

# Wheeland Professional Real Estate Inspections

## PROPERTY INSPECTION REPORT

Prepared For: Dewayne Nolin  
(Name of Client)

Concerning: 354 Kichapool Dr. Livingston, Texas 77351  
(Address or Other Identification of Inspected Property)

By: Jimmy Wheeland / 9289 6-13-17 / 9:01 AM  
(Name and License Number of Inspector) (Date / Time)

/  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us). The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an 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 action, 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.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Occupied       Vacant

PRESENT AT INSPECTION: **Seller /**

**Weather Condition at Time of Inspection**

Clear       Overcast/Hazy       Cloudy       Rainy       Snow/Ice

Outside Temperature: Arrival **81° F.**      Departure: **87° F.**

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**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Types of Foundation(s): **Concrete Slab**

Performance Opinion:

At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident

Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Comments (An opinion on performance is mandatory):

**Foundation:**

- The foundation appears to be supporting the house at time of inspection.**

**B. Grading & Drainage**

No evidence of water penetration observed at this time

Drainage: **Drainage appears to be adequate**

Water spots evident                       Appears to have been repaired

Comments:

**Grading:**

- Grading appears normal at time of inspection.**

**Drainage:**

- Drainage appears normal at time of inspection.**

**C. Roof Covering Materials**

Type(s) of Roof Covering: **Composition**

Viewed From: **Walk some surfaces**

Condition: **Unable to locate any immediate roof problem**

Ridge shingles cracked / missing / loose

Shingles cracked / missing / loose / damaged / worn / aged

Valley in need of repair

Caulking needed:     Nails or staples exposed     Small holes or openings

Gutters:             Bent Sections     Debris

Downspouts:     Missing             Extension/splash block missing

Comments: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

**Roof Covering:**

- Roof covering appears normal for age of roof covering (18/20 Years old).**
- Noted ridge shingles worn at time of inspection.**
- Noted several shingles worn, missing & aged at time of inspection.**
- Roof covering nearing end of life (Recommend removing old shingles and installing new roof covering). See pictures.**

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**D. Roof Structure & Attic**

Attic

Viewed From: **Walked deck or safe area**

Attic Insulation: **Batt**

Approximate Average Depth of Insulation: 6"

Approximate Average Thickness of Vertical Insulation: 4"

Roof

Ventilation observed: **Yes**    Condition: **Ventilation adequate**

Ridge / Rafter sag noted     Water leaks noted     Previous repairs noted

Vermin activity noted

Comments:

**Roof Structure & Attic:**

- Roof structure & attic appears to be normal at time of inspection.**

**E. Walls (Interior & Exterior)**

Prevalent exterior siding: **Wood/wood product**

Interior Wall:

Water stains / damage

Small drywall cracks

Large drywall cracks

Mildew

Holes

Previous repairs noted

Exterior Wall:

Water stains / damage

Small cracks

Large cracks

Weepholes missing / blocked

Rotted / exposed wood

Previous repairs noted

Paint chipping

Damage to trim, door, siding

Comments:

**Interior Walls:**

- Interior wall appear to be normal at time of inspection.**

**Exterior walls:**

- Exterior walls appear to be normal at time of inspection.**

**F. Ceilings & Floors**

Water stains / damage

Holes and openings

Rotting evident

Tiles – cracked / damaged / loose / missing

Vinyl damage

Slight sloping

Crawl Space Inspected From:

Comments:

**Ceilings:**

- Ceilings appear to be normal at time of inspection.**

**Floors:**

- Floors appear to be normal at time of inspection.**





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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Main panel location: **Exterior wall**

Improper panel location

Panel Condition: **Acceptable**

Inadequate panel labeling

Burned wires

Double-lugging

Defective breakers

Type of wiring: **Copper**

Grounding Electrode present: **Yes**

Due to defects observed, recommend service and complete system check by licensed electrician

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Comments:

**Service Entrance Panels:**

**General Electric Load Center**

**200 Amp Max Rating**

**Type 3 Outdoor Enclosure**

**120 / 240 Volt / 3 Wire System**

**2/0 Copper Conductor Wires**

**200 Amp Main Disconnect Switch**

**1. Unit appears normal at time of inspection.**

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**B. Branch Circuits, Connected Devices, and Fixtures (Refer to OP-I form):**

