



COMPLETEPRO
HOME INSPECTIONS, PLLC

Home Inspection Report



5729 Lakeside Villas Ct, Conroe, TX 77304

Inspection Date:

Monday, August 12, 2019

Prepared For:

John and Deborah Marek

Prepared By:

Paul Frederick
6315 FM1488 Rd. #153B
Magnolia, TX 77354
(214) 212-2258

Report Number:

CompletePro190812111

Inspector:

Paul Frederick

License/Certification #:

21659

PROPERTY INSPECTION REPORT

Prepared For: John and Deborah Marek
(Name of Client)

Concerning: 5729 Lakeside Villas Ct, Conroe, TX 77304

By: Paul Frederick 21659 Aug. 12, 2019
(Name and License Number of Inspector) (Date)

(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000
(<http://www.trec.texas.gov>).

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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

LEGEND:

SAFETY HAZARD: Denotes a condition that is unsafe and in need of prompt attention.

DEFICIENCY: Indicates an action item. Please consider immediate repair. These items may or may not rise to a level of negotiation with a seller, however, it should still be repaired by someone. Some items may be cosmetic or routine improvement, recommendations or items required for comment by the TREC which may not demand immediate repair. Please consider taking action over the life of the home.

Date of Inspection: 08/12/19. Start time: 8:30am End Time: 11:30am

Inspection Environment: Unoccupied / Furnished

Weather: Sunny - Approximate Temp: 95 degrees Fahrenheit

Approximate Year of Construction: 2019

DIRECTION: For the purpose of the inspection Right and Left are as the street faces the home.

The front door faces: Southeast

Approximate age of home: New

WOOD DESTROYING INSECTS INSPECTION: No

SEPTIC INSPECTION: No ; **WATER TEST:** No

People Present: Paul Frederick, Inspector TREC#21659;

Access: Builder

Scope of inspection: No buyer at the time of the inspection - Inspection requested by the seller to identify any deficiencies.

Note: This is a limited, not-invasive, visual inspection and complies with the TREC Standards of Practice.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report. This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, You should ask the inspector. It is important that your carefully read ALL of this information. This report contains technical information. If you were not present during this inspection, to arrange for a consultation with your inspector. If you choose not to consult the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company. The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

Report Forwarded to John and Deborah Marek, Clients.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR cont.

cont.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT(S) NAMED ABOVE.

THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE. NOTICE: Environmental Inspections, such as but not limited to, mold, lead, asbestos, indoor air quality analysis etc., are NOT within the bounds of our service. If you have question on these issues, please contact an appropriately trained and licensed person. Please be careful with opinions offered by ancillary personnel, that are really not trained.

Report prepared by: Paul Frederick
Founder and Lead Inspector (TREC #21659)
CompletePro Home Inspections, PLLC
Completeprohomeinspections.com
214-212-2258

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

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Main Entrance Faces

Southeast

State of Occupancy

Vacant

Fully furnished

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

New

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s):

Slab-on grade monolithic post tension cable.

The Foundation is: The foundation is performing as intended. No significant problems were observed.

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. All windows and doors opened with ease and did not have the symptoms of any foundation movement or settlement. I did not observe any attic structure components that showed significant movement that would indicate foundation problems.

NOTE: A leveling detection device was used to help evaluate the foundation. This data provided us with additional information to help us determine the performance of the foundation.

Comments:

_ Cable ends are properly cut and grouted/sealed

SATISFACTORY: All elements and components of the foundation were found to be in satisfactory condition.

SATISFACTORY: The ZipLevel elevation readings for the 1st floor of the structure did not deviate more that a plus or minus .5".

Deficiencies:

DEFICIENCY: The garage floor has been scratched and etched. Recommend sealing with epoxy floor treatment by a licensed contractor.

Ziplevel Used to Check for Defection of Foundation: Yes No

Zip-Level Results: **SATISFACTORY** UNSATISFACTORY SEE ATTACHED REPORT

Photos



DEFICIENCY: The garage floor has been scratched and etched.

B. Grading and Drainage

Grading and Drainage Comments:

_ Grading: No negative grading observed

_ Downspouts: Splash blocks or downspout extensions are in place to discharge storm water away from the foundation and minimize soil erosion

_ Gutters cleared of debris

_ Vegetation cleared a minimum of 3' from edge of roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Grading and Drainage cont.

