PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: _____
(Name and License Number of Inspector) (Date)

_____
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

Report Identification_____

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

Property inspected was ☐ Occupied ☑ Vacant ☐ New Construction
Parties present at inspection ☐ Buyer or Buyers Representative ☐ Buyers Agent
☐ Seller ☐ Listing Agent

Weather Condition during inspection Sunny Overcast Raining Snowing
Outside temperature during inspection 88° Time of inspection 12:00 pm

How to read and interpret this report

All comments in blue should be addressed to prevent more extensive damages and should be considered a priority

The highest priority items are in bold blue print.

Any item written in red print is a safety concern of an immediate or priority nature.

General informational comments are written in italics for your review.

Report Identification:_____

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Post Tension Slab

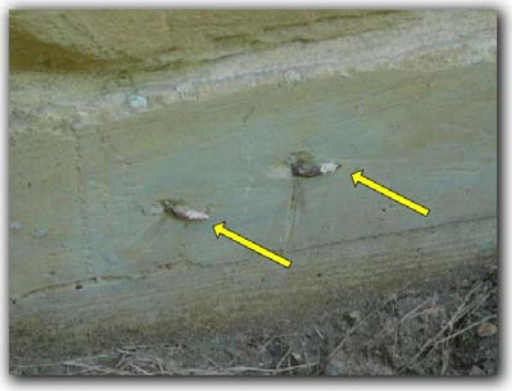
Comments:

The inspector will describe the type of foundation and inspect the foundation, related structural components and slab surfaces. He will report any post-tensioned cable ends that are not protected.

*The inspector will render a written **opinion** as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. Your inspector is not a structural engineer. You should refer to http://houstonslabfoundations.com or a similar website, or have an engineer give an evaluation if any concerns exist about the potential for future movement.*

It is this inspector's opinion that the foundation appears to be performing its intended function. During visual observations at the time of this inspection, there was no evidence suggesting significant foundation movement.

One or more exposed nails or metal protrusions were observed and need to be covered or removed. This will help prevent further rusting which may eventually affect the foundation longevity or performance; west side.



☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

No deficiencies observed at the time of the inspection.

Rain Gutters and Down Spouts

Not present.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Tile
Viewed From: Ground with binoculars
Comments:

The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof. He will not make a determination regarding the remaining life expectancy of the roof covering. As a general rule the average life expectancy of a composition roof is approximately 18-20 years, note: environmental conditions can have a great effect on the life expectancy. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems. Note: if the roof is observed from the ground, viewing may be limited in some areas.

Roof Condition ☐ Good/New ☑ Average ☐ Aged

No deficiencies observed at the time of the inspection.

Visible Flashing and Roof Penetrations

No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Attic
Approximate Average Depth of Insulation: 6-8 inches
Comments:

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration. Note: all areas of attic may not be safely accessible for inspection.

Access to Attic

No deficiencies observed at the time of the inspection.

Visible Structural Components in the Attic

Roof Frame Type ☑ Wood frame ☐ Steel frame

Observed at least one location where insulation is out of position or missing.

Evidence of Water Penetration from the Roof

No deficiencies observed at the time of the inspection.

Attic Ventilation and Screening

Attic ventilation ☑ Soffit vents ☐ Exhaust ports ☐ Gable vents
☑ Ridge vents ☐ Wind Turbine(s) ☐ Power Turbine(s)
☐ None Evident

No deficiencies observed at the time of the inspection.

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

Comments:

He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. He will also inspect and report any visible deficiencies in interior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew and or mold to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

Interior Walls

No deficiencies observed at the time of the inspection.

Exterior Walls

Periodic inspection and routine maintenance of exterior finishes (paint), sealants, caulking around windows, doors and all other exterior items that penetrate the walls, this should be done

on a regular basis. Landscaping including trees and bushes should not be in contact with the exterior of the home. These conditions may cause damage to the home. They promote wood rot and make an easy pathway for insects.

Caulking and sealing is needed around all exterior siding penetrations including, but not limited to: electrical panels, light fixtures, plumbing penetrations, vent terminations, expansion joints, etc. This will prevent water, insect, and/or unconditioned air penetrations.

