

**N****Noles Inspections LLC**

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**INSPECTION REPORT**

Property Address: 2506 Potomac Drive #B, Houston, TX 77057  
Inspection Date: 06/12/2019  
Inspection Number: 20190612-2  
Inspection Type: REI-7-5

**INSPECTION INFORMATION**

Year Built: 1984  
Square Footage: 2228  
Property Type: Single Family  
Number of Bedrooms: 3  
Number of Bathrooms: 2.5  
Property Additions:  
Multi Story: Yes

**PREPARED FOR**

Clients Name: Ann & Jerry Maltz

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# PROPERTY INSPECTION REPORT

Prepared For: **Ann & Jerry Maltz**

(Name of Client)

Concerning: **2506 Potomac Drive #B, Houston, TX 77057**

(Address or Other Identification of Inspected Property)

By: **Noles Inspections LLC-Darin Noles - TREC  
License #21155**

**06/12/2019**

(Name and License Number of Inspector)

(Date)

(Name, License Number 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](http://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, renovations, 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

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(<http://www.trec.texas.gov>).

professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS 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.**

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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Orientation Directions: **All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home.**

**Item Issues will be in bold red text.**

**This inspection is NOT a code compliance inspection as set forth by the Texas Real Estate Commission (TREC).**

**Please keep in mind this , just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC requires us to mark some items deficient for safety reasons as codes change over time for new construction. Don't expect the homeowner to bring items up to current codes when it may not have been required when this home was built.**

**Temperature - 90  
Inspection start time - 1:32 PM  
Inspection Stop time - 4:00 PM  
Client Present - Yes  
Owner Present - No  
Buyer Agent Present - Yes  
Seller Agent Present - No  
Others Present - Various contractors present.  
Weather - Clear/Party Cloudy**

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

A. Foundations

*Type of Foundation(s): Concrete Slab on Grade*

**Comments:**

**Information Notes:** *Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.*

*Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report.*

*Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.*

*The judgment as to whether foundation performance is inadequate is subjective. Whether a house shows signs of damage due to foundation movement should have the foundation underpinned or not, is best made by a Professional Structural Geo-Tech Engineer. Professional Structural Geo-Tech Engineers who specialize in damage evaluations are qualified to provide unbiased professional opinions as to whether or not the foundation requires repair.*

*I recommend visiting the following websites, [www.wateryourfoundation.com](http://www.wateryourfoundation.com), [www.houston-slab-foundations.info](http://www.houston-slab-foundations.info) and [www.foundationrepair.org](http://www.foundationrepair.org), for additional information. These websites are written specifically for home buyers to provide reliable information concerning slab-on-ground foundations in the Greater Houston Area. The website contains a list of the most frequently asked questions on the performance and evaluation of slab-on-ground foundations.*

**The perimeter of the foundation was not observed in some areas at the time of the inspection. This may be caused by high soil, vegetation, decks, storage sheds, or personal items. See notes under grading issues.**

**It could not be confirmed if the foundation is post tensioned or steel rebar reinforced. This was in part due to high soil, vegetation, patio, or deck blocking access to foundation. Visible areas of the foundation, exterior structure, and interior structure are inspected for indications of differential movement, which help the inspector determine the condition of the home.**

**Foundation Elevation - An interior slab elevation was taken using a Digital Level device, with the **Front and Right of the living room used as the zero reference point. All measurements will be plus or minus from this location without consideration of the different floor types.****

*This is used as a reference only to show the variations of how level the foundation is at time of the inspection and not a structural examination as to the performance of the foundation. These readings do not determine if a foundation has had differential movement as that can only be determined by taking measurements over time or having a set of measurements when the foundation was new to compare against. There are many factors that can affect the measurements like, a long wet spell, a long dry spell, sprinkler system installed or not, poor drainage, etc. I am not a structural engineer and make no claims as such. These measurements along with evaluating other conditions of the structure, help me in forming an opinion.*

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Zero reference point shown below.

The Front and Left of the living room is -0.3 inches.



The Back and Left of the living room is --0.2 inches.



The Back and Right of the home and breakfast room is -0.4 inches.



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The Front and Right of the kitchen is -0.5 inches.



The Front and Left of the Garage Interior is -5.9 inches.



The Front and Right of the Garage Interior is -6.3 inches.





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I	NI	NP	D
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In my opinion, the foundation appears to be providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be substantial evidence that would indicate the presence of significant deflection in the foundation in the inspectors opinion. This opinion is not to be applicable to future changing conditions as no accurate prediction can be made of future foundation movement. If at any time you are uncomfortable with the foundation, Before Closing, you may contact a structural engineer for further opinion.

B. Grading and Drainage

Comments:

**Information Notes:** *With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.*

*Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects.*

*Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.*

*Root barriers are recommended for trees within 10 feet of the foundation. Trees closer than 10 feet should be considered for removal but check with a structural engineer first as this could affect the foundation.*

*Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.*

*For any problem noted under issues, a complete evaluation of the lot draining system should be performed prior to close.*

**Noted: Tree(s) present in close proximity to the foundation. Trees should not be planted closer than 1 1/2 times the maximum height of the tree from the foundation. Root systems may have to be cut back and a root barrier installed. See root barriers at [www.wateryourfoundation.com](http://www.wateryourfoundation.com) . Removal of tree may be needed in the future should damage become apparent. Keep in mind by removing a large tree next to a foundation could also cause problems as the soil will retain more moisture, affecting the foundation. Recommend contacting a qualified structural engineer and tree specialist for more information and monitor foundation/wall/roof to ensure damage free conditions.**

A gutter system is installed, which is used to centralize collection and removal of water from roof runoff. Gutters are prone to leakage at the joints, which can cause damage to the fascia trim. The downspouts are not checked for proper water flow. Regular cleaning is required in order for the gutter system to function properly.

C. Roof Covering Materials

*Types of Roof Covering: Asphalt Composition Shingles*

*Viewed From: Partial roof was accessed by ladder*

Comments:

**Roof Information Notes:** *The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.*

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I	NI	NP	D

*Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.*

*Algae growth may be visible depending on the age of the roof. This may appear about 5-6 years after a roof is installed and has a brown or black appearance. This type of algae is transported through the air and tends to collect and grow on roofing material on the north and west sides. Algae discolorations are difficult to remove, but may be treated by qualified contractors. The effectiveness of such cleaning techniques is temporary and discoloration will most likely re-occur. If this is a concern I recommend contacting a company that specializes in this type of roof cleaning.*

*Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.*

*The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self seal adhesive bond and may damage the shingle.*

*When replacing a roof, the Texas Department of Insurance provides an online listing of manufacturers of products that meet the state's roofing discount requirements at [www.tdi.state.tx.us/home/roofing.html](http://www.tdi.state.tx.us/home/roofing.html).*

**Flashing Information Notes:** *It is recommended flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift up, and sealant can dry and crack allowing moisture to enter the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage.*

*For any problem noted under issues, a complete evaluation of the roof system should be performed prior to close.*

The roof appears to be a 30 year rated shingle. See notes above for common life expectancy.

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

Age of the roof is unknown; recommend consulting seller for more information.