Grading and Drainage Comments: cont.

SATISFACTORY : All elements/components pertaining to grading and drainage were found to be in satisfactory condition on the day of the inspection.

Underground drainage system being utilized

C. Roof Covering Materials

Types of Roof Covering:

This structure has a **Gable/Hip** type roof and it has what appears to be **new 30 Year Architectural composition shingles.**

The shingles appear to be: New

One layer of shingles

Roof Covering appears to be functioning as intended.

Inspected From: Roof Ladder at eaves Ground Drone Interior of attic

Ventilation System: None Soffit Ridge Gable Turbine Passive Powered Other

Flashing: Not Visible Galvanize/Alum Asphalt Copper Foam Rubber Lead Other

Flashing Condition: Not Visible Satisfactory Marginal Poor Rusted Missing Other

Valleys: Not Visible Galv/Alum Asphalt Lead Copper Other

Valleys Conditon: Not Visible Satisfactory Marginal Poor Rust Holes Sealing Required

Roof Covering Condition: Satisfactory Marginal Poor Curling Nail Popping Damaged Other

Plumbing Vents: Satisfactory Marginal Poor

Comments:

No nail heads exposed at the flashing

Flashing and shingle seams are sealed to reduce risk of leaks

No shingles are pitted/damaged

Debris cleared from roof

SATISFACTORY: All components or the roof covering materials were found to be in satisfactory condition.

D. Roof Structures and Attics

Viewed From: Interior of attic

Approximate Average Depth of Insulation: 12+

Approximate Average Thickness of Vertical Insulation: Not Visible - Probably R13 or R15

Attic access was Located: Garage Ceiling

Style: Gable Hip Mansard Shed Flat Other

Pitch: Medium to Steep

Roof Structures and Attic Comments:

SATISFACTORY : All roof and attic structure components were found to be in satisfactory condition on the day of the inspection.

Purlin braces do not exceed the maximum length of 8'

Purlins are required to be the same size as rafters and braced with 2x4s every 4' not to exceed 8' in length

SATISFACTORY : The attic is properly insulated.

At the time of inspection the Attic Insulation appears to be functioning as intended. The suggested depth for an r value of 30 is about 9 to 11 inches.

Insulation Depth markers were in place

SATISFACTORY : The attic is properly ventilated utilizing **ridge, passive and soffit vents** .

I=Inspected

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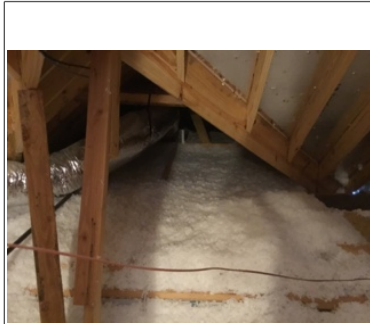
I NI NP D

D. Roof Structures and Attics cont.

Roof Structures and Attic Comments: cont.

Deficiencies :

Photos



SATISFACTORY: Blown in insulation

E. Walls (Interior)

Interior Walls Comments:

Type: SheetRock

Deficiencies:

DEFICIENCY: Texture scratch blemish on main hallway wall. Recommend repair by a licensed contractor.

Photos



DEFICIENCY: Texture scratch on main hallway wall.

E. Walls (Exterior)

Exterior Walls Comments:

Type: Brick, Stone, Hard Board

_ Kick out flashing is in place where masonry meets gutter

_ Weep holes at the base of brick and stone walls and at the columns on patios

_ Weep holes above the steel lintel at the doors and windows

F. Ceilings

Ceilings :

Type: SheetRock Wood Wood Cove Molding

Other: _

Ceiling Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Ceilings cont.

Ceiling Comments: cont.

SATISFACTORY : All ceiling components were found to be in satisfactory condition.

F. Floors

Other: _

Floors :

Type: Tile Wood Carpet Vinyl Laminate

Other: _

Floor Comments:

SATISFACTORY: All flooring components were found to be in satisfactory condition.

G. Doors (Interior)

Interior Door Comments:

SATISFACTORY: Interior Doors appears to be functioning as intended.

_ Doors are not rubbing carpet

_ Doors properly latch in place with the bullet catching strike plate

Deficiencies:

DEFICIENCY: The master bathroom pocket door does not latch. Recommend repair by a licensed contractor.