Evidence of Water Penetration in Walls

No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance.

Ceilings

No deficiencies observed at the time of the inspection.

Floors

No deficiencies observed at the time of the inspection.

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

Comments:

The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly. Purchaser is advised to replace or re-key all exterior locks upon taking position of the property.

Interior Doors

No deficiencies observed at the time of the inspection.

Exterior Doors

No deficiencies observed at the time of the inspection.

Garage Doors

No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or inadequate egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.

Observed the home had double pane windows.

Observed more than one window screen is missing, damaged, or bent.

Safety Glass in all Appropriate Locations

No deficiencies observed at the time of the inspection.

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

Comments:

He will also inspect and report any visible deficiencies in interior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings.

Observed a section of the handrail that appeared to be loose.

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

The inspector will describe and inspect each fireplace and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.

*The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test. **Fireplaces with gas appliances should have the damper blocked open, so that unseen harmful gases can exhaust out the chimney and not into the home.*

Type of fireplace ☐ Masonry ☑ Prefabricated Insert ☐ Wood stove/insert

Gas Valve / Logs ☐ Present** ☑ Not present

Observed a fireplace gas appliance had not been installed.

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

Comments:

The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

No deficiencies observed at the time of the inspection.

☐ ☐ ☐ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

Comments:

The inspector will describe the visible wiring type, the amperage rating of the service and the locations of the main disconnect. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and sub panels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of over current protectors for the size of conductor being used and the sizing of listed equipment of over current protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or sub panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

Service Entrance Wiring

Is ☐ Overhead ☑ Underground

Electrical Service Panel

Location of Main panel(s) is on/in east exterior wall.

Amperage rating for Main service panel disconnect is 200 AMPS.

Type of Feeder Wire(s) found in Main Panel is: ☐ Copper ☑ Aluminum
In homes that have aluminum wiring, the inspector will report the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.
Anti-oxidant is ☐ Present ☑ Not Present on connections

Observed that Breaker #24 did not trip when the test button was depressed on the breaker.

Observed exterior outlets did not trip the breaker when an outlet tester was used at the outlets.

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

Type of Wiring:
Comments:

The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or sub panels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report the lack of Ground Fault Circuit Interrupter protection, Ground Fault Circuit Interrupter protection devices that are not properly installed or do not operate properly.

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords.

Type of Wiring for Branch Circuits

Branch circuit wiring is ☑ Copper ☐ Aluminum
☑ Grounded 3 conductor wiring ☐ Ungrounded 2 conductor wiring
In homes that have aluminum wiring, the inspector will report the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.
Anti-oxidant is ☐ Present ☐ Not Present on connections
Appropriate Connections: ☐ Present ☐ Not Present
☐ Pig Tailed Connections ☐ Crimp Connections ☐ Other
☐ Approved Copper / Aluminum Devices

Fixtures

Doorbell was performing its intended function.

Observed at least one electrical fixture does not function as intended; upstairs bathroom light, upstairs bathroom fan, back patio light, one garage light, and the carriage lights on the exterior of the garage.

Outlets

GFCI protection was ☑ present ☐ not present in all required locations.
Ground Fault Circuit Interrupter protection is required by current code in the following locations, but not limited to; all bathrooms, all kitchen counter top outlets, wet bar outlets, all exterior outlets, garage outlets, etc. Lack of Ground Fault Circuit Interrupter protection is a recognized safety hazard and is in need of repair.

Deficient in: ☐ Kitchen ☐ Bar ☐ Bathroom(s) ☐ Laundry ☐ Hydrotherapy Equipment
☐ Garage ☑ Exterior outlets

Observed at least one outlet with no power; entry.

Switches

Observed possible incorrect wiring on the two way switches in the upstairs bar area.

Equipment Disconnects

No deficiencies observed at the time of the inspection.

Smoke Detectors

Note: full functional inspection of monitored fire alarm system is outside the scope of this inspection, and was not checked.

Smoke Detectors ☑ Present ☑ Interlocked ☐ Not Present in all locations
Recommend smoke alarms inside and outside each sleeping area and on each floor and periodic replacement of the batteries. Note the inspector may be able to verify some of the smoke detectors are interlocked but he may not be able to verify 100% of the detectors are interlocked.

