



PROPERTY INSPECTION REPORT



ADDRESS: 751 Lakeside Wimberley, TX 78676
PREPARED FOR: Randy Betz
DATE: 5/23/2019
BY: Gary Thompson
Professional Real Estate Inspector
TREC #5414



**THOMPSON
INSPECTION
SERVICES** INC.



PROPERTY INSPECTION REPORT

PREPARED FOR: Randy Betz
(Name of Client)

CONCERNING: 751 Lakeside Wimberley, TX 78676
(Address or Other Identification of Inspected Property)

BY: Gary Thompson, TREC Professional #5414 5/23/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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 THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SPECIAL NOTES: Thank you for choosing us for your home inspection. If you have any questions about this report, please give us a call. We'll be glad to help.

- This report is not intended to address indoor air quality or environmental issues such as mold, lead, asbestos or airborne pollutants, etc. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

- Furnishings and/or stored goods may have blocked viewing of walls/floors, and access to outlets and windows.
- Not all areas of siding, wall or trim, both inside and outside, were visible or probed. Damage to structure behind walls cannot be seen without tear-out. Surface finishes may disguise defects, deterioration and rot. Caulking and patching may indicate prior repairs. Always inquire with seller for details on repairs, additions and renovations. Maintaining a good coat of paint or sealer will help prevent water penetration and deterioration.
- Moisture stains may indicate water penetration. Inquire with owner for any repairs. Repairs may or may not have corrected the conditions which can change with time and weather. Monitor and repair any active leaks promptly.
- This report is prepared exclusively for the Client. It is not intended to benefit any third party.
- By issuing payment for the inspection or using the report for any purpose the Client expressly agrees to the terms and conditions of the Pre-Inspection Agreement (see Invoice/Pre-Inspection Agreement).

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

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I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundations

Type of Foundation(s): Concrete slab.

Comments:

FOUNDATION OBSERVATIONS:

- The foundation appears to be functioning normally. Some small cracks in finish surfaces and doors out of alignment were noted. These can be signs of movement but did not seem excessive for a house of this age. These do not appear, in my opinion, indicative of a foundation problem.

I NI NP D

B. Grading and Drainage

Comments:

GRADING/DRAINAGE OBSERVATIONS:

- Gutters need to be cleaned out to ensure proper drainage.
- Additional gutters are recommended to help with site drainage.
- There is slope toward the front of the house where the deck is up over the bottom of the siding and stone veneer. The slope of the driveway and the walkway to the front door looks like it will run water right toward the house. Some leaves have built up in areas at the front left that look like signs of standing water. Drainage should be monitored with changes made as needed. Contact a specialist for further evaluation and repairs as needed.



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

Types of Roof Covering: Metal roofing.

Viewed From: I walked on the lower pitched areas over the back patio. The rest of the roof was too steep to safely walk on and was viewed from the ladder at eave level and from the ground. Trees blocked viewing of some areas.

Comments:

ROOF OBSERVATIONS:

- There appears to be an active leak over the room to the left of the dining area. Roof decking is rotted in the attic over this area. This appears to be from leakage at the flashing where this part of the roof meets the sidewall of the house. There is also a window in this area that could be contributing. Contact a roofer for further evaluation and repair as needed.
- Metal roofing screws have backed out of their holes in scattered areas. These should be reset or replaced as needed. This will be an ongoing maintenance item. Recheck periodically.
- Tree limbs are touching the roof in several areas. Limbs should be kept trimmed back away from the roof and exterior walls.
- Contact a roofer for further evaluation and repairs as needed.

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D. Roof Structures and Attics

Viewed From: I entered the attic spaces.

Approximate Average Depth of Insulation: See below.

Comments:

ACCESS LIMITATIONS:

- Attic access is through pull-down stairs located in the back bedroom and through a small door in the upstairs bedroom. Access and viewing was limited due to low headroom and tight space. Viewing was from the floored areas.

ATTIC/ROOF STRUCTURE OBSERVATIONS:

- Roof decking is rotted in the attic off of the upstairs bedroom. This appears to be due to leakage from the sidewall flashing or window near this area.
- Sixteen separate 16-d nails or ¼"x3" lag screws should be used to securely attach the pull-down ladder to the hatch opening. Proper fasteners are needed.
- There should be continuous, solid flooring at least 24" wide from the attic access point over to the service side of the HVAC units and water heater. There are some gaps in flooring in both attics.