**The roof was partially mounted at lesser sloped areas. The roof was visually inspected from accessible points from the interior, ground exterior and walkable areas of the roof as judged by the inspector. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.**

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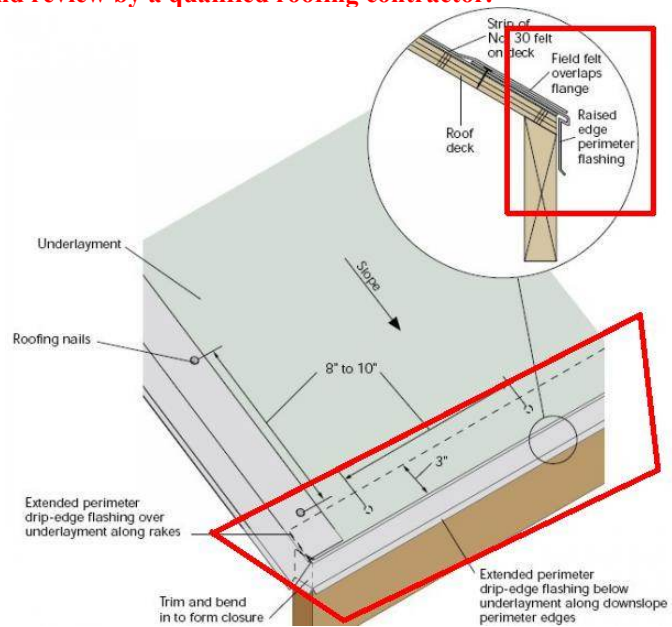
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**General roof photos for reference.**



**Issues:**

**The roofing paper underlay was either short or installed under the drip edge around the eave of home. The roofing paper underlay should be on top of drip edge at the eave and under rake edge to avoid moisture penetration; recommend review by a qualified roofing contractor.**



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**D. Roof Structures and Attics**

*Viewed From: Viewed from safe walkways*

*Approximate Average Depth of Insulation: 3-10 inches (uneven)*

*Comments:*

*Types: Batt Insulation, Blown-In Insulation*

**Information Note:** *Not all areas of an attic are visible to an inspector due to inaccessibility. This is a limited review of what can be viewed from a safe platform.*

*The attic stairway load rating is normally not know as the labels are missing. Some of the older stairways were only rated at 200lbs. Please check for missing nuts and bolts and check periodically to ensure for tightness or broken members of the stairs.*

*For any problem noted under issues, a complete evaluation of the roof structure should be performed prior to close.*

The attic was entered and a visual inspection was performed from areas where there was flooring to stand. Not all areas of an attic are visible to an inspector due to inaccessibility of low head room or where insulation covers ceiling joists. This is a limited review of what can be viewed from a safe platform.

The roof sheathing is composed of plywood.

The roof structure is composed of 2x8 rafters.

**Issues:**

**The attic stair assembly should be shortened so when extended, all sections are tight together at the joints. This is a hazard situation, which should be corrected by a qualified contractor.**

**The attic flooring does not comply with accepted industry specifications for floor sheathing. Accessing the attic could result in injury. The attic should have an unobstructed passageway from the access to the service side of all equipment. The flooring should be solid (minimum 3/4 floor decking), continuous, and not less than 24 inches wide. On the control side of the equipment and on other sides where access is necessary for servicing, a level work platform extending a minimum of 30 inches from the edge of equipment with a 36-inch high clear working space should be provided. This should be repaired for safety so a worker or anyone else does not fall through the ceiling while working on equipment.**

**Stains observed on roof sheathing on the attic roof. Some of the stains were probed with a moisture meter, which showed no moisture present at time of inspection. Recommend consulting with the home owner to see if repairs were made.**

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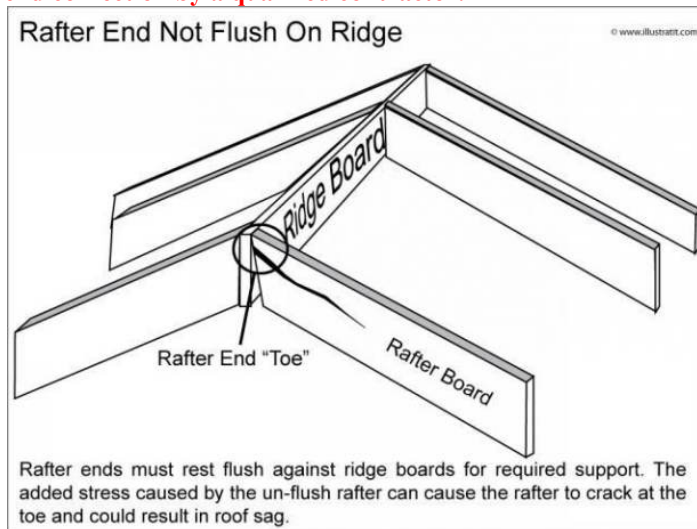
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**Evidence of rodents and/or varmint nesting materials observed; recommend review by a licensed pest control company.**

**The attic fan(s) or thermostats were not accessible or the attic temperatures were too low to view the fan(s) in operation; recommend consulting sellers to ensure proper operation.**

**The insulation in the attic is partially covering the recessed light fixtures. This condition may cause the light fixtures to overheat, which is a fire safety hazard. Depending on the age of the fixture, it can cause the lights to turn off and on randomly. Recommend removing the insulation from around the fixtures according to the light fixture specification.**

**Rafter cheek cuts on various hip, Ridge Beam or valley rafters are not angled properly and tight against the hip or valley rafter; recommend correction by a qualified contractor.**



**The drywall between units is required to be fire-taped at the seams to help form a fire rated wall between units.**

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**I**   **NI**   **NP**   **D**



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

*Comments:*

*Types: Brick Veneer, Wood siding/trim*

***Information Notes:*** *If the interior walls/ceilings have recently been painted, this can hide previous water stains, cracks, or evidence of repairs. Client is advised to review seller's disclosure for additional information.*

*If wallpaper or paneling is installed, these can mask problems like minor stress cracks, moisture, mildew/mold, and damage caused by wood destroying insects. It is advisable not to apply vinyl wallpaper on exterior walls of a room or on any wall in a bathroom. Vinyl wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over.*

*Walls through out the home may be limited to visible inspection due to drapes or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information.*

*For any problem noted under issues, a complete evaluation should be performed prior to close.*

**Some hairline type stress or material shrinkage cracks maybe present in the exterior veneers but do not appear to be signs of foundation/structural failure and may not be listed in this report. Cracks that are considered structurally deficient in the inspectors opinion will be listed under the Issues section.**

**Wall or ceiling cracks were noted in the home and in my opinion were cosmetic. Repair as desired. Cracks that are considered to be part of a structural deficiency will be noted as such under the issues section.**

***Issues:***

**There are areas around the home such as, doors, hose bibs, gas lines, A/C refrigerant lines or any voids that penetrate the exterior veneer. Any electrical panel/disconnect should be sealed on the top and both sides. These areas should be sealed/re-sealed to prevent varmint or moisture entry.**

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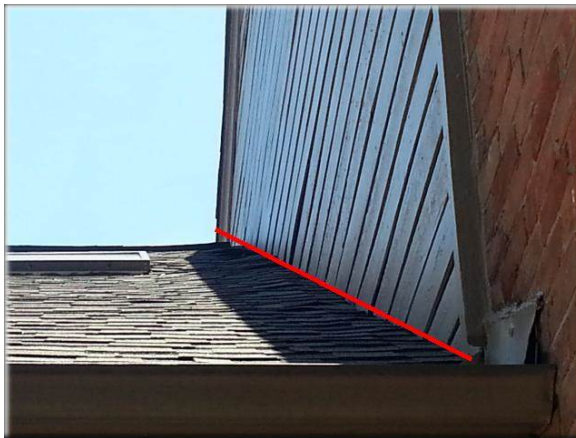
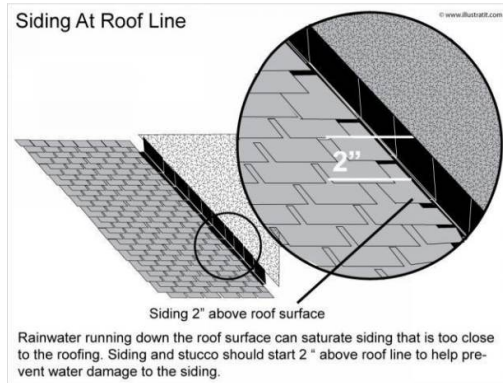
D=Deficient

I NI NP D

**Seal the gap in the window shutter at the front porch.**



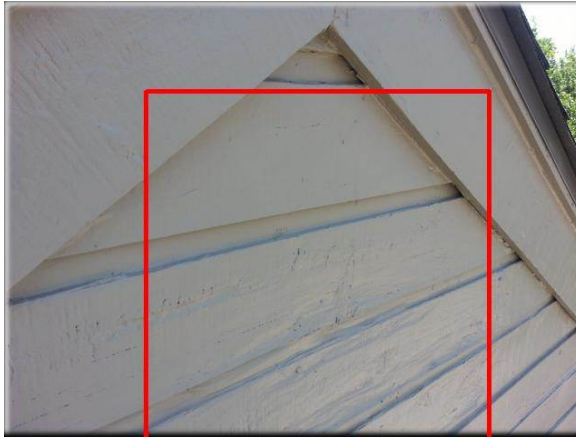
**The siding has inadequate clearance between the lower edges of the siding and roof, where it intersects the roof plane. Normal clearance required is between 1 1/2 and 2 inches. See example below:**