Type of Wiring:    **Copper**

Receptacle Type:     2 prong     3 prong     aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s):

Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Garage:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Exterior:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

GFCI Reset Location(s):    **Outlets**

ARC Fault

ARC Outlet location(s):

Master Bedroom:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
2 <sup>nd</sup> Bedroom:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
3 <sup>rd</sup> Bedroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
4 <sup>th</sup> Bedroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Loose / broken / inoperative outlet     Loose / broken / inoperative switch

Loose / broken / inoperative light

Smoke detector inoperative

Ceiling fan inoperative

Improper wiring     Exposed wire

Double-lugging

Reverse Polarity

Open ground

Wire splices / open junction boxes

Voltage drop detected

Comments:

**Branch Circuits, Connected Devices & Fixtures:**

1. Branch Circuits operated normal at time of inspection.
2. Connected devices operated normal at time of inspection.
3. Noted open wire splices & missing junction box in cabinet above the microwave oven.
4. Noted exposed (Romex wire) under kitchen sinks cabinet for waste disposer.
5. Noted ARC fault electric outlets missing in bedroom (New Code).
6. Noted several wire splices & open junction boxes in the attic.



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

**Unit 1:**    Type of System: **Forced Air**    Energy Source: **Electric**  
 Thermostat Location: **Hall**  
 Condition:    Loose     Not level     Not registering properly  
 Filter Type: **Disposable**    Condition: **Acceptable**    Size:  
Gas:     Rust on burner     Flame inconsistent     Pilot not lit  
            Improper venting     Copper gas line     No gas shut-off  
            Gas leak     Air blowing in burner chamber  
            Gas line not supported  
 Electric:  Not on     Inoperable  
 Blower:     Fan loose     Limit switch missing/inoperable     Noisy  
                Burned wires inside blower

Comments:

**Unit Name: Carrier Heating & Air Conditioning Co.**  
**(Model # FB4CNF030) (Serial # 3913A71525)**

1. Heating system operated normal at time of inspection.

**Unit 2:**    Type of System:    Energy Source:  
 Thermostat Location:  
 Condition:    Loose     Not level     Not registering properly  
 Filter Type:    Condition:    Size:  
Gas:     Rust on burner     Flame inconsistent     Pilot not lit  
            Improper venting     Copper gas line     No gas shut-off  
            Gas leak     Air blowing in burner chamber  
            Gas line not supported  
 Electric:  Not on     Inoperable  
 Blower:     Fan loose     Limit switch missing/inoperable     Noisy  
                Burned wires inside blower

Comments:

**Unit Name:**  
**(Model # ) Serial # )**

1. None Present.

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I	NI	NP	D	Inspection Item
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**Unit 3:** Type of System: \_\_\_\_\_ Energy Source: \_\_\_\_\_  
 Thermostat Location: \_\_\_\_\_  
 Condition:  Loose     Not level     Not registering properly  
 Filter Type: \_\_\_\_\_ Condition: \_\_\_\_\_ Size: \_\_\_\_\_  
**Gas:**  Rust on burner     Flame inconsistent     Pilot not lit  
 Improper venting     Copper gas line     No gas shut-off  
 Gas leak     Air blowing in burner chamber  
 Gas line not supported  
**Electric:**  Not on     Inoperable  
**Blower:**  Fan loose     Limit switch missing/inoperable     Noisy  
 Burned wires inside blower

Comments:

**Unit Name:**  
**(Model # ) (serial # )**  
 1. None Present.

Due to defects observed, recommend service by qualified H.V.A.C Service Company  
**Note:** Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

**B. Cooling Equipment**

Heat pumps are operated in one mode only  
 Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

**Unit 1:** Type of System: **Conventional**    Return **65** Supply **45**    Differential **-20**  
 High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)  
**Compressor:**  Not on     Not level     Not shutting off  
 Improper clearance     Fin damage     Inoperative  
**Condenser:**  Fan not on     Coils need cleaning     Noisy  
**Condensate Drain:**  
 Primary:  Clogged     No trap     Not insulated  
 Tray debris / standing water / rust     Tray leak  
 Secondary:  Does not exist     Not readily visible  
 Location: \_\_\_\_\_  
**Freon line:**  Insulation missing / damaged     Refrigerant leak possible  
 Location: \_\_\_\_\_

Comments:

**Cooling Equipment: Goodman MFR Corp. Heating & Air Conditioning Co.**  
**(Model # GSC1300301EB) (Serial # 1305581458)**  
 1. Air conditioning system operated normal at time of inspection.