More Info:

- Most smoke detectors/alarms will begin to "chirp" intermittently as a signal that its battery needs to be changed.
- Most smoke detectors/alarms have a useful life of between 7 and 10 years. (If you do not know when a given detector/alarm has been installed, put in a new one, write down and save the date so you will know when to replace it.
- Check with the manufacturer to determine the expected life of the unit as well as maintenance and test procedures for your particular unit.

9 units were observed in the house. Received alarm signals from 9 units when the test button was depressed.

Units were tested by pushing the self contained test push button on each unit where they were accessible.

According to the U.S. Fire Administration website:

- Smoke alarms should be tested at least once a month.
- All smoke alarms /detectors have a test button that you push to check out the entire alarm.

For more useful information, please see the U.S. Fire Administration website at: http://www.usfa.fema.gov/downloads/pdf/media/qr_smokealarms.pdf

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced air
Energy Sources: Gas
Comments:

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valves.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

Furnace is ☑ Fully accessible ☐ Partially accessible ☐ Not accessible
Gas Shut Off Valve ☑ Present ☑ Accessible ☐ Not Present and/or Observable
Branch Line ☑ Iron/Flex ☐ Copper

Heating Unit
Make: 2017 Carrier
Model Number: 58STA070-16
Serial Number: 1317A20774

No deficiencies observed at the time of the inspection.

Heating Unit
Make: 2017 Carrier
Model Number: 58STA110-22
Serial Number: 1217A14257

No deficiencies observed at the time of the inspection.

Blower Fans
No deficiencies observed at the time of the inspection.

Thermostats
No deficiencies observed at the time of the inspection.

Heater Exhaust Venting
No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☑ **B. Cooling Equipment**
Type of Systems: Central
Comments:

*The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. **Note: units not within normal temperature range should be evaluated by a licensed HVAC technician. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.*

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report

conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

Condensing Unit
Make: 2019 Goodman
Model Number: GSX140481KD
Serial Number: 1910060943

Evaporator Coil
Temperature Differential: 17 degrees.
Normally expected temperature is between 16 and 21 degrees Fahrenheit. **
Make: 2016 ADP
Model Number: C60H210P526
Serial Number: 7116L16757

No deficiencies observed at the time of the inspection.

Condensing Unit
Make: 2019 Goodman
Model Number: GSX140481KD
Serial Number: 1910060963

Evaporator Coil
Temperature Differential: 16 degrees.
Normally expected temperature is between 16 and 21 degrees Fahrenheit. **
Make: 2017 BDP
Model
Number: CNPHP3617ALAAAAA
Serial Number: 1217X76769

Observed the disconnect box is not properly caulked across the top and down the sides.

Observed that the A/C guards had been removed or never installed. Recommend removal of the steel for safety reasons.

***Newer 'High Efficiency" units may have different temperature expectations. These temperatures can be determined by consulting certain graphs in the specific operating Manual for this unit.*

Condensation Emergency Pans and Drain Lines
No deficiencies observed at the time of the inspection.

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

Comments:

The inspector will inspect the visible components of the duct system and report improper materials, improperly sealed ducts or improper routing of duct, duct fans, filters, ducting and insulation.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures (less than 60 degrees) or other circumstances are conducive to safe operation without damage to the equipment.

Heating and Air Conditioning Duct Work

Filter Size(s) 20 x 25 x 4 media
Filter Size(s) 16 x 25 x 4 media
Filter Size(s) 20 x 25 x 1
Filter Size(s) 12 x 24 x 1

No deficiencies observed at the time of the inspection.

IV. PLUMBING SYSTEMS

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

Location of water meter: west
Location of main water supply valve: west exterior wall
Static water pressure reading: 60 psi
Comments:

Acceptable water pressure should be between 40 to 80 pounds per square inch.

Location of Main Gas Shutoff valve is along the south exterior wall.
Branch line material observed to be: Galvanized and/or black iron.
Appliance connection material was: Proper Flex.