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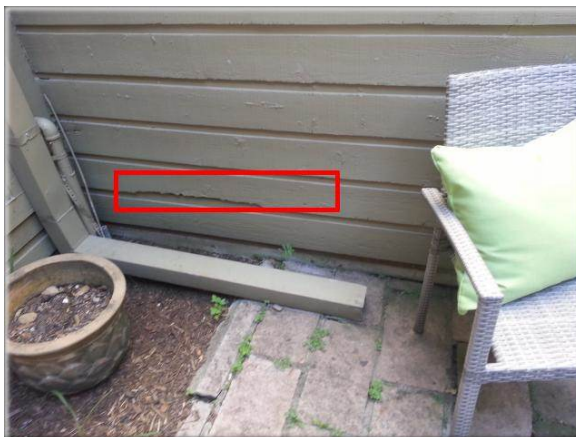
**I   NI   NP   D**

**The siding is moisture damaged. Location - Left and middle of the roof; recommend repairs/replacement as needed to help prevent moisture intrusion.**



**Home crack note: Small cracks were observed in the exterior veneer wall and at the interior drywall at various areas. These are indications that previous common deflection or thermo-expansion has occurred, possibly due to slight framing settling, mortar deficiency, minor settling or other common wear. The cracks at the interior and exterior did not appear to be structurally significant in the inspectors opinion at the time of inspection and will not be noted individually as such. If a crack is observed that is more significant in my opinion, I will document and photograph the area. Otherwise repair cracks cosmetically.**

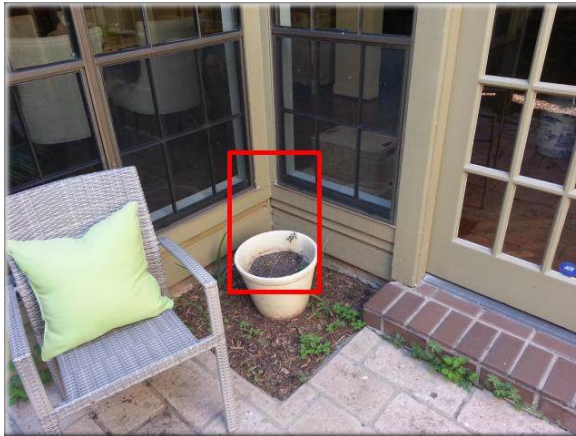
**The siding is moisture damaged. Location - various areas of the Rear Exterior; recommend repairs/replacement as needed to help prevent moisture intrusion.**





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

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F. Ceilings and Floors

Comments:

Types: Carpet, Ceramic Tile Floor, Wood

**Information Notes:** *Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information.*

**If your home dates prior to 1980 and has vinyl tile, vinyl sheet flooring, or ceiling tiles, it may contain asbestos. Asbestos is most dangerous when it is friable (damaged or crumbles easily), potentially releasing tiny fibers into the air. In most cases if the product is not damaged it does not pose a health threat. It is recommended to have it tested.**

*For any problem noted under issues, a complete evaluation should be performed prior to close.*

Furnishings and rugs prevent a full inspection -- do a careful check on your final walk-through.

Common floor squeaks noted in the upstairs flooring; suggest screwing down the sub-floor, the next time the home is re-carpeted as a corrective measure.

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

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**Issues:**

**The wood floor is cupping at the rear porch/living room. The door appears to leak which is a common cause of wood floor damage. Repair should occur to the door, weather stripping and wood floor by a qualified contractor.**



**Recommend professional carpet cleaning at this time.**

**Observed cracked or damaged tiles on the floor in the upstairs front right bedroom; recommend repairs as needed.**



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

**Comments:**

**Information Note: Recommend having all locks re-keyed after Closing.**

*For any problem noted under issues, a complete evaluation should be performed prior to close.*

The door between the garage and the interior of the home should be a 1 3/8 inch thick fire rated solid wood door, a solid or honeycomb core steel doors not less than 1 3/8 inches thick, or a 20-minute fire-rated door. Because these doors are normally painted, it is not possible to determine if the door meets these requirements.

**Issues:**

**The weather-strip material at the exterior doors appears slightly damaged or missing at areas; recommend replacing where necessary at all exterior doors the help facilitate a tight weather seal.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**The door does not latch properly in the Entry Closet; recommend adjusting the strike plate for proper operation at minimum.**



**The exterior doors of the home have a keyed deadbolt. This can present a Safety Hazard in an emergency if a key is not available to open the door.**

**The fire door between the garage and the interior of the house should be equipped with an auto-closer device, like spring loaded hinges, to prevent automobile fumes from entering the house as a safety upgrade.**

**The rear porch door is binding and should be adjusted if possible.**

**Install the missing strike plate for the kitchen pantry door.**

**It is unknown if the bedroom mirror closet doors are safety glass; recommend review by a qualified glass company for verification.**

**The Master Bathroom Toilet Room door is binding against the doorjamb/threshold, which is not allowing the door to close properly.**

**The door does not latch properly in the upstairs and jack and jill bathroom; recommend adjusting the strike plate for proper operation at minimum.**

H. Windows

Comments:

Types: Wood Frame Single Pane, Metal Frame Single Pane

**Information Note:** *Every attempt is made to open and inspect every window to verify the operation if possible, but drapes and furniture may limit the ability to inspect all windows; recommend consulting with sellers for additional information.*

*For any problem noted under issues, a complete evaluation should be performed prior to close.*

**Single pane windows installed.**

**Note: Single pane windows have a tendency to condensate, causing the moisture to drip onto the windowsill. It is recommended to keep the window sills caulked along the edge of the wall and window frame and painted with enamel paint to prevent moisture damage.**

Peeling paint and/or caulk observed on the windowsill in the home; suggest scraping, caulking, and painting as necessary to prevent moisture damage to the windowsill.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Issues:*

Because it may not have been required when the house was built, windows and sliding glass doors may not have safety/tempered glass installed. Windows and doors with glass that reaches or is near the floor level, installed in stairways, or within 24-inches of a door could be dangerous. Suggest the client install safety film, safety bars, or consider upgrading to safety/tempered glass to enhance safety. A qualified glass company should be consulted for a complete review of all windows that may require upgrades to ensure safety.

Windows in the home that have added window locks installed are considered A FIRE/EMERGENCY EXIT HAZARD; recommend removing screws or window locks for safety reasons. These locks are not removed by the inspector. Recommend having the seller remove to allow for window testing. These were present at multiple windows.



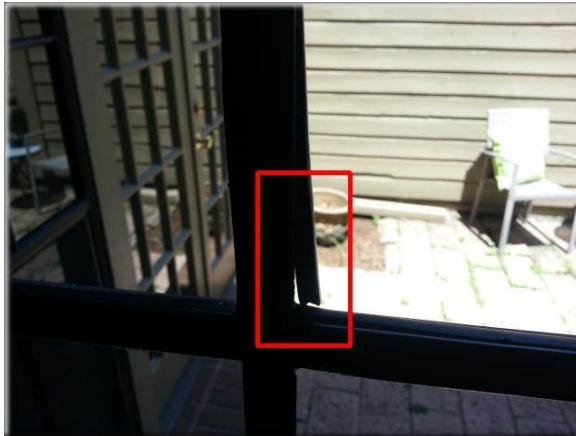
The alarm sensors are installed in the bottom of the window frame, by drilling a hole through the frame, contrary to the window manufacturer. This can allow moisture entry through the hole and into the wall cavity if the seal breaks. Recommend periodic review and sealing if necessary to prevent moisture entry into the wall cavity.



The vinyl glazing strip was cracked, missing, or loose on some of the windows; recommend replacing.

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

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Some of the second floor bedroom windows do not have a minimum windowsill height of 24 inches above the floor, which could allow a small child to fall out of the window if open. It is recommended to install a safety bar (which does not block egress) or place something in front of the window to prevent an accidental fall through the window.