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I	NI	NP	D	Inspection Item
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**Unit 2:**      Type of System:      Return      Supply      Differential      0

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
  - Compressor:       Not on       Not level       Not shutting off
  - Improper clearance       Fin damage       Inoperative
  - Condenser:       Fan not on       Coils need cleaning       Noisy
  - Condensate Drain:
  - Primary:       Clogged       No trap       Not insulated
  - Tray debris / standing water / rust       Tray leak
  - Secondary:       Does not exist       Not readily visible
  - Freon line:       Insulation missing / damaged       Refrigerant leak possible
- Location:

Comments:

**Cooling Equipment: Heating & Air Conditioning Co.**  
**(Model # ) (Serial # )**  
 1.

**Unit 3:**      Type of System:      Return      Supply      Differential      0

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
  - Compressor:       Not on       Not level       Not shutting off
  - Improper clearance       Fin damage       Inoperative
  - Condenser:       Fan not on       Coils need cleaning       Noisy
  - Condensate Drain:
  - Primary:       Clogged       No trap       Not insulated
  - Tray debris / standing water / rust       Tray leak
  - Secondary:       Does not exist       Not readily visible
  - Freon line:       Insulation missing / damaged       Refrigerant leak possible
- Location:

Comments:

**Cooling Equipment: Heating & Air Conditioning Co.**  
**(Model # ) (Serial # )**  
 1. None Present.

Due to defects observed, recommend service by qualified H.V.A.C Service Company  
**Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.**

- 
- 
- 
- 

**C. Duct System, Chases, and Vents**

- Openings evident (return)       Openings evident (supply)
- Covering(s) torn / missing

Comments:

**Duct System, Chases & Vents:**

1. Duct system chases and vents appear normal at time of inspection.

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### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures** (Capacity or interior pipe condition undetermined)

Type: **Copper**      Static water pressure reading: **48 Psi.**  
 Location of water meter: **Front Yard**      Location of main water supply valve: **Meter**  
Kitchen Sink:    Faucet leak       Drain leak       Spray leak  
                           Sink leak       Drain slow       Low / no pressure

Comments:

**Kitchen:**

- 1. Kitchen units appear normal at time of inspection.**

Bar/utility Sink:    Faucet leak       Drain leak       Spray leak  
                           Sink leak       Drain slow       Low / no pressure

Comments:

**Utility Sink:**

- 1. None present at time of inspection.**

Hall:

**Bath Sinks:**

Drain leak       Slow drain       Faucet leak       Faucet/knob missing  
 Faucet/knob damaged       Stopper missing/non-functioning

**Bathtubs:**

Drain leak       Slow drain       Faucet leak       Faucet/knob missing  
 Faucet/knob damaged       Stopper missing/non-functioning  
 Diverter leak       Diverter non-functioning  
 Grout/caulk missing       Water damage

**Shower:**

Drain leak       Slow drain       Faucet leak       Faucet/knob missing  
 Faucet/knob damaged       Head leak       Pan leak  
 Door not closing properly       Water damage       Grout/caulk missing

**Commodes:**

Loose on floor       Fills slow       Not flushing properly       Leaking  
 Not turning off

Comments:

**Hall / Utility Bathroom:**

- 1. Hall bathroom units appear normal at time of inspection.**

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Master:

Bath Sinks:

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Drain leak          | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak                     | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged |                                     | <input type="checkbox"/> Stopper missing/non-functioning |  |

Bathtubs:

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Drain leak          | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak                     | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged |                                     | <input type="checkbox"/> Stopper missing/non-functioning |  |
| <input type="checkbox"/> Diverter leak       |                                     | <input type="checkbox"/> Diverter non-functioning        |  |
| <input type="checkbox"/> Grout/caulk missing |                                     | <input type="checkbox"/> Water damage                    |  |