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- Droppings were noted in both attics. Nothing looked particularly fresh. I recommend this be further evaluated by a pest specialist.
- Note: Moisture stains may indicate water penetration. Inquire with owner for any repairs. Repairs may or may not have corrected the conditions which can change with time and weather. Monitor and repair any active leaks promptly.



INSULATION OBSERVATIONS:

- Rolled batt-type insulation observed in the attic accessed through the pull-down stairs with an approximate depth over conditioned spaces of 6-10".
- One vertical batt has fallen down in the attic accessed through the pull-down stairs. The piece of insulation probably just needs to be resecured.
- There is no insulation in the attic accessed through the door in the upstairs bedroom. The room under this area is conditioned, so insulation is needed.

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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALLS OBSERVATIONS:

- A small tape joint crack was noted under a window at the side of the back bedroom. This should be monitored but appears primarily cosmetic in nature.
- One hinge is not connected at a kitchen cabinet door.
- There are water stains on the wood around the windows in the room to the left of the dining area. This could be due to leakage or possibly condensation. Contact a specialist for further evaluation.
- What looks like frass was noted at a window in the room to the left of the dining room and at the side window in the upstairs bedroom. This should be further evaluated by a pest specialist.
- There are water stains on the wall at the back of the cabinet under a sink in the shared bathroom. This may be from an old plumbing leak or may be related to the unsealed access panels on the front exterior wall.



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EXTERIOR WALLS OBSERVATIONS:

- There are scattered areas of rot or deterioration, wear and peeling paint on trim and siding around the house. This was mostly noted on trim and battens. General maintenance is needed.
- There are two small access panels cut in siding at the front of the house. These allow access to plumbing. These should be better sealed to prevent water penetration.
- Note: Not all areas of siding, wall or trim, both inside and outside, were visible or probed. Damage to structure behind walls cannot be seen without tear-out. Surface finishes may disguise defects, deterioration and rot. Caulking and patching may indicate prior repairs. Always inquire with seller for details on repairs, additions and renovations. Maintaining a good coat of paint or sealer will help prevent water penetration and deterioration.
- Note: Moisture stains may indicate water penetration. Inquire with owner for any repairs. Repairs may or may not have corrected the conditions which can change with time and weather. Monitor and repair any active leaks promptly.



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Comments:
CEILINGS/FLOORS OBSERVATIONS:

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- I was advised that the floor in the room to the left of the dining area has been wet due to the active roof leak. A small kid's pool has been put down as a precaution. The flooring should be further evaluated as it dries out and may need replacement.
- Carpet and trim inside the back bedroom exterior door appear water damaged due to a leaking door.
- There is a tape joint crack on the ceiling at the top of the stairs. This should be monitored but appears primarily cosmetic in nature.
- Note: Moisture stains may indicate water penetration. Inquire with owner for any repairs. Repairs may or may not have corrected the conditions which can change with time and weather. Monitor and repair any active leaks promptly.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)

Comments:

INTERIOR DOORS OBSERVATIONS:

- The laundry room pocket door is a little stiff and difficult to open and close.
- The door to the bathroom off of the dining room swings.
- There is no door stop at the door between the back bedroom and shared bathroom.
- The back bedroom closet door rubs the frame. Adjustment is needed.

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- The back bedroom door hits the frame. Adjustment is needed.

EXTERIOR DOORS OBSERVATIONS:

- The front door rubs the frame. Adjustment is needed. The frame and trim on the outside of this door is rotted at the bottom. The door is worn and in need of maintenance.
- The exterior door in the room to the left of the dining area is sealed shut and was not opened.
- The exterior door unit (door, frame and trim) in the back bedroom is rotted and in need of replacement. It looks like this door has been leaking. Carpet and trim inside this door shows signs of water damage.
- The water heater closet door and trim are rotted. There is rot over the door indicating leakage at the top. There is no visible z-flashing over this door or over any of the windows.



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H. Windows

Comments:

WINDOWS OBSERVATIONS:

- Screens are missing at some windows.

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- Some windows have failed thermal seals and are clouded or have moisture between the glass panes. This was noted at the windows by the front door and at the shared bathroom window. Note: Seal failure may not be visible at all times (depends on inside/outside temperatures and humidity); other windows may have failed seals that were not visible at the time of inspection.