I. Stairways (Interior and Exterior)

Comments:

Issues:

Spacing between balusters appears larger than 4 inches, which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.



J. Fireplaces and Chimneys

Comments:

**Information Note:** Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. Draft or smoke tests are not performed. If further review is desired, client is advised to consult with a qualified contractor prior to closing.

Fireplace is metal box lined with fire bricks. Metal chimney flue and dampener appeared to be installed properly. Not tested for proper draft (beyond the scope of this inspection).

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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The fireplace gas valve was located at the Right side of the fireplace. Gas fireplaces are not operated unless they are automatic.



*Issues:*

**Recommend permanently blocking the fireplace damper open as is currently required when a fireplace is gas burning.**

- K. Porches, Balconies, Decks, and Carports**

*Comments:*

*Issues:*

**Post deterioration is occurring at the rear patio.**



- L. Other**

*Comments:*

*Issues:*

**The sidewalk and driveway appear to have settlement and cracking. As best practice to help prevent trip hazards and further settling repair and sealant at joints/cracks is recommended.**

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

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Types: *Circuit Breakers*

**Information Note:** *Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.*

*Grounding of the electrical system and Bonding of the gas and water piping systems and appliances in the home is not always visible or observable to the inspector. Therefore it is recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.*

*For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.*

The electric meter is located on the Front and Left side of the home and the service entrance wires enter the meter by underground service.



The main service panel is Manufactured by Unknown Label Missing.

Panel Amps Maximum Rating: unknown label missing.

The main breaker size is 150-amps rated at 120/240 volts.

The service entrance cables are 4/0 AWG Aluminum rated for 200-amp breaker.

Overload protection provided by breakers.

The panel is located on the Front and Left wall of the exterior.

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

The sub-panel is Manufactured by General Electric, the panel is rated for 200-amps, the main breaker is located at the disconnect panel near the meter, rated at 120/240 volts.

A thermal imager was used to help determine no excessive "hotspots" in the electrical panel were found at the time of inspection. In general, breakers should not reach over 120-130 degrees under full load/on a hot day, depending on where the panel is mounted. Applicable only at the time of inspection.

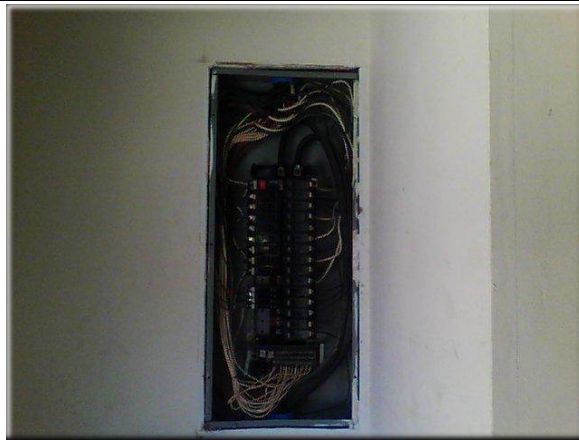
I=Inspected

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D=Deficient

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**Issues:**

**Some of the electrical panel screws were missing. The panel should be secured with the appropriate type screws. (note: Never use pointed screws, which can pierce the outer insulation causing electrocution, is a safety hazard)**

**(simple maintenance for an electrician) Anti-oxidizing compound was not used for the service wire connections to the main breaker in the main panel. Most manufacturers recommend using a corrosion inhibiting compound like, Blackburn CONTAX paste, Burndy Pentrox paste, and Pen-Union CUAL-AID. Anti-oxidizing compound is recommended by NECA/AA 104-2000 and National Electrical Installation Standard published by the National Electrical Contractors Association, which calls for anti-oxidant in section 3.1.2(c) of that standard or follow the manufacturer recommendation, This is a common problem found with aluminum connections in the service panels inspected; recommend contacting a licensed electrician for opinion.**



**The electrical panel is not labeled; recommend labeling for ease in identification of circuits per current electrical/construction standards.**

**Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built but TREC requires this to be checked as a deficiency. As of 2002 Arc-Faults were required for bedrooms and as of September 2008 Combination Arc-Faults were required for all habitable rooms. If the home was built prior to this, the home owners are not required to bring this up to current standards.**

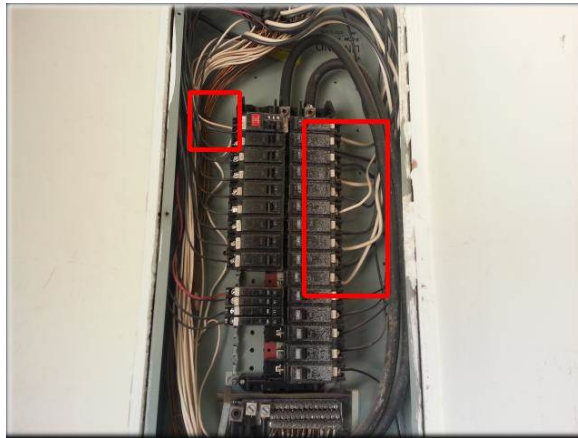


**I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient**

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**Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and then open the circuit when arcing occurs. Like when there is a loose wire, which causes an electrical arc and possible fire. A licensed electrician should performed all upgrades if you plan on upgrading the home to Arc-Fault breakers.**

**(simple maintenance for an electrician) Some white insulated wires in the breaker box are being used as “hot” for the 240 volt circuits. This is a common wiring practice, but the white insulated “hot” wire should be permanently identified at each end to indicate its use as hot. Normally black or red paint/plastic tape may be used to identify these wires as “hot”.**



**All of the home electrical wires are funneled through a single opening in the main service panel. Section 312.5C of the National Electrical Codes states each cable shall be secured to the cabinet, cutout box, or meter socket enclosure with approved cable clamps. The reasoning is that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. This is a common wiring procedure found in most installations. There are still some City/Municipal electrical inspectors that tend to condone this arrangement against what the NEC stated in the code. Repair of this condition would require considerable work and cost. If so desired, a licensed electrical contractor can be consulted for more specific information.**

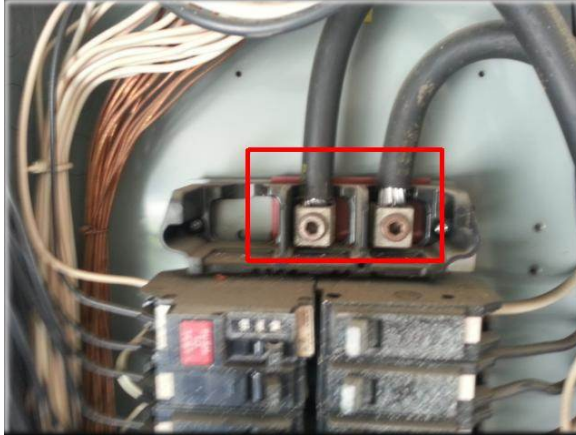


**(simple maintenance for an electrician) Anti-oxidizing compound was not used for the service wire connections to the main breaker in the main panel. Most manufacturers recommend using a corrosion inhibiting compound like, Blackburn CONTAX paste, Burndy Pentrox paste, and Pen-Union CUAL-AID. Anti-oxidizing compound is recommended by NECA/AA 104-2000 and National Electrical**

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**Installation Standard published by the National Electrical Contractors Association, which calls for anti-oxidant in section 3.1.2(c) of that standard or follow the manufacturer recommendation, This is a common problem found with aluminum connections in the service panels inspected; recommend contacting a licensed electrician for opinion.**



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

*Type of Wiring: Copper*

**Comments:**

**Information Note:** Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas.

*Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and is HIGHLY RECOMMENDED TO UPGRADE! The Texas standards of practice for inspectors require us to mark this as a deficiency if not installed.*

*Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, it is recommended you consult with a company specializing in fire systems.*

*Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.*

*In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually.*

*The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated.*

*Starting September 2008, new standards require Tamper-Resistant receptacles. Tamper-Resistant receptacles help protect children from electrical injury if they try inserting a foreign object into a receptacle. Tamper-Resistant receptacles have a shutter mechanism that does not open, allowing access to the contacts unless a three-prong plug is inserted. If this house predates the adoption of this standard however, you should consider upgrading for improved safety. Homeowners are not required to upgrade if the home did not have them when constructed. For more information about Tamper-Resistant receptacles, visit: <http://www.nfpa.org/assets/files/PDF/Fact%20sheets/TamperResistant.pdf>*