The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of visible water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

Types of water supply lines are ☐ Copper ☑ PVC/CPVC ☐ PEX
☐ Galvanized piping ☐ a mix of both copper and galvanized piping

Functional Flow
No deficiencies observed at the time of the inspection.

Faucets

Observed that the water appeared to be discolored and had an odor.

Observed the hot water was not turned on at the bar sink.

Laundry Connections
We recommend the use of high pressure "no burst" style water supply hoses for the clothes washer to reduce the potential of water damage.

Observed the laundry drain was not open at the time of the inspection.

Exterior Hose Faucets

Back Flow prevention is present in all locations.

No deficiencies observed at the time of the inspection.

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

Comments:

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. ***Note: A 24-hour shower pan test and hydrostatic pressure testing of sewer lines is specifically excluded.*** *He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drain stops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.*

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, ***private sewer systems, water wells****, sprinkler systems swimming pools or solar water heating systems.*

Type of material used for waste lines ☑ PVC ☐ Cast Iron ☐ Mix of Cast Iron and PVC.

All exterior plastic (PVC) pipes that are exposed to ultra violet rays of the sun light should be painted to prevent damage.

Commodes

No deficiencies observed at the time of the inspection.

Sinks

No deficiencies observed at the time of the inspection.

Bathtubs and Showers
No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Sources: Gas
Capacity: 50 gals.
Comments:

The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent piping, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. Note: most water heater manufacturers require that temperature and pressure relief valves be operated / tester at least annually. This is to help ensure the waterway stays clear of naturally occurring mineral deposits that have a tendency to render the temperature and pressure relief valves inoperative. He will also report deficiencies in piping material; piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination. As a general rule the average life expectancy of a water heater is between 8 and -12 years with reasonable care.

Number of Units 1 Manufacture Date: 2017

Water heater is located in the **attic.**
Safety Pan and Drain Installed ☑ Yes ☐ No
Gas Shut Off Valve ☑ Present ☑ Accessible ☐ Not Present and/or Observable
Branch Line ☑ Iron / Flex ☐ Copper
Garage Unit(s): Physically Protected ☐ Yes ☐ No
18-inch Floor Clearance ☐ Yes ☐ No

No deficiencies observed at the time of the inspection.

Temperature and Pressure Relief Valves

T and P Valve was ☑ Operated ☐ Not Operated

Observed the TP&R piping was not connected to the valve.

Client Advisory on T&P Relief Valve:

Most manufacturers recommend that the Temperature and Pressure Relief Valves(s) should be tested **"at least once a year"** and be changed periodically to ensure the valve and discharge pipes operate safely. Read the information near the valve or contact the manufacturer for specific instructions prior to conducting a test. This is a safety item.

Water Heater Exhaust Venting

No deficiencies observed at the time of the inspection.

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

Comments:

The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report deficiencies in the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

Ground Fault Circuit Interrupter protection ☑ Present ☐ Not Present

GFCI reset location is in the **master lavatory.**

Access Cover ☐ Available ☐ Accessible ☑ Not Available and/or Accessible

Was not able to access motor for visual inspection.

P2720.1(IRC) **Access to pump**. Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field-fabricated access openings, an opening of not less than 12 inches by 12 inches shall be installed for access to the circulation pump. Where pumps are located more than 2 feet from the access opening, an opening of not less than 18 inches by 18 inches shall be installed. A door or panel shall be permitted to close the opening. The access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump.

☐ ☐ ☐ ☐ **E. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

No deficiencies observed at the time of the inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

No deficiencies observed at the time of the inspection.

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

Comments:

The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter; vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.

Vent: ☐ Re-circulates Air ☑ Vents to Exterior ☐ Vent not Present

Observed vent material had not been installed.

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

Comments:

The inspector will operate each range or cook top and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, and tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

Range

Type of Range ☐ Electric ☑ Gas
Gas Shut Off Valve ☑ Present ☑ Accessible ☐ Not Present or Observable
Gas shut off valve is located under the unit.
Branch Line ☑ Iron/Flex ☐ Copper

No deficiencies observed at the time of the inspection.

Oven

Type of Oven ☑ Electric ☐ Gas
Anti-tip device is ☐ Present ☐ not present ☑ Not applicable
Oven Temperature when set at 350° is approximately 380°.