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Comments:

STAIRWAY OBSERVATIONS:

- The ends of the handrail should return to the wall to prevent clothing from hanging and presenting a trip hazard. This handrail is too big around to be grippable by modern standards. Circular handrails should have a diameter of between 1 1/4" and 2" by modern standards.
- Openings in railings at the stairs and at the top of the stairs should not allow passage of an object greater than 4" in diameter.
- The railings and bottom tread are loose at the stairs that run to the left from the back deck.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys

Comments:

FIREPLACE AND CHIMNEY OBSERVATIONS:

- The visible part of the flue is dirty. I recommend it be cleaned and further evaluated by a specialist.
- The cover for the fireplace air intake is missing.

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Comments:

PORCHES/DECKS/CARPORTS OBSERVATIONS:

- Some deck posts are on precast pads that appear to just be sitting on the ground. Poured concrete piers and footings would be preferable.
- The decks have scattered worn areas, warps and protruding fasteners.
- Railings are rotted in some areas.
- Protruding nails at some benches present a safety hazard.
- Benches in areas 30" or more above grade should have a railing at least 34" high along the back. Openings in railings should not allow passage of an object greater than 4" in diameter.
- Several of the benches are rotted to the point that replacement is needed.
- Joist hangers have been used on some areas but are needed in others.
- Additional support posts are recommended at seams in the ridge joist.
- Some separations were noted at deck framing.
- Extensive repairs are needed. Contact a specialist for further evaluation and repairs as needed.
- Note: The greenhouse was not inspected.

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L. Other

Comments:

OTHER STRUCTURAL OBSERVATIONS:

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II. ELECTRICAL SYSTEMS

I	NI	NP	D
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A. Service Entrance and Panels

Comments:

ELECTRICAL SERVICE TYPE/OBSERVATIONS:

- Overhead.

ELECTRICAL PANELS OBSERVATIONS:

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- The main panel is on the utility pole. Some lugs in this panel are corroded. This should be further evaluated by a licensed electrician. There is a double-tapped breaker in the panel. This is where two wires are connected to a breaker intended for use with only one wire. This presents an increased risk of a loose connection. The double-tapped breaker is a 30 amp 110. Wires connected to this breaker look like they should be connected to 20 amp breakers. I could not tell what one wire feeds, but the other feeds the outlet under the panel. There is a 30 amp 240 breaker in this panel with only one wire attached. If this is a 110 circuit, then using a 110 breaker would be more appropriate. Wasp nests should be removed from the panel. Proper bushings or cable clamps are needed where some wiring passes through the bottom of the panel. One run of conduit under the panel is not properly attached to the panel leaving a gap. The amp rating on one breaker in this panel is not legible. This should be evaluated by an electrician. The breakers are not labeled.
- There is a panel in the laundry room. There should be 36" of clear, dedicated space in front of the panel to allow for safe access and servicing. The washer is in part of the space. Some breakers are not labeled or not legibly labeled.
- There is a panel on the front exterior wall that just has a 125 amp breaker. This was not labeled.
- There is another panel on the front left exterior wall. There are double-lugged neutrals in the panel. There should be one neutral wire per screw. Some of these breakers are not labeled.
- Many breakers are not labeled. All should be accurately and legibly labeled.
- White wires connected to breakers should be re-identified with red tape at each end to indicate they are used as hots instead of neutrals.
- The connection to a grounding electrode was not visible and not confirmed.
- Contact a licensed electrician for further evaluation and repair as needed.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper. Aluminum (aluminum at 220 volt is OK).

Comments:

PREDOMINANT OVERLOAD PROTECTION DEVICES:

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- Circuit breakers are provided.

BRANCH WIRING OBSERVATIONS:

- The light outside the pantry closet uses a cord that runs through the sheetrock into the pantry where it plugs in. This type of cord should not pass through a wall or partition.
- There is a junction box in the left side attic that uses two separate plates as a cover, one of which has an opening. A properly sized dead front plate should be used.
- There is an open junction box on the exterior near the water heater closet door. A cover plate is needed.
- The cable running to the outlet under the main panel does not appear appropriate for exposed exterior use.



SWITCH/OUTLET OBSERVATIONS:

- Ground Fault Circuit Interrupter (GFCI) protection is required at all exterior, garage, bathroom and kitchen countertop outlets, and at outlets within 6' of any other sink or wet area. GFCIs are designed to provide accidental shock protection in these areas. GFCI protection is not provided at most of the exterior outlets or at the shared bathroom outlet by the door to the front bedroom. The only GFCI protected exterior outlets are the ones at the back concrete patio area. There is a GFCI outlet on the front exterior wall near the front door, but it is either defective or miswired. It is tripped and will not reset. There is another GFCI outlet on the exterior at the right side of the back bedroom area, but it

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does not trip when tested with a receptacle tester or when the test button on the outlet is pressed. This is also defective or miswired.

