimneys

Comments:

Inspector was unable to verify functionality of unit. Recommend having seller demonstrate proper operation and repair as needed.

Fireplace fresh air duct, due to lack of access.

☞ Our inspection of the Chimney and Fireplace area(s) in accordance with the standards of practice for inspecting residential properties that includes a visual observation of all accessible components. Our inspection of them conforms to industry standards and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. All chimneys and fireplace flues should be checked annually by a qualified licensed chimney specialist, and cleaned if necessary. The National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. This report is to inform the client of current condition as observed at time of the inspection. Noted if gas service and gas logs are present in the fireplace/hearth then the damper should be blocked in the open position.

K. Porches, Balconies, Decks, and Carports

Comments:

The driveway was observed to be unsupported at the edges, which could eventually cause cracking or movement of the concrete. It is recommended to have a contractor evaluate and provide support as may needed.



Cracks in walkways, driveway and/or garage concrete observed, typical.

Permanent tile / flooring on balcony and/or rooftop terrace prevents inspection of substrate condition.

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NP=Not Present

D=Deficient

I NI NP D

L. Other

Comments:

Not checked, inspected.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

150 AMPs MAIN ELECTRICAL SERVICE PANEL LOCATED AT RIGHT EXTERIOR.



No significant deficiencies or anomalies observed at the time of inspection.

200 AMPs ELECTRICAL SUB PANEL LOCATED AT GARAGE INTERIOR.



Buyer's Note: The main panel breaker is rated for 150 AMP; however, the subpanel located in the garage is rated for 200 AMP. Even though the subpanel is rated at 200 AMP, the actual electrical capacity of the house is determined by the 150 AMP main breaker. If this is a concern, it is recommended to have a qualified professional conduct further investigation.

Rating Not Determined ELECTRICAL SUB PANEL LOCATED NEAR POOL EQUIPMENT.

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I NI NP D



Not all breakers are properly identified.

The dead-front is not secured with proper screws.

SERVICE WIRING:

Observed type of service wiring is underground

No significant deficiencies or anomalies observed at the time of inspection.

FEEDER WIRING:

Observed type of feeder wiring is aluminum

No significant deficiencies or anomalies observed at the time of inspection.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

BRANCH WIRING:

No significant deficiencies or anomalies observed at the time of inspection.

FIXTURES:

Ceiling fan inoperable; outbuilding.

OUTLETS:

One or more cover plates were either missing or damaged; Front door.

☞ Not all outlets were checked / inspected / accessible in furnished residence. Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

☞ All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change.

SWITCHES:

No significant deficiencies or anomalies observed at the time of inspection.

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NP=Not Present

D=Deficient

I NI NP D

EQUIPMENT DISCONNECTS:

No significant deficiencies or anomalies observed at the time of inspection.

SMOKE DETECTORS AND ALARMS:

Missing smoke detector.



Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

DOORBELL & CHIMES:

No significant deficiencies or anomalies observed at the time of inspection.

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C. Other

Comments:

Not checked,inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

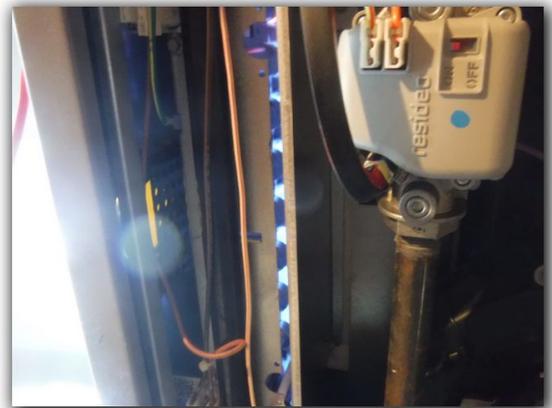
Type of Systems: Central

Energy Sources: Natural Gas

Comments:

HEATING UNIT:

Age: 2023



No significant deficiencies or anomalies observed at the time of inspection.

☞ Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)

HOUSE HEATER EXHAUST VENT(S):

No significant deficiencies or anomalies observed at the time of inspection.

BLOWER(S):

No significant deficiencies or anomalies observed at the time of inspection.

THERMOSTAT(S):

No significant deficiencies or anomalies observed at the time of inspection.

B. Cooling Equipment

Type of Systems: Central and Zoned

Comments:

☞ Condenser Unit Typical life expectancy: between 8 - 20 years

☞ Evaporator Coil Typical life expectancy: between 15-25 years

CONDENSING UNIT: 3.5 - 4 TON

Age: 2023

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



EVAPORATOR COIL:

Temperature Differential:

Return Temp: 72.3

Supply Temp: 56.1

Difference: 16.20

Age: 2023



No significant deficiencies or anomalies observed at the time of inspection.

CONDENSATION DRAIN PAN/DRAIN LINES:

Secondary drain pan is rusted; indication coil (or previous coil) has a history of leaking/dripping condensation into the pan.

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C. Duct Systems, Chases, and Vents

Comments:

The return air chase is dirty, needs cleaning.

One or more registers were observed to be dirty, which is usually an indication that the coil and ductwork need to be cleaned or maintained.

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D=Deficient

I NI NP D



Media air filter(s) located in the attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.

☞ Client Advisory: This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Inspector recommends contacting a qualified professional of your choice for further information / investigation.

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D. Other

Comments:

VENTILATOR:



Secondary drain pan is rusted; indication coil (or previous coil) has a history of leaking/dripping condensation into the pan.

Functioning properly at the time of inspection.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown

Location of main water supply valve: Garage

Static water pressure reading: 60 psi

Type of supply piping material: Water supply piping observed to be predominantly plastic.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

WATER SUPPLY PLUMBING:

Recommend insulating exterior water line(s) to prevent freeze damage.