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*For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.*

**Wiring Method - Branch circuit wiring appears to be copper, viewed inside the service panel.**

**Observed incandescent type light fixtures installed in the closets without globes. Current standards require fixtures installed in closets to have a fixture with a globe to cover the light bulb for enhanced fire safety. Light fixture should have a minimum of 12-inches clearance between the fixture and things like blankets or cartons. Although this may not have been a requirement when the home was built and home owners are not required to upgrade, it is recommended as a safety upgrade.**

**The electric clothes dryer receptacle has a 3-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.**

**Photocell light fixtures observed on the exterior of the home. The inspector is unable to verify the proper operation of photocell devices during daylight hours. The client is advised to verify proper operation with seller prior to close.**

***Issues:***

**Recommend sealing around all exterior light fixtures and exterior electrical receptacles to prevent moisture from entering into the electrical junction boxes. Even small holes can contribute to moisture damage over time.**

**Suggest installation of additional smoke detectors, per current standards, as a safety upgrade. See notes for more smoke detector information.**

**The smoke detector is missing in the entry and 1st floor; recommend replacing for safety.**



**Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required by current codes in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. GFCI protection is NOT PROVIDED in all locations. In most cases this may not have been required when the home was constructed and the home owner is not required to bring it up to current codes. This is considered a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM!**

**Current standards require a removable cord from a receptacle or a switch to control dishwasher power for safe servicing. No accessible electrical disconnect was observed.**

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

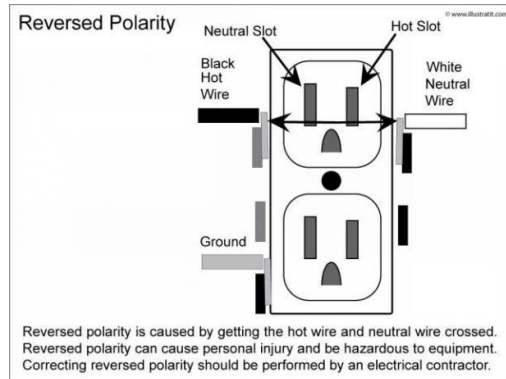
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**The light switch in the master bedroom is damaged and should be replaced by a licensed electrician.**



**No active GFCI coverage was noted for the hydro massage tub; recommend a licensed electrical contractor provide GFCI coverage for the hydro-massage tub to help assure safety prior to using the tub.**

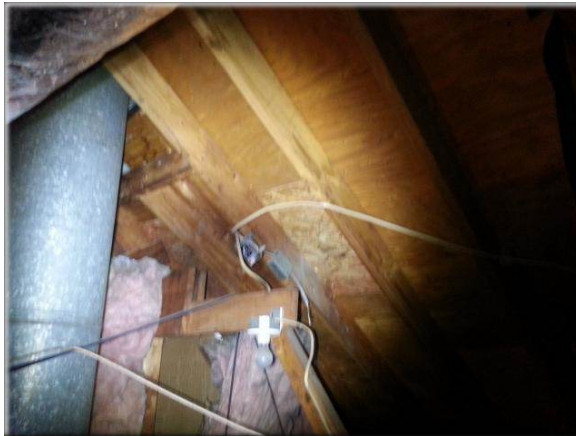
**At least one electrical outlet in the Upstairs right rear bedroom shows reversed polarity. Reversed polarity (hot and neutral wires reversed) is corrected by minor wiring adjustments at the affected receptacles; recommend repairs by a licensed electrical contractor. Do not use plug extenders as this can be a fire hazard.**



**Exposed electrical wires observed in the Attic. This may be a Safety Concern if used where it could be subject to physical damage. Exposed electrical wires should be encased in conduit to prevent damage; recommend repairs by a licensed electrical contractor.**

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

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

A. Heating Equipment

Type of Systems: Two natural Gas Forced Air Furnaces

Energy Sources: Gas

Comments:

**Information Notes:** The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible. The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

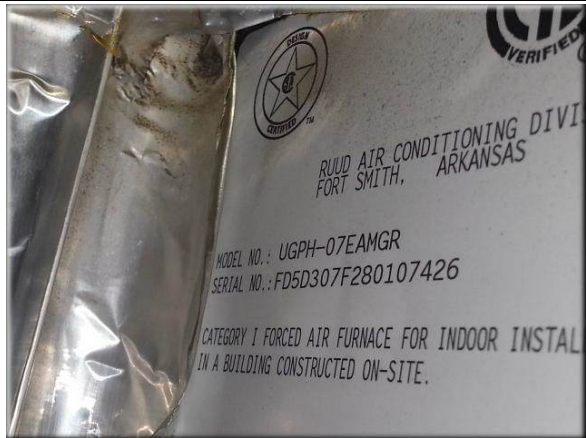
The Attic furnace type is a forced air unit, Manufactured by Rheem. Year: 2010.  
See the image below for appliance information. (rear attic unit)



The Attic furnace type is a forced air unit, Manufactured by Ruud. Year: 2001  
See the image below for appliance information. (front attic unit)

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

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The furnaces were tested using normal operating controls at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. The thermostat was used to operate the unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the units have not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

**B. Cooling Equipment**

*Type of Systems: Central Air -2 Split System Units*

**Comments:**

**Information Notes:** *Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.*

*Temperature readings are taken with either a laser, thermal imaging camera and/or a digital thermometer inside the home at as many supply registers within reach and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.*

*The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.*

*Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to have the systems evaluated prior to closing.*

*Units should have a full system check when serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages, etc.*

*US standards for A/C systems in effect as of January 2006 require systems to adhere to a SEER 13 energy rating guidelines. Manufacturers can no longer manufacture systems with a SEER rating less than 13. Systems currently in inventory with a less then SEER 13 rating can be repaired or installed until parts are no longer available. Manufactures anticipate available systems for new installation until the summer of 2006 and spare parts available for repairs for a number of years.*

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.*

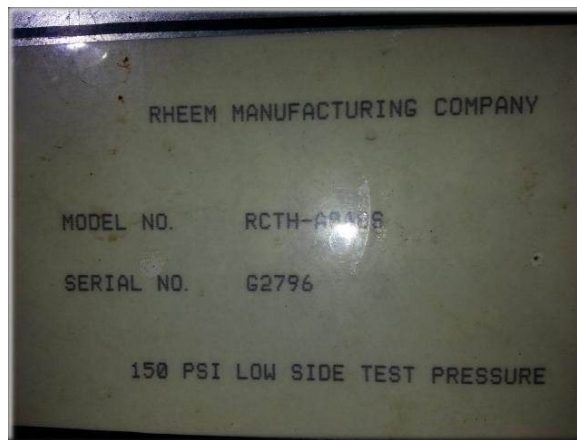
**Please note that HVAC system testing is limited and the information/items below are beyond this inspection and are excluded. The information provided below may provide you with items that may help to be aware of, should you wish for further HVAC system testing.**

**Information Note:** Even though a temperature drop across the evaporator coil(s) can be considered to be in the normal range, the amperage draw on the condensing coil should be checked, which is beyond this inspection.

**Information Note:** The amperage draw on the unit(s) should be checked at least annually regarding amps per ton according to the label on the condensing unit. This amperage draw may sometimes be too high and may indicate that the condensing unit, the ducting system and/or the electrical system was not operating properly. A competent, licensed HVAC contractor will know about amperage draws relating to energy efficiency. The causes of high amperage draw can be caused by several different items.

**Information Note:** The flow of conditioned air should be regulated so that temperature and relative humidity levels are uniform throughout the structure. Most contractors allow a maximum of a four degree variation in temperature between the various rooms of the house. Poor air circulation tends to increase the relative humidity levels in the house. This may cause the occupant to lower the thermostat in order to maintain cooling comfort. Higher relative humidity levels may also encourage the growths of microbial organisms. The conditioned air distribution system should be evaluated by a competent, licensed HVAC contractor.

Evaporator coil information in the image below for your reference. Brand: Rheem, Manufacture Year: 1996.