- All exterior outlets need cover plates appropriate for exterior use. Hinged covers are broken off of some, and some have plates intended for interior use.

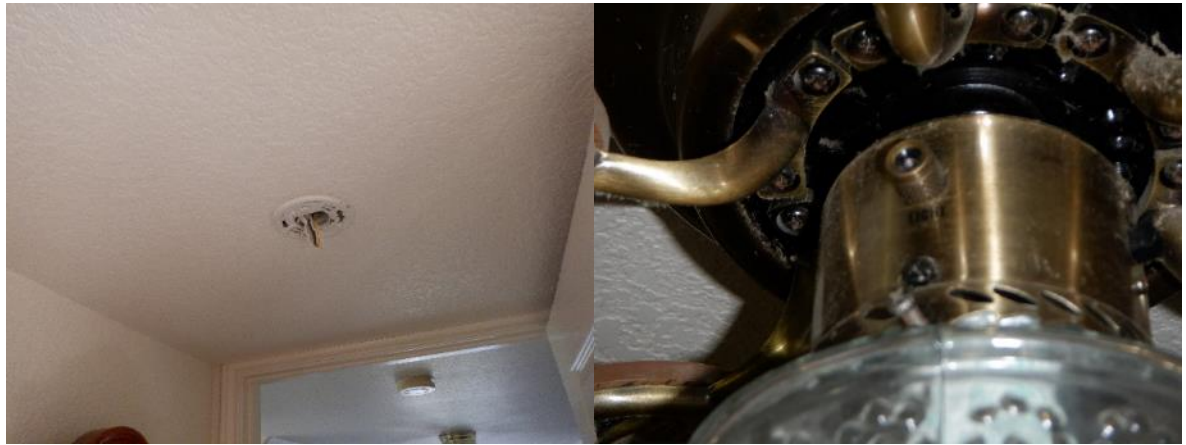


ATTACHED ELECTRICAL DEVICES OBSERVATIONS:

- There should be a smoke detector in each bedroom and in the space outside each sleeping area. Some smoke detectors have been removed.
- There is no pull chain for the light at the ceiling fan in the bathroom off of the dining room.
- Fixtures in clothes closets should not have exposed bulbs. Globes or cages are needed in the shared bathroom linen closet and in the back bedroom closet.
- The ceiling fan in the back bedroom is noisy.
- I was not able to locate a switch to operate the water heater closet light.
- The pantry closet light does not work. One back patio fixture does not work, and there are several bad bulbs in the others. At least one of the exterior corner bulbs does not work. There is a missing bulb in the fixture over the sink in the bathroom off of the dining room. There are two bad bulbs in the fixtures over the shared bathroom sinks. New bulbs should be installed to be sure that the fixtures are working properly.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air Heat Pumps

Energy Sources: Electric

Comments:

HEATING EQUIPMENT OBSERVATIONS:

- This is a heat pump unit. Heat pumps should not be run in heating mode when the outside temperature is above 70 degrees as it can damage the compressor. It was above 70 during the inspection, so I did not run the heat.
- There should be an electrical disconnect adjacent to the air handler in the attic accessed through the small door in the upstairs bedroom.

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B. Cooling Equipment

Type of Systems: Central Split Systems

Comments:

COOLING OBSERVATIONS:

- Temperature drop/differential observed between 15 - 20 degrees (taken between interior return and supply air). This is considered a normal operating range.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS:

- The electrical disconnect for the left side unit is behind the unit. It should be off to the side with at least 36" of dedicated clear space in front to allow for safe access and servicing.

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- Not all breakers are labeled, so I could not confirm proper breaker sizes for the condensers. This should be verified when breakers are all accurately labeled.



EVAPORATOR OBSERVATIONS:

- There should be an electrical disconnect adjacent to the air handler in the attic accessed through the small door in the upstairs bedroom. The main condensate drain line in the attic by this unit should be insulated. Split or damaged refrigerant line insulation by this unit should be replaced.
- The pan should extend at least 1.5" beyond each edge of the air handler. The back of the air handler in the attic accessed through the pull-down stairs sticks out past the edge of the pan.
- The main condensate drain pipe for the left side unit drips at the edge of the foundation. It should be extended to get water away from the edge of the foundation.