Shower:

- |  |                                     |                                       |  |
|--|-------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Drain leak                | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak  | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged       |                                     | <input type="checkbox"/> Head leak    | <input type="checkbox"/> Pan leak            |
| <input type="checkbox"/> Door not closing properly |                                     | <input type="checkbox"/> Water damage | <input type="checkbox"/> Grout/caulk missing |

Commodes:

- |  |                                     |  |                                  |
|--|-------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Loose on floor  | <input type="checkbox"/> Fills slow | <input type="checkbox"/> Not flushing properly | <input type="checkbox"/> Leaking |
| <input type="checkbox"/> Not turning off |                                     |  |                                  |

Comments:

**Master Bathroom:**

1. Master bathroom units operated normal at time of inspection.

3<sup>rd</sup> (Bathroom):

Bath Sinks:

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Drain leak          | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak                     | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged |                                     | <input type="checkbox"/> Stopper missing/non-functioning |  |

Bathtubs:

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Drain leak          | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak                     | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged |                                     | <input type="checkbox"/> Stopper missing/non-functioning |  |
| <input type="checkbox"/> Diverter leak       |                                     | <input type="checkbox"/> Diverter non-functioning        |  |
| <input type="checkbox"/> Grout/caulk missing |                                     | <input type="checkbox"/> Water damage                    |  |

Shower:

- |  |                                     |                                       |  |
|--|-------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Drain leak                | <input type="checkbox"/> Slow drain | <input type="checkbox"/> Faucet leak  | <input type="checkbox"/> Faucet/knob missing |
| <input type="checkbox"/> Faucet/knob damaged       |                                     | <input type="checkbox"/> Head leak    | <input type="checkbox"/> Pan leak            |
| <input type="checkbox"/> Door not closing properly |                                     | <input type="checkbox"/> Water damage | <input type="checkbox"/> Grout/caulk missing |

Commodes:

- |  |                                     |  |                                  |
|--|-------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Loose on floor  | <input type="checkbox"/> Fills slow | <input type="checkbox"/> Not flushing properly | <input type="checkbox"/> Leaking |
| <input type="checkbox"/> Not turning off |                                     |  |                                  |

Comments:

**3<sup>Rd</sup> Bathroom:**

1. None Present.

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4<sup>th</sup> (Bathroom):

Bath Sinks:

- Drain leak       Slow drain       Faucet leak       Faucet/knob missing
- Faucet/knob damaged       Stopper missing/non-functioning

Bathtubs:

- Drain leak       Slow drain       Faucet leak       Faucet/knob missing
- Faucet/knob damaged       Stopper missing/non-functioning
- Diverter leak       Diverter non-functioning
- Grout/caulk missing       Water damage

Shower:

- Drain leak       Slow drain       Faucet leak       Faucet/knob missing
- Faucet/knob damaged       Head leak       Pan leak
- Door not closing properly       Water damage       Grout/caulk missing

Commodes:

- Loose on floor       Fills slow       Not flushing properly       Leaking
- Not turning off

Comments:

**4<sup>th</sup> Bathroom:**

1. None Present.

Outside Faucets:

- Leak      Location:  Front       Rear       Side
- Inoperative       Front       Rear       Side
- Missing/broken handle       Front       Rear       Side
- Missing anti-siphon       Front       Rear       Side

Comments:

**Outside Faucets:**

1. Outside faucets operated normal at time of inspection.

Laundry:

- Tub leak       Drain leak
- Appliances connected; unable to verify drain

Comments:

**Laundry:**

1. Laundry units not inspected units not staying with house at time of inspection.

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

Comments:

**Drains, Wastes & Vents:**

1. Drain, waste and vents operated normal at time of inspection.

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**C. Water Heating Equipment (Refer to OP-I form)**

**Unit 1:** Energy Source: **Electric**      Capacity: **40 Gals.**

Location: **Attic**       Improper location

Garage unit:      Physically protected: **Yes**      18" clearance:

Corrosion at supply connections     No drain line       Leak

Temperature & Relief Valve (TPR):     Missing       Inoperative

Improperly installed / routed     No pipe

Gas Unit:       Copper gas line       No gas shut-off       Gas leak

Improper venting

Electric Unit:     Improper wiring       Inoperative heating element

Comments:

**Water Heater Equipment: A.O. Smith Water Heater Co.  
(Model #ECS40200 ) (Serial # GF040011669**

**1. Water heater operated normal at time of inspection.**

**Unit 2:** Energy Source:      Capacity:

Location:       Improper location

Garage unit:      Physically protected:      18" clearance:

Corrosion at supply connections     No drain line       Leak

Temperature & Relief Valve (TPR):     Missing       Inoperative

Improperly installed / routed     No pipe

Gas Unit:       Copper gas line       No gas shut-off       Gas leak

Improper venting

Electric Unit:     Improper wiring       Inoperative heating element

Comments:

**Water Heater Equipment:  
(Model # ) (Serial # )**

**1. None Present.**

**D. Hydro-Massage Therapy Equipment**

GFCI condition:      GFCI Reset Location:

Underside of tub readily accessible:

Leak       Switches loose       Unsafe location

Debris in port openings

Comments:

**Hydro-Massage Therapy Equipment:**

**1. None present at time of inspection.**

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**V. APPLIANCES**

**A. Dishwasher**

- Inoperative                       Leak                       High loop missing                       Noisy
- Soap tray defective                       Rust                       Rollers missing                       Trays damaged
- Loose in cabinet                       Door damage

Comments:

**Dishwasher:**

1. Dishwasher operated normal at time of inspection.

**B. Food Waste Disposer**

- Inoperative                       Leak                       Stuck hammers                       Poorly secured
- Vibration                       Noisy                       Damaged splash guard

Comments:

**Food Waste Disposer:**

1. Waste disposer operated normal at time of inspection,
2. The conduit for the electric waste disposer wiring was missing.

**C. Range Exhaust Vent**

- Filter Missing                       Vents into attic                       Inoperative
- Damaged switches                       No Light                       Noisy

Comments:

**Microwave / Range Exhaust Vent:**

1. Microwave exhaust vent fan operated normal at time of inspection.
2. The conduit for the electric microwave / range exhaust vent was missing.



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

I	NI	NP	D	Inspection Item
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**D. Ranges, Cooktops, and Ovens**

Range Source:    **Electric**

Oven Source:

Cooktop Source:

No gas shut-off in room     Gas leak     Anti-tip missing

Cooktop:

Not lighting off pilot     Right front     Left front     Right rear     Left rear  
 Damaged/missing knobs     Right front     Left front     Right rear     Left rear  
 Improper heating     Right front     Left front     Right rear     Left rear

Oven:

Door damage     Inoperative door latch     Inadequate door seal  
 Inoperative light     Clock inoperative     Broiler non-functioning

Thermostat set at 350°F    Achieved: Oven 1 **354°F**    Oven 2    °F  
 High/low differential

Comments:

**Range / Cook-tops & Ovens:**

1. Range operated normal at time of inspection.

**E. Microwave Oven**

Light inoperative     Door seal damage     Microwave inoperable  
 Does not heat properly     Door handle missing/damaged

Comments:

**Microwave Oven:**

1. Microwave operated normal at time of inspection.

**F. Trash Compactor**

Inoperative     Noisy     Not securely mounted  
 Door damage

Comments:

**Trash Compactor:**

1. Trash compactor operated normal at time of inspection.

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

I	NI	NP	D	Inspection Item
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**G. Mechanical Exhaust Vents and Bathroom Heaters**

- Exhaust fan inoperative       Noisy       Exhaust fan light inoperative
- Cover missing       Damaged       Condensation / vent problems
- Heater inoperative       Improper heater location

Comments:

**Mechanical Exhaust Vents & bathroom Heaters:**

1. Bathrooms exhaust vent fans operated normal at time of inspection.

**H. Garage Door Operator(s)**

Auto reverse block test acceptable:

Electric eye reverse test acceptable:

Improper sensor height

Opener Inoperative

Opener Damaged

Comments:

**Garage Door Operators:**

1. None present at time of inspection.

**I. Doorbell and Chimes**

Comments:

**Doorbell & Chimes:**

1. None present at time of inspection.

**J. Dryer Vents**

Comments:

**Dryer Vents:**

1. Dryer vent operated normal at time of inspection.

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

I	NI	NP	D	Inspection Item
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**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems**

Comments:

**Sprinkler System:  
(Model # ) (Stations)**

- 1. None present.