Photos



G. Doors (Exterior)

Exterior Door Comments:

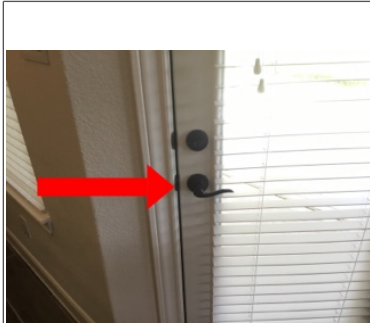
Weatherstripping Satisfactory on Exterior Doors

Exterior Doors appears to be functioning as intended.

Deficiencies:

DEFICIENCY: The side exterior door latch for the knob needs adjustment to hold the door firmly against the weatherstripping. Recommend repair by a licensed contractor.

Photos



DEFICIENCY: The side exterior door latch for the knob needs adjustment

H. Windows

Comments:

Type: **Vinyl Double Pane**

- _ Sleeping areas meet required Emergency Rescue Opening Requirements
- _ Window springs are not loose
- _ Exterior window trim shows no sign of wood decay

SATISFACTORY: Windows appeared to be functioning as intended.

Windows Screens appeared to be functioning as intended.

- _ All operative windows and doors with gutters for screens have screens:
- _ All Screens are damage free

SATISFACTORY: All accessible window screens appear to be in satisfactory condition.

Deficiencies:

DEFICIENCY: The front living room window pane has a blemish inside the double pane. Recommend replacement by a licensed contractor.

Photos



DEFICIENCY: The front living room window pane has a blemish inside the double pane.

I. Stairways (Interior and Exterior)

Comments:

None Present.

J. Fireplaces and Chimneys

Comments:

None Present

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments:

Porches, Balconies, Decks & Carports appeared to be functioning as intended.

_ Proper slope observed for water discharge

SATISFACTORY: All components for the Porches were found to be in satisfactory condition.

Deficiencies:

Driveways & Sidewalks appeared to be functioning as intended.

_ Proper slope observed for water discharge

SATISFACTORY: All components for the driveways and sidewalks were found to be in satisfactory condition.

L. Cabinets

Cabinet Comments:

Cabinets (Kitchen, Bathrooms & other) appeared to be functioning as intended.

_ Closet rods do not exceed the maximum unsupported length of 48"

SATISFACTORY: All components for the cabinets were found to be in satisfactory condition.

M. Fences / Gates

Fences / Gates :

Fences & Gates Comments:

SATISFACTORY: All components concerning Fences and Gates were found to be in satisfactory condition.

N. Other

Other :

None Present.

O. Thermal Imaging

Thermal Imaging :

Thermal Imaging Comments:

What Thermal Imaging provides:

Residential Thermal Inspections

Our infrared camera offers a non-invasive means of monitoring the condition of buildings providing on-site high-resolution thermal imagery, revealing potential structural and moisture issues as well energy efficiency issues.

This is useful for production built homes and existing built homes. New or older built homes may be missing insulation which is very common:

- * roof leaks
- * missing, damaged, and/or wet insulation
- * moisture intrusion that could lead to mold
- * under fastening and/or missing framing members
- * energy loss and efficiency
- * heat loss and air infiltration in walls, ceilings, floors, windows and doors
- * unknown plumbing leaks
- * electrical issues, and more

Thermal loss such as missing insulation results in higher energy costs.

SATISFACTORY: No insulation or moisture issues found with the Thermal Imaging of the home.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance Conductor: Copper Aluminum

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Dual Panel Boxes: Yes No

Box Rating: 225 amps

Main Disconnect Rating: 200 amps

Copper Branch Circuit Conductors: 14-3 15amps 12-3 20amps Other

Box Location: Garage Interior Wall Exterior Wall Other

Service Entrance and Panels Comments:

Conductors were tied to a **240 amp meter**.

The meter was located on **Exterior garage wall**

The main service conductors entered this structure from **underground**.

The wires from meter to main panel box appeared to be proper size **Aluminum** type wiring.

The main electrical panel was located in the **Garage Interior Wall** and is **SquareD** type box and was rated to be a **225 amp box**.

The **grounding conductor(s)** applied and appears to be properly connected. **UFER Ground** was properly connected.