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

I	NI	NP	D	Inspection Item
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THERMOSTAT OBSERVATIONS:

- No problems observed during this inspection period.

I NI NP D

C. Duct System, Chases, and Vents

Comments:

DUCTWORK TYPE:

- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system where visible. Some ductwork is not readily accessible or visible.

DUCTS/VENTS OBSERVATIONS:

- The return air grille for the left side system is in the shared bathroom. Return air should not be drawn directly from a bathroom.

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I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEMS

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: N/A- This house is on a well

Location of main water supply valve: At the well

Static water pressure reading: 60 psi

Comments:

SINK PLUMBING OBSERVATIONS:

- There is some discoloration on the cabinet under the kitchen sink. No active leakage was visible. This may be due to a prior leak or spillage under the sink.
- One of the sinks in the shared bathroom drips.
- The cold water shut off valve under the upstairs sink was off when I arrived. I opened it for testing and found that it drips. I closed the valve and verified that it was no longer leaking before leaving.
- Note: One of the shut off valves under a sink in the shared bathroom is now abandoned. Supply to that sink comes from a shut off valve under the other sink.



TOILET PLUMBING OBSERVATIONS:

- The toilet in the bathroom off of the dining room works, but it refills around the top of the fill valve instead of through the refill tube.
- There is some discoloration around the base of the shared bathroom toilet, but no active leakage was visible after several flushes.
- The shut off valve under the upstairs bathroom toilet was closed when I arrived. I opened it for testing and then closed it again before leaving.

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

I	NI	NP	D	Inspection Item
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TUB/SHOWER PLUMBING OBSERVATIONS:

- No problems observed during this inspection period.

TUB/SHOWER ENCLOSURE OBSERVATIONS:

- There is a large window in the enclosure of the bathroom off of the dining room. Water from the shower head hitting this window runs out the window's weep holes as intended but also drips out from under the siding on the exterior. Water may be leaking into the wall cavity under the window. There are two windows in the shared bathroom enclosure with glass blocks. I did not get any leakage at the side window, but when water hits the window on the wall opposite the shower head it drips down outside from behind the siding. These should be further evaluated and repaired as needed by a specialist. Some tear out may be needed for further assessment.



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I	NI	NP	D	Inspection Item
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EXTERIOR PLUMBING OBSERVATIONS:

- No anti-siphon protection observed on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets (available for a few dollars each at most hardware stores) that will protect from a cross connection or back-flow of water into the house.
- Notes: The washer and ice maker connections were not tested. Water softeners and reverse osmosis systems are beyond the scope of this inspection.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Drains, Wastes, and Vents

Comments:

DRAINS/WASTES/VENTS PIPING TYPE:

- PVC plastic.

DRAINS/WASTES/VENTS OBSERVATIONS:

- No problems observed during this inspection period.
- Note: The washer drain was not tested.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Water Heating Equipment

Energy Sources: Electric

Capacity: See below

Comments:

WATER HEATER OBSERVATIONS:

- There is a 30 gallon water heater in the attic over the shared bathroom. This water heater was manufactured in 2002. It is at or near the end of its expected useful life. There are mineral deposits and rust on one of the fittings over the unit. This should be further evaluated and repaired as needed by a

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I	NI	NP	D	Inspection Item
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plumber. The termination of the temperature-pressure relief valve should be extended to near the ground as a safety precaution.

- There is a 40 gallon water heater in an exterior closet. There should be a drain pan piped to the exterior under the water heater. There should be a drain line attached to the temperature-pressure relief drain valve. It should run to a safe, visible place near the ground on the exterior.
- There should be an electrical disconnect adjacent to each water heater.



I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment

Comments:

HYDRO-MASSAGE THERAPY OBSERVATIONS:

- Pump access was not provided. No visual inspection of pump motor was made. Access should be provided for servicing and inspection. There is a small hole cut in the wall of the adjacent water heater closet, but it does not provide access to the pump.

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I	NI	NP	D	Inspection Item
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I	NI	NP	D	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other

Comments:

OTHER PLUMBING OBSERVATIONS:

-

V. APPLIANCES

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers

Comments:

DISHWASHER OBSERVATIONS:

- No problems observed during limited test run of appliance.