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

**Swimming Pool, Spas, Hot Tubs and equipment:**

- 1. None Present.

**C. Outbuildings**

Comments:

**Outbuilding:**

- 1. None present at time of inspection.

**D. Outdoor Cooking Equipment**

Energy Source:

Comments:

**Outdoor Cooking Equipment:**

- 1. None present.

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

I	NI	NP	D	Inspection Item
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**E. Gas Supply Systems**

Comments:

**Gas Supply System:**

1. Gas system operated normal at time of inspection.

**F. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:

Type of Storage Equipment:

Comments:

**Water Wells:**

1. Central water system

**G. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

**Septic / Aerobic Waste Disposal System:**

1. Central sewer system.

**H. Whole House Vacuum Systems**

Inoperative

Noisy

Low suction

Comments:

**Whole House Vacuum System:**

1. None Present.

**I. Other Built-in Appliances**

Comments:

**Other Built-in Appliances:**

1. None Present.

**Additional Comments**



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

## 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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-1

This form is available on the TREC website at [www.trec.state.tx.us](http://www.trec.state.tx.us)

**Important Limitations and Disclaimers**

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Jimmy Wheeland in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Jimmy Wheeland Home Inspections for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date

CLIENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ LICENSE #: 9289

**WHEELAND PROFESSIONAL REAL ESTATE INSPECTIONS  
147 Mockingbird Lane  
Livingston, TX 77351  
Office 936-566-4558  
Mobile 936-328-1045**