I did not observed any indications of overheating arching or any other type defects within the panel box at the time of the inspection, In this inspectors opinion the Main Service system was functioning as intended with the following observations, deficiencies and/or exceptions that was noted on this structure:

Lateral 240-volt service

200-amp main disconnect

Panel is properly rated

Panel is labeled

Service conductors entering panel are properly installed with a bonded bushing

SATISFACTORY: All service entrance and panel wiring appears to be serviceable and functioning as intended except for the following:

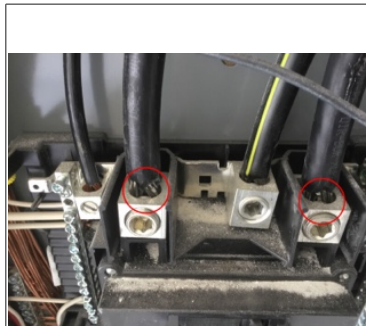
Deficiencies:

DEFICIENCY: There was no anti-oxidant gel observed on the exposed aluminum service conductor terminations. Recommend having a licensed electrician apply anti-oxidant gel.

Photos



SATISFACTORY: Electrical Service Panel wiring



DEFICIENCY: There was no anti-oxidant gel observed

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper

Comments:

Type of Branch Wiring: 12-2 & 14-2 Copper

All accessible switches & receptacles were inspected.

GFCI's : All Bathrooms , Kitchen Counter tops , Garage , Exterior and plugs serving wet bars , laundry sinks are recommended to be GFCI.

I=Inspected

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D=Deficient

I NI NP D

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

Comments: cont.

AFCI;s - All 15 & 20 amps circuits that are not GFCI protected are recommended to be AFCI Protected.

Smoke detectors should be installed in accordance with the NFPA guidelines. Smoke detectors are recommended to be hardwired with battery backed up and tied to a central alarm system.

Carbon Monoxide Detectors : Texas Hum. Res. Code Ann. § 42.060 Carbon Monoxide Detectors: Requires that family homes must be equipped with carbon monoxide detectors.

- _ Smoke detectors are in required locations
- _ Spliced conductors shall be located within a covered junction box
- _ A minimum of (2) 20-amp kitchen small appliance circuits are present
- _ All kitchen, bath, exterior, and garage receptacles are required to be GFCI protected
- _ All lights have proper Distance for incandescent luminaires in closets is required to be a minimum of 12 inches
- _ No receptacles are loose
- _ All receptacles were not blocked and could not be tested
- _ Extension cords are not being used as permanent wiring for outdoor lighting
- _ Cover plates are not missing on receptacles and switches
- _ *Neutral (white) wires are properly marked being used as hot wires. These should be marked in black or red using tape or ink

SATISFACTORY : The branch circuits are functioning as intended.

Smoke Alarms Tested Satisfactory: Yes No

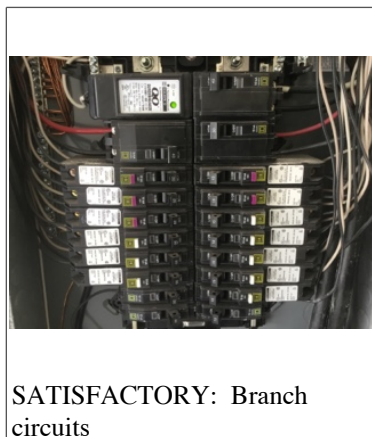
Carbon Monoxide Alarms Tested Satisfactory: Yes No

Door Bell Tested Satisfactory: Yes No

All GFCI's Tested Satisfactory: Yes No

All AFCI's Tested Satisfactory: Yes No

Photos



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

Central Forced Air Furnace

Number of HVAC Systems: 1 Number of Thermostats: 1

Gas

Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Manufacturer: Armstrong Air

Model #:

Serial #:

Tested SATISFACTORY

Tested UNSATISFACTORY

RECOMMEND SERVICING BEFORE CLOSING

Heating Comments:

Type of Heat Systems: Forced Air, In Attic

Heating Energy Source: Natural gas

Heat System age: Manufactured in

Heat System Brand: Lennox

Number of Heat Systems (excluding wood): One

SATISFACTORY: The Heating equipment appeared to be operating as intended at time of inspection providing heat on demand except for the following:

Deficiencies:

Photos



SATISFACTORY: HVAC system in attic

B. Cooling Equipment

Type of Systems:

Central Forced Air System

Number of HVAC Systems: 1 Number of Thermostats: 1

* Condensate pan is properly sloped to drain and float cutoff switch

* Condensate drain has a minimum 1% pitch

Electric

Number of Cooling Systems: 1

Locations: Attic

Unit #1 Serves the: Entire living area

Manufacturer:

Model #: 4SCU16LE142P-1

Serial #: 1618F12502

Size: 3.5 Ton

Differential Test Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite

I=Inspected

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D=Deficient

I NI NP D

B. Cooling Equipment cont.

Differential Test Notice: Temperature differential readings are a fundamental standard for testing the proper operation of an equipment malfunction

Differential Test Results:

Return Air Temperature: 70

Supply Air Temperature: 55

Differential Reading: 15

SATISFACTORY:

UNSATISFACTORY:

RECOMMEND SERVICING BEFORE CLOSING

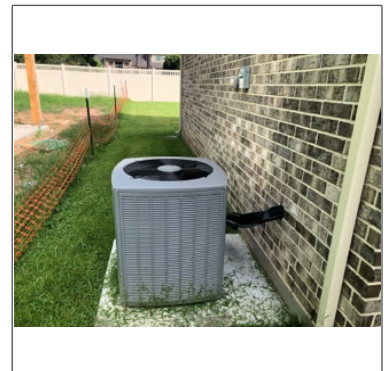
Cooling Comments: 4SCU16LE142P-50A 3.5 Ton

OMNI Central Air Conditioning

16 SEER 1 Stage 208/230 V 60 Hz R-410A 42 000 BTU Residential

Product Type : Central Air Conditioners Model or Collection : OMNI Length : 34" (850mm) Width : 32-1/2" (812mm) Height : 39" (975mm) Application : Residential Voltage : 208/230 V 60 hz BTU : 42 000 BTU Manufacturer Number : 1.343117 Refrigerant Type : R-410A Tons : 3.5 Ton Stages : 1 Stage Sound Level : 77 DBA CFM : n/a SEER Efficiency : 16 SEER MCA : 23,4 Amp

Photos



C. Duct Systems, Chases, and Vents

Comments:

The Whole house filter in the HVAC Unit in the attic

Size of Filter: 20x25x4

Location of Filter: Attic HVAC System

Air Ducts Appear to be clean and free of kinks: Yes No

Air Chase is Clean: Yes No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Air Filter(s) are clean: Yes No

Duct Systems, Chases and Vents Comments:

SATISFACTORY: All components of the Duct System, Chases and Vents were found to be in satisfactory condition.

Photos



SATISFACTORY: Whole home air filter 20x25x4

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter:

Within 10-feet of Front Curb

Location of main water supply valve:

Location of main water supply valve: **Interior Garage Wall**

Type of Supply Pipes: **PEX**

Static water pressure reading: **58 PSI**

Recommend water PSI should be between 40 & 80 lbs

Comments:

Number of bathrooms: **2**

_ All hose bibbs are installed to prevent back-flow via (vacuum breaker)

_ Sink faucets hot and cold are not reversed

_ Shower diverter fully transfer water from spout to shower head

_ Center of toilet flange is required to be at least 15" from adjacent wall and/or fixtures

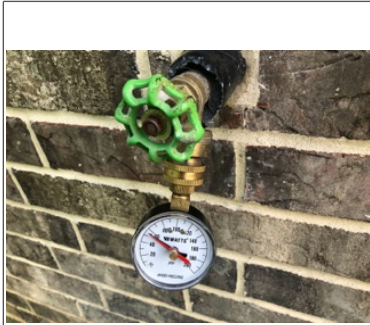
SATISFACTORY: All plumbing components were found to be in satisfactory condition.

Deficiencies:

Type Plumbing Distribution: CPCV PEX Copper Other

Gas Meter is Bonded: Yes No N/A

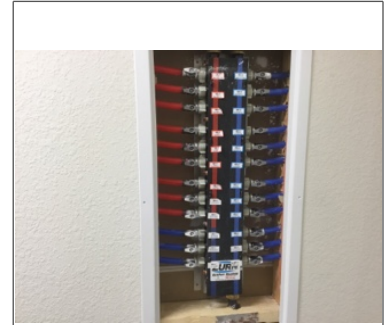
Photos



SATISFACTORY: Water pressure 58PSI



SATISFACTORY: Whole home water shut off valve



SATISFACTORY: Water manifold

B. Drains, Wastes, and Vents