These units appear to use older R-22 refrigerant which is being phased out of production. This may result in high repair costs. Consult your licensed HVAC professional for more information. (front attic unit)

**The supply air sample temperature taken varied between 71 and 82 degrees.  
The return air sample temperature taken was 82 degrees. (front attic unit)**

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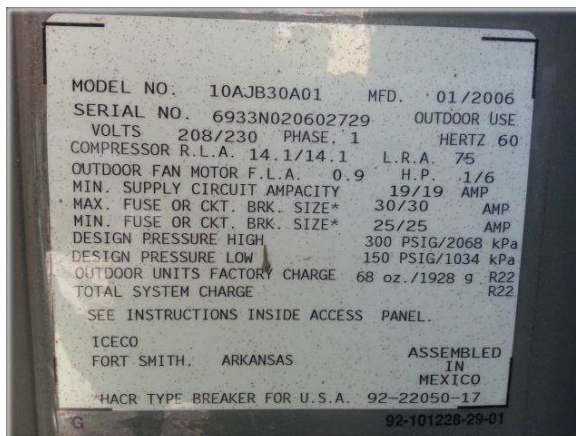
Evaporator coil information in the image below for your reference. Brand: ASPEN, Manufacture Year: 2010. (rear attic unit)



The supply air sample temperature taken was 61 degrees.  
The return air sample temperature taken was 76 degrees.  
The temperature differential between the supply and return was 15 degrees at the time of inspection.



Condenser information below for your reference. Brand: Weather King, Manufacture Year: 2006.

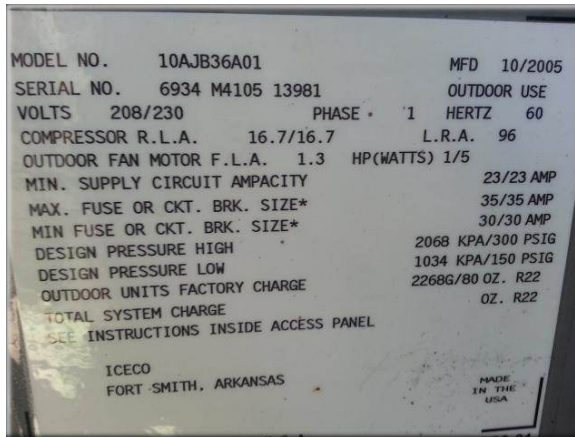




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**I   NI   NP   D**

Condenser #2 information below for your reference. Manufacture Date: 2005.



**Issues:**

**Rust stains observed in the emergency overflow pan under the Attic evaporator coil. Unable to determine if leak is present at A/C coil condensation pan/drain line, clogged condensate drain line or if due to previously corrected problem; suggest client consult with seller to determine if or when repairs were completed or a qualified contractor should be called for further review.**



**The FRONT ATTIC UNIT temperature rise/differential did not appear to be within the 15 to 22 degree normal operating range at the time of inspection. The differential ranged from 0 degrees to 12 degrees at random during test.**

**If the temperature drop is lower than considered normal, it may indicate the unit is low on refrigerant but could be caused by other issues; recommend a complete system review by a licensed HVAC contractor for repairs/replacement as needed to ensure the proper operation of the unit.**

**The temperature differential between the room supply and home return air registers was measured using an infrared temperature device. A temperature differential or temperature drop of at least 15°-20° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have**

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on the temperature drop inside the home from the supply registers. What this means is the evaporator coil may be cooling properly, but if the duct system cannot provide the conditioned air into the rooms at the proper temperature and with adequate air volume, the total cooling system is not performing adequately.

When the supply ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air register and the supply registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. Just because this may have a newer high efficiency systems does not necessarily achieve high temperature differentials. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a full system evaluation of the cooling system such as testing the system with pressure gauges, a licensed HVAC technician should be called.

The liquid line for the rear attic evaporator coil was too hot to touch. Recommend further review by a licensed HVAC contractor.



The condenser unit was not level at the time of the inspection. Excessive uneven settlement can cause fractures in refrigerant line fittings and loss of refrigerant.



Condensing unit disconnect is loose from the wall and was painted shut.

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

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**Recommend review of all cooling problems noted in the report and a complete review of the HVAC system by a licensed HVAC contractor prior to close.**

C. Duct Systems, Chases, and Vents

Comments:

Types: Flexible Insulated Ducting

*Information Notes:* Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

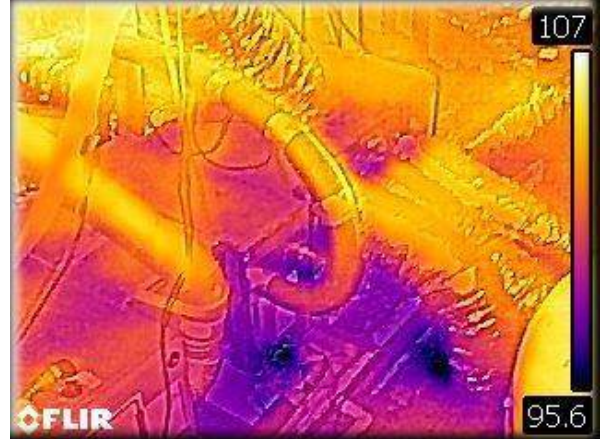
Electrical wires observed in return air chase. Although this may have been allowed when the home was built, current standards no longer allow this as an accepted practice. Reference: 120 Volt electrical wiring not allowed. Standard/code. Ref. NEC 300-22(c).

Although this was not required when the home was constructed, the return air chase is not sealed, which can allow unfiltered air across the evaporator coils. The evaporator coils may have to be cleaned more often. Current standards require sealing the inside of the return air chase.

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

**I**   **NI**   **NP**   **D**

As part of duct maintenance, it is recommended to add additional insulating tape/mastic to help prevent cold areas in the attic at the duct connections/plenum to help prevent condensation which can cause discoloration, duct connection damage over time and potential growth.



**Issues:**

**The ductwork is lying on the insulation in the attic. Current standards now require the ducts to be properly suspended from the rafters above the insulation at intervals no greater than 5' and the hanger material should be at least 1 1/2" wide so it doesn't reduce the internal diameter of the duct. The maximum permissible sag is 1/2" per foot of spacing between supports. With older homes, this may not have been a requirement when this home was built. If ducts are replaced, make sure they are installed to today's standards.**



**Clearance around the water heater flue vent pipe is inadequate, which is a fire hazard. B-Vents require a least a one-inch air clearance to combustibles and one-inch open clearance around the flue to prevent overheating of the vent; recommend correction by a licensed contractor.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



#### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Not located at this time.*

*Location of main water supply valve: Front Left Corner of the Home*

*Static water pressure reading: 52 PSI*

**Comments:**

**Types: Galvanized**

**Information Notes:** *Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.*

*The supply hoses to the washing machine are not disconnected to check for presence of water nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.*

*The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator.*

*As a precaution, the maximum water temperature should be no more than 120-130 degrees.*

*In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done.*

*Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.*

*For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.*

**Galvanized supply pipes are installed in the home. Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, internal corrosion restriction may have occurred. Average life expectancy is approximately 45 years.**

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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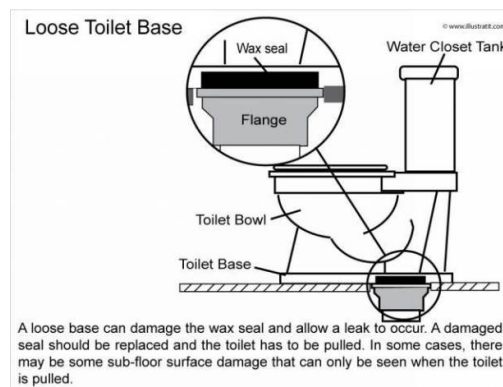
At the time of inspection, water pressure was 52 PSI (Pounds Per Square Inch). If water pressure is beyond the normal range of 40 - 80 PSI, high pressure will put stress on joints, valves, and faucets which can lead to leaks; suggest review by a licensed plumber for installation/adjustment of a pressure regulator if pressure is above the recommend PSI.

The main shut-off valve is located on the Front and Left wall of the front porch of the home.