Water softener, treatment and filtration type of equipment was not checked/inspected.

COMMODES:

Tank water level too high; Pool bathroom.



SINKS:

Very slow /clogged drain; guest bathroom.



FAUCETS:

Faucet is difficult to operate; master shower.

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I NI NP D

Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind the wall.



Faucet loose, not secured; half bath.

TUBS:

One or more drain stoppers do not operate properly, needs adjustment.

SHOWER(S):

No significant deficiencies or anomalies observed at the time of inspection.

24 hour shower pan test has been specifically excluded.

LAUNDRY CONNECTIONS:

No significant deficiencies or anomalies observed at the time of inspection.

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

EXTERIOR HOSE BIBS:

No significant deficiencies or anomalies observed at the time of inspection.

OTHER SUPPLY PLUMBING:

Not present at the time of inspection.

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B. Drains, Wastes, and Vents

Type of drain piping material: Plastic/cast Iron.

Comments:

☞ Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

No significant deficiencies or anomalies observed at the time of inspection.

I=Inspected

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I NI NP D

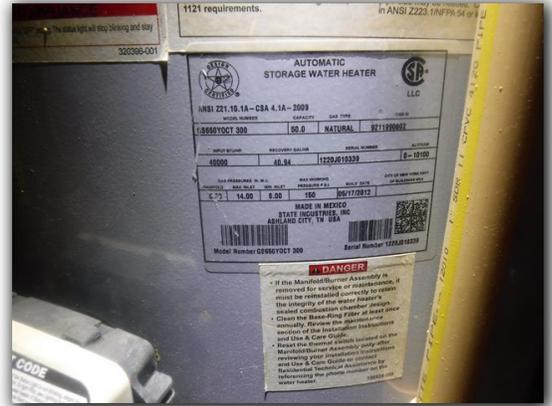
C. Water Heating Equipment

Energy Sources: Gas

Capacity: **50 Gal**

Comments:

WATER HEATING UNIT: 2012



At or near the end of serviceable life. The client should budget for repair/replacement.

Drain lines are improperly terminated in the garage.



WATER HEATER EXHAUST VENT(S):

No significant deficiencies or anomalies observed at the time of inspection.

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

No significant deficiencies or anomalies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

The motor was not accessible for visual inspection. Inaccessibility does not fully comply with the National Electric Code (Reference NEC 680-72. Accessibility. “hydromassage bathtub electrical equipment shall be accessible for repair/replacement without damaging the building structure or building finish”). Should have access panel installed for servicing/access to pump motor IRC 4109.3.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side Yard

Type of gas distribution piping material:

Comments:

GAS SUPPLY SYSTEMS:

Pressure test of gas lines has been specifically excluded.

OBSERVED BRANCH LINES:

Galvanized and/or black iron

Unable to determine if above ground gas lines are properly bonded as required by 2006 IRC/G2411.1 (310).

CONNECTIONS:

Proper flex

☞ *Buyers note: Gas Appliance Connectors (GAC's) are not electrically bonded. Gas Appliance Connectors (GAC's) are the short run of yellow corrugated gas line similar in composition to Corrugated Stainless Steel Tubing (CSST) that connects gas appliances such as kitchen appliances, clothes dryers, water heaters, and house heaters to the natural gas piping in the home. Corrugated Stainless Steel Tubing(CSST) which is a similar material as Gas Appliance Connectors (GAC's), has been linked to fires caused from direct and indirect / close proximity lightning strikes. The lightning strikes have been linked to punctures / holes in the thin stainless steel tubing and igniting fires. CSST is now required to be properly bonded in an attempt to make it a safer product.*

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F. Other

Comments:

Not checked, inspected.

V. APPLIANCES

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A. Dishwashers

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

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B. Food Waste Disposers

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

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NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

RANGES/COOKTOPS:

No significant deficiencies or anomalies observed at the time of inspection.

OVEN:

No significant deficiencies or anomalies observed at the time of inspection.

E. Microwave Ovens

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

G. Garage Door Operators

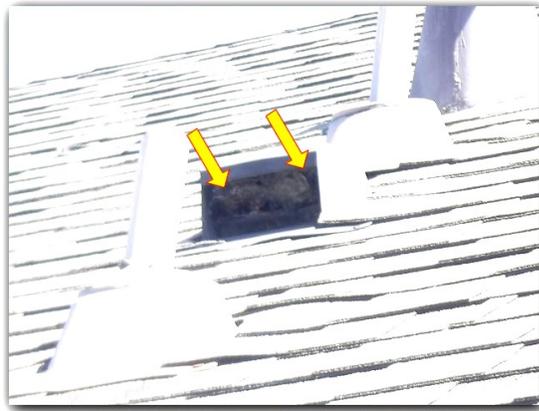
Comments:

No significant deficiencies or anomalies observed at the time of inspection.

H. Dryer Exhaust Systems

Comments:

Dryer vent contains lint buildup. Recommend cleaning dryer vent to reduce drying time.



The proper operation of the dryer duct booster fan was not verified.

Recommend cleaning dryer vent periodically to reduce drying time and risk of fire hazard.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

ICE MAKER:

The unit was not operational, not performing its intended function, in need of repair/replacement.



MINI REFRIGERATOR:

Needs cleaning. Functioning properly at the time of inspection.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Missing and/or broken head; Station #4



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NP=Not Present

D=Deficient

I	NI	NP	D
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B. Other

Comments:



No significant deficiencies or anomalies observed at the time of inspection.