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

I	NI	NP	D	
☑	☐	☐	☐	**E. Microwave Ovens**

Comments:

The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

No deficiencies observed at the time of the inspection.

I	NI	NP	D	
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

☑ Vents terminate outside the structure

☐ Vents terminate improperly at the soffit or inside attic and should be vented to exterior.

No deficiencies observed at the time of the inspection.

I	NI	NP	D	
☑	☐	☐	☐	**G. Garage Door Operators**

Comments:

The inspector will operate the overhead garage door manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled. He may not test or inspect hand held remote control units.

Door Operated ☐ Manually and by ☑ Automatic door controls

No deficiencies observed at the time of the inspection.

I	NI	NP	D	
☑	☐	☐	☐	**H. Dryer Exhaust Systems**

Comments:

The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. We recommend periodic cleaning of the dryer vent to reduce the potential risk of fire caused by the build up of lint.

No deficiencies observed at the time of the inspection.

I	NI	NP	D	
☐	☐	☐	☐	**I. Other**

Comments:

J. OPTIONAL SYSTEMS

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

I	NI	NP	D	
☑	☐	☐	☑	**J. Landscape Irrigation (Sprinkler) Systems**

Comments:

The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of backflow prevention. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of backflow prevention and the absence of a shut-off valve. He will report deficiencies in the operation of each zone, associated valves and spray heads

☐ Back Flow Prevention Present ☐ Shut off Valve(s) Present
Location of Shutoff Valve is unknown.
Control Panel located in east exterior wall.

Was unable to determine the location of shut off valves and back flow prevention.

System operated correctly.

☐	☑	☑	☐	**K. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:
Not present at time of inspection.

☐	☑	☑	☐	**L. Outbuildings**

Comments:
Not present at time of inspection.

☐	☑	☑	☐	**M. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:
Not present at time of inspection.

☐	☑	☐	☐	**N. Private Sewage Disposal (Septic) Systems**

Type of System:
Location of Drain Field:
Comments:
Not inspected.

☐	☑	☐	☐	**O. Other**

Comments:

INTENT OF INSPECTION

The expressed intent and purpose of this report is to inform our client of visual observations and opinions made on the day of the inspection, by your inspector. The opinions given are as to whether or not the mechanical, electrical, plumbing and structural components of this property are performing their intended function or are in need of repair. It is not the intent, nor within scope, of this inspection and report to determine if the property is warrantable, insurable, habitable, or to determine the economic life span. The client is advised to solicit information, advice, and cost estimates from licensed professionals in the appropriate trades, for all areas of concern prior to the closing process.

SCOPE, METHOD OF INSPECTION AND LIMITATIONS

The content of this report is based solely upon visual observations and the perceived performance of the different components and not engineering fact. The inspector's opinion is based on his or her personal knowledge, experience, and training, and not upon any code requirements or performance standards. The inspection will be conducted under the standards set forth by the Texas Real Estate Commission. The inspector is not a code compliance officer. Any federal, state or local codes and / or other legal requirements are not within the scope or intent of this report. The inspector may reference common building code violation for information purposes.

The inspection methodology is limited to openly visible areas of the property. Observations are made on both the inside and outside of the structure. Observations were limited to only those areas open to view without disassembling any component or moving any items which are obstructing the view. The inspector may use basic tools or instruments to aid in the inspection process. Note: stored items, furnishings, recent updating and or repairs may mask typical signs of distress. Because the inspection procedure is visual only and was not intended to be diagnostic and / or technically exhaustive some inherent risk remains that undiscovered problems exist and / or future problems will develop. There is no guarantee or warranty stated or implied that **all** defects or problems have been found or that will pay for the repair of, or be liable for, any defect not discovered. This report #20200818-01 was prepared for the exclusive use for and is not transferable to anyone else in any form. assumes no responsibility for its use and/or misinterpretations by third parties.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew, and / or mold, to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint. This company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

There is no currently approved procedure to detect the presence of "Chinese" or other drywall which may have been manufactured in an unapproved way or with unapproved or harmful materials. Accordingly, the issue of harmful drywall (and its potential problems) is beyond the scope of the inspection