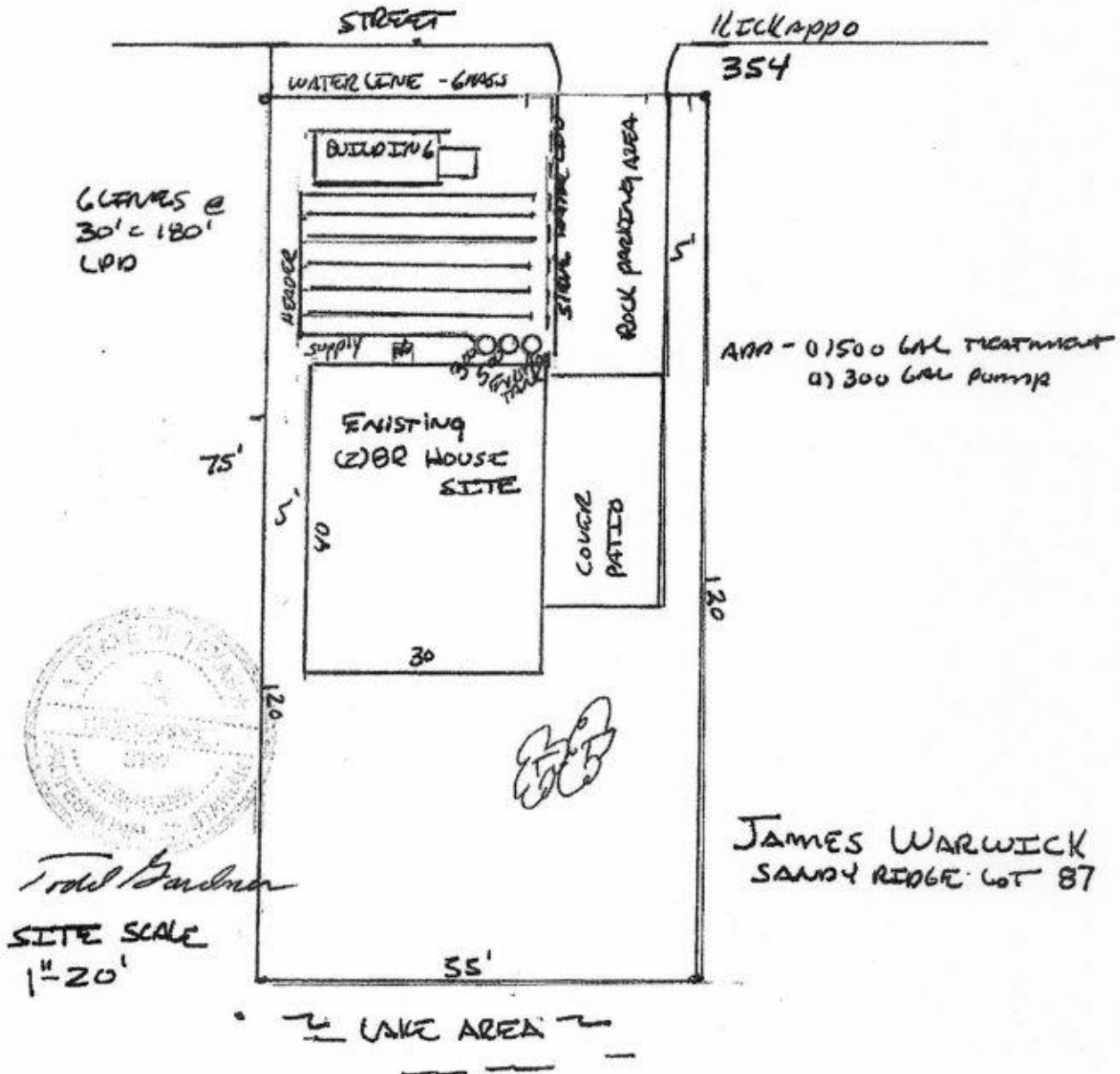
**SPECTRUM  
ON-SITE SEPTIC DESIGN**

P.O. BOX 1295  
LIVINGSTON, TX. 77351



936-327-4055

047-510-0005





**Wheeland Professional Inspections, L.L.C.**  
License # 9289  
147 Mockingbird Lane  
Livingston, TX 77351  
Office: 936-566-4558/Mobile: 936-328-1045

**Client Name: Dewayne Nolin**

**Concerning: 354 Kickapoo Dr Livingston, Texas 77351**

**Date: 6-13-17**

**Time: 9:01 AM**

**Private Sewage Disposal (Septic) System Inspection**

**Inspection: Visual & Water Test Inspections**

<b>Type of System:</b>	<b>Low Dosage Septic System</b>
<b>Location of Drain Field:</b>	<b>Front Yard</b>
<b>Connected Devices:</b>	<b>Bathrooms, Kitchen &amp; Utility</b>

**Tanks & Field Lines:**

- 1. One 500 Gals. Slug Tank (Hydro-Flo Waste Water System)**
- 2. One 500 Gals. Pump Tank (Hydro-Flo Waste Water System)**
- 3. One 300 Gals. Aerator Tank (Hydro-Flo Waste Water System)**
- 4. Field line length 30' 180' 1" PVC Piping / Low Dosage Line.**
- 5. Low dosage field line located in front yard.**
- 6. Sump / Grinder pump ½ HP with float valve.**
- 7. Aerator 1/3 HP air pump**
- 8. Control / Alarm Panel (Hydro-Flo (Waste Water System))**

**Wheeland Professional Inspections L.L.C**  
**License # 9289**  
**147 Mockingbird Lane**  
**Livingston, Texas 77351**  
**Mobile 936-328-1045**

**Inspection Comments:**

- System is required to handle a minimum of 250 gallons per day.**
- 1. Ran commodes & all water supply three hours (Over 250 Gals)**
  - 2. Pulled lids on tanks and did visual inspection.**
  - 3. Septic system operated normal at time of inspection.**

**Wheeland Professional Inspections L.L.C.**  
**License # 9289**

**Private Sewage Disposal (Septic) System**  
**Visual & Water Test Inspection Only**

**This inspection is not a warranty or a guarantee. This inspection is essentially visual, it is technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.**



Jim Wheeland  
Professional Inspector  
License # 9289  
155 Heather Ln.  
Livingston, TX 77351

Inspected By:

*Jim Wheeland*

Date: 6-13-17

**Wheeland Professional Inspections**  
**155 Heather Lane**  
**Livingston Texas, 77351**  
**License # 9289**  
**Office 936-566-4558**  
**Mobile 936-328-1045**