**Issues:**

**The toilet bowl is loose and not secured to the floor properly in the half bathroom. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Recommend replacing the wax seal and re-securing the toilet to prevent water leakage and damage to the sub-floor. This type of damage is not always visible or accessible to the inspector at time of inspection; recommend review by a qualified plumbing contractor for repair or replacement, as necessary.**



I=Inspected

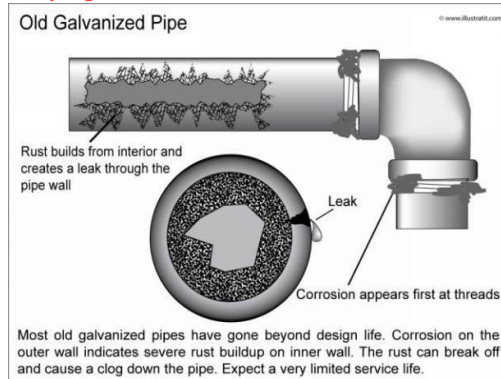
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**A water flow test was performed on the galvanized water lines by simultaneously turning on the water at three locations. Water flow appeared to be inadequate at the time of inspection. Low water flow indicates the galvanized water lines are clogged or restricted on the inside. This is a normal process with galvanized water lines as they age.**



**The shower door is loose in the master bathroom. If the door is not hung properly or the seals are not tight, moisture may escape causing damage to the surrounding area.**

**The water temperature is above 125 degrees at the faucets. As a precaution, the maximum water temperature should be no more than 120-130 degrees.**

**The bathtubs/showers in the home require caulking maintenance to help remain leak free. Over time if not adequately sealed, moisture can creep behind surfaces and cause damage.**



**The shower diverter does not operate properly because not all of the water flow is diverted to the shower in the upstairs and jack and jill bathroom. Water still flows from the tub spigot when the shower head is activated; recommend repairs by a licensed plumbing contractor.**

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

I   NI   NP   D



B. Drains, Wastes, and Vents

Comments:

Types: White PVC Plastic at visible areas, UNDERGROUND PIPING NOT KNOWN

**Information Notes:** The only parts of the sewage waste system visible are the drains under the sinks, the waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test.

For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.

The main drain waste lines appear to be PVC at visible areas.

**Issues:**

**The kitchen sink trap is leaking at time of the inspection in the kitchen; recommend review for repair or replacement, as necessary.**



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 38 Gallons (2)

Comments:

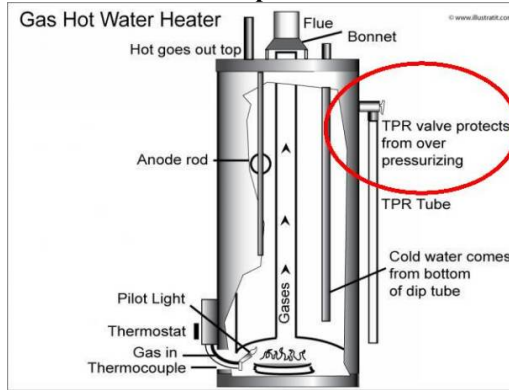
**Information Note:** The average life for a water heater is between 10 & 12 years under normal conditions.



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

I	NI	NP	D
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The temperature and pressure relief valve on water heaters are not operated due to frequency of failure. In most cases, the valve will not reset, which would allow water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace this relief valve.



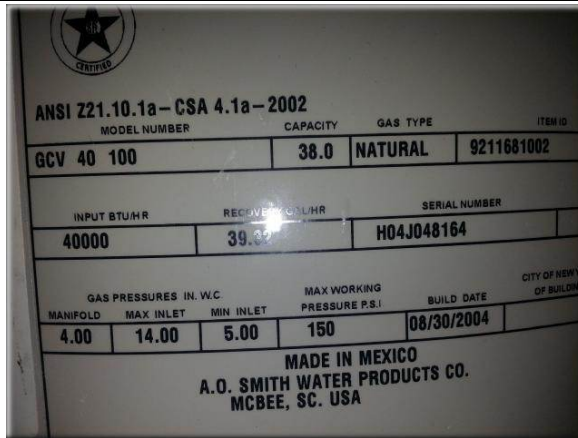
The water heaters are plumbed in series, which causes the first water heater to do most of the work and the second water heater to act more as a storage tank. When the water heaters are replaced, ask the plumber about installing them in parallel for better efficiency.



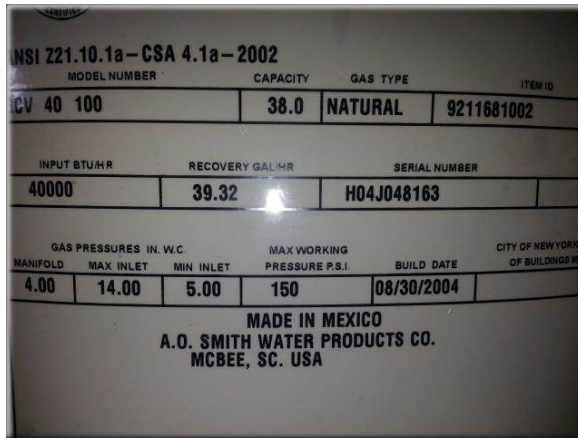
Water heater information in the image below for your reference. Location - Attic. Year 2004

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

I	NI	NP	D
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Water heater #2 information in the image below for your reference. Year 2004



This type of water heater has a sealed combustion chamber and external igniter to light the pilot.

**Issues:**

**Recommend cleaning insulation/debris out of the water heater overflow pan to prevent blocking of the drain line.**

**The water heater closest to the attic entry did not appear to be firing at the time of inspection. I recommend replacing the water heaters due to age.**

**D. Hydro-Massage Therapy Equipment**

**Comments:**

**Information Notes:** *The National Standards that cover the construction of hydro-massage therapy tubs states that no hydro-massage bathtub circulation system can fully drain. Bathing in a hydro-massage tub that has not been properly maintained, exposes the bather to the residue and bacteria of all past users. Research has demonstrated that hydro-massage bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.*

*It is recommended you contact the manufacturer of the hydro-massage tub for proper cleaning instructions of the jets, supply hoses, and air controls or call a local company qualified in cleaning the hydro-massage tub.*

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**I   NI   NP   D**

A Hydro Therapy tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.



Information Note: The National Standards that cover the construction of Hydro Therapy bathtub appliances states that no Hydro Therapy bathtub circulation system can fully drain. Bathing in a Hydro Therapy bath that has not been properly maintained, exposes the bather to the residue and bacteria of all past users. Research has demonstrated that Hydro Therapy bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.

It is recommended that you contact the manufacturer of the Hydro Therapy tub for proper cleaning instructions of the jets, supply hoses, and air controls or call a local company qualified in cleaning the Hydro Therapy tub.

**Issues:**

**Access panel not provided to inspect the drain, motor, and electrical connections. It is unknown whether the motor casing is properly bonded and/or if the drain assembly leaks.**

**See the electrical section for more information.**

E. Other

**Comments:**

**Information Note:** Most of the gas supply system is either buried underground, located inside the walls of the home, or covered with insulation in the attic and therefore not visible to the inspector. The check for gas leaks by olfactory (smell) is done at the connection to the shut-off valve and the connection to the appliances if accessible.

The laundry room has a gas connection with shut-off valve for a dryer connection.

**Issues:**

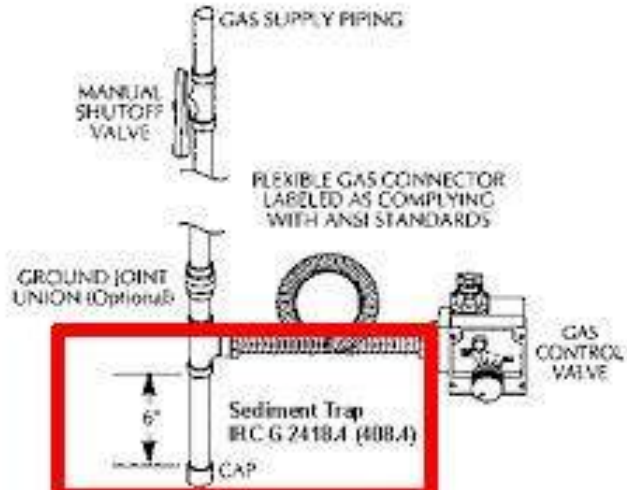
**Open gas pipe observed in the laundry room, which could be a safety hazard; suggest installing a cap or plug, for safety prior to close.**

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

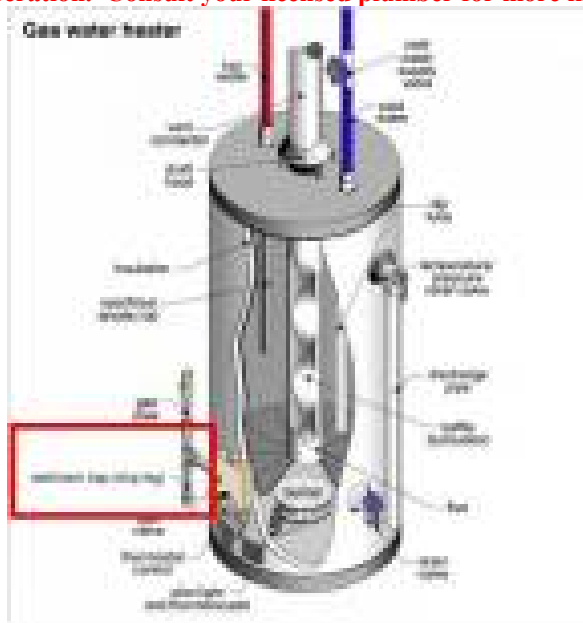
I	NI	NP	D
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The fuel type is gas with shut-off valve for the heater. A sediment trap is not installed on the gas line for this appliance; recommend installing drip leg to help prevent moisture or debris from affecting combustion and burner operation. See illustration below.

### GAS PIPING WITH FLEXIBLE CONNECTOR



Fuel type is gas with shut-off valve for the water heater. A sediment trap is not installed on the gas line for this appliance; recommend installing drip leg to help prevent moisture or debris from affecting combustion and burner operation. Consult your licensed plumber for more information and repair.



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I   NI   NP   D

## V. APPLIANCES

- A. Dishwashers

*Comments:*

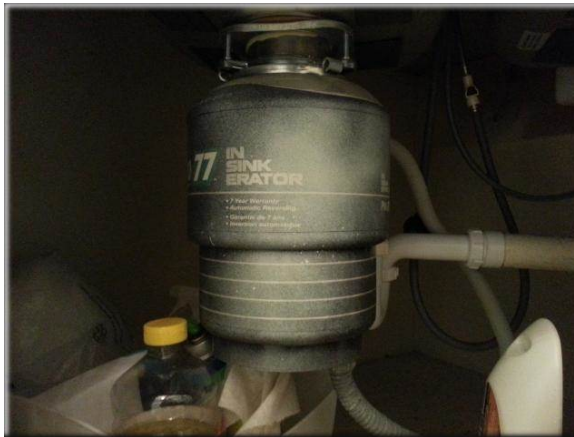
Dishwasher information in the image below for your reference.



- B. Food Waste Disposers

*Comments:*

The waste disposal was functional at time of the inspection.



- C. Range Hood and Exhaust Systems

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Issues:**

**The downdraft vent stopped working after about 1 minute of operation. Recommend repair/replacement by a qualified contractor. The fan had a burning odor while running.**



**What appears to be the exhaust termination for the downdraft vent is blocked/broken and not venting as intended. (right rear of the home)**



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

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

*Comments:*

The burners were functional on low, medium and high settings. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.



*Issues:*

**The oven setting of 350°F gives an actual temperature of 275°F. We recommend adjusting or repairing the thermostat as necessary to allow a temperature within 25°F of the set position. Information Note: Ovens with a manual knob for setting the temperature can be adjusted if there are set screws on the back of the oven temperature knob by: Placing an oven thermometer inside the oven and set the oven to 350 degrees. If the reading is off, remove the oven temperature knob, loosen the screws, turn the dial until the knob indicates the same temperature as the oven thermometer; and then tighten the set screws. Ovens with electronic controls or control knobs without screws normally need servicing by a qualified appliance contractor for adjustment.**

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

I   NI   NP   D



E. Microwave Ovens

*Comments:*

The microwave appears to be operational at the time of inspection. These can fail at anytime without warning.



F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

*Issues:*

**Could not determine where the exhaust termination points were located. Vents should exit to the exterior.**

**Exhaust fan vibrates or is excessively noisy in the Master Bathroom Toilet Room. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.**

G. Garage Door Operators

*Comments:*

**Information Note:** It is recommended that all remote controlled garage door openers be reprogrammed after closing to ensure safety of persons and personal belongings.



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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The garage door opener is equipped with electronic eyes for safety reverse, which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. The electronic eyes can be knocked out of alignment very easily, which will prevent the garage door from closing. If the garage door starts to close then reverses and the garage opener light starts to blink, the electronic eyes are out of alignment. Depending on which direction the garage faces, morning or evening sun can blind one of the electronic eyes causing the same symptom.

A manual operation of the door was performed to ensure the garage door springs had adequate tension.

The garage door opener is equipped with a pressure resistance feature for safety reverse, which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

**Issues:**

**It is currently required to have the garage door safety/warning sticker installed. Recommend installing.**



**H. Dryer Exhaust Systems**

**Comments:**

Ensure the dryer vent is cleaned of all lint and has secure connections after closing.

**I. Other**

**Comments:**

**Refrigerators, washing machines and dryers are not within the scope of this inspection. If leaks area noted around these appliances, it will be noted. Moving these appliances will not occur if any chance of causing floor damage will occur.**

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

**Comments:**

**Information Note:** *There should be a check valve installed for the sprinkler system to prevent water in the sprinkler lines from backing up into the potable water supply. This check valve is normally buried where the sprinkler water line is connected to the water line to the home just past the water meter and therefore is not visible.*

*The sprinkler inspection does not check for adequate coverage, automatic function of the controller, or proper sizing of the system.*

*For any problem noted under issues, a complete evaluation of the sprinkler system should be performed prior to close.*

The sprinkler automatic timer was tested at the time of the inspection. The main sprinkler shut off valve is located on the back flow valve located by the Front side of the home. The sprinkler controller is located on the Front and Left wall of the front porch. It is unknown if a check valve was installed at the meter to prevent the sprinkler water from backing up into the homes potable water supply.

The sprinkler system was manually operated and found one zones active at the time of inspection.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Issues:*

**I did not see a rain sensor for the sprinkler system. It is recommended to have one installed by a qualified sprinkler contractor.**

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

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

*Type of System:*

*Location of Drain Field:*

*Comments:*

**F. Other**

*Comments:*

## Additional Comments

**Deficiency Issues:** For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector can not inspect, like the HVAC system. There are many checks home inspectors can not perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

**Mold Disclaimer** - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition.

Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. **If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

**Asbestos Disclaimer** - In many forms, asbestos represents low health risk. It becomes a health hazard when fibers, which may be microscopic, are introduced into the air by cutting, tearing, sanding or otherwise handling asbestos-containing materials in a manner which releases fibers. Homes built prior to 1980 may contain asbestos in materials like the drywall compound used for taping and floating the seams or like some cement board siding used during the 1940's and 1950's. If you plan on renovations, you may want to have the home tested for asbestos. This is beyond the scope of this inspection.

**Chinese Drywall** - This company is not certified to test for Chinese drywall. Although we look for symptoms, like corroded electrical wiring, it is impossible to check every location within a home. It is not possible to determine how much of the Chinese drywall was installed in the home without taking samples of every sheet, which is beyond the scope of this inspection.

**Pest Disclaimer** - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings.

This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

**Appliance Recalls** - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which mean it is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website [www.cpsc.gov/cpscpub/prereel/category/appliance](http://www.cpsc.gov/cpscpub/prereel/category/appliance) for your reference.

**Occupied Homes** - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

**Vacant Homes** - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

**Condo/Townhouse** - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

**Thermal Imaging** - A Thermal Imaging camera may be used during the inspection. Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have X-Ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Further investigation may be required by a qualified or licensed contractor. Thermal imaging is complimentary and not required by TREC.

**Inspection Disclaimer** - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING.

This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made.

HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations.

EDITING ERRORS - REPORT INTERPRETATION: This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments or recommendations for corrective action, **call me prior to closing the transaction for clarification.**