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers

Comments:

DISPOSER OBSERVATIONS:

- The splash guard is worn or missing and should be replaced.

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

Comments:

RANGE EXHAUST OBSERVATIONS:

- The light that shines down on the range top does not work. This may just be bad bulbs.

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I	NI	NP	D	Inspection Item
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- Note: This is a recirculating unit that is part of the built in microwave.

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

RANGES/COOKTOPS/OVENS OBSERVATIONS:

- Range is electric.
- An anti-tip device should be added as a safety precaution.

I NI NP D

E. Microwave Ovens

Comments:

MICROWAVE OBSERVATIONS:

- No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period.

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

BATHROOM EXHAUST/HEATER OBSERVATIONS:

- Bathroom exhaust fans should vent to the exterior. These units vent to the attic.



I NI NP D

G. Garage Door Operators

Comments:

GARAGE DOOR OPERATOR OBSERVATIONS:

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I	NI	NP	D	Inspection Item
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

DRYER EXHAUST SYSTEMS OBSERVATIONS:

- The bird and rodent guard is clogged with lint and should be cleaned or removed.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

OTHER APPLIANCE OBSERVATIONS:

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VI. OPTIONAL SYSTEMS

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Comments:

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I	NI	NP	D	Inspection Item
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I	NI	NP	D	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coli form analysis is recommended.)

Comments:

I	NI	NP	D	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems

Comments:

I	NI	NP	D	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other

Comments:

QUICK TIPS FOR HOME MAINTENANCE

Chances are buying a home is one of the biggest investments you'll ever make. Protecting that investment makes sense (and will save you cents in the long run). While by no means an exhaustive list, here are a few quick tips to get you started. Consult with professionals for more advice.

- In case of an emergency, make sure the adults in your household know where to find and how to safely operate the **main electrical disconnect, main water/well shut-off and main gas valve**. If at all unsure, consult with your utility services.
- Change the batteries in your **smoke and carbon monoxide detectors** regularly. Add a **fire extinguisher** on each level of your home plus the garage and kitchen. Contact your local fire department for more information on types of extinguishers and recommended storage locations.
- All garage door openers should have an **automatic reverse** to stop downward motion if something or someone is in its path. Check the operation manual for adjustment instructions. If unsure, consult with a professional.
- To improve performance, schedule yearly maintenance on your **central Heat/AC systems**. Change filters regularly as directed by the manufacturer.
- Periodically check **drain pipes** under sinks, and **water supply lines** to sinks, toilets and your water heater, for signs of dripping or mineral deposits which may indicate leakage. Consult with professionals for advice and repairs. Regularly clean out **aerators** in faucets, sprayers and showerheads to improve flow.
- To prevent shocks, any interior electrical outlet near water and all exterior outlets should be **GFCI-protected** (Ground Fault Circuit Interrupter). Periodically test and reset these outlets. If any problems, consult with an electrician.
- Both **traditional tank and aerobic septic systems** require regular maintenance. Consult with a professional for the recommended pumping/maintenance schedule.
- Keep water from pooling near your **foundation** or in your crawlspace. Keep soil/mulch at least six inches below where the foundation and siding meet. Trim foliage away from the foundation and siding to minimize conditions conducive to both water and insect damage.
- Periodically check and clean debris out of **gutters and downspouts**. Exercise care if climbing a ladder to do so. Ensure downspouts are directing water away from your foundation. Use splash blocks and downspout extenders as needed.
- Trim branches back from your **roof** surface. Exercise care if climbing a ladder to do so. Keep leaves off flat roof surfaces.
- To minimize water penetration damage, regularly maintain **paint and caulk** on all exterior surfaces.

Reading Resources:

- Arc Fault Circuit Interrupters: AFCIs – <http://www.afcisafety.org/qa.html>
- Handling Water Damage: Texas Department of Insurance -- www.tdi.state.tx.us/pubs/consumer/cb074.html
- Home Energy Efficiency: Texas State Energy Conservation Office -- <http://seco.cpa.state.tx.us/>
- Product Recalls: Consumer Product Safety Commission -- www.cpsc.gov
- Swimming Pool Safety: Consumer Product Safety Commission -- <http://www.poolsafely.gov/>

Always follow all safety rules and guidelines. Consult with knowledgeable professionals for advice and repairs.

Best wishes in your new home!

Gary Thompson, TREC #5414
President, THOMPSON INSPECTION SERVICES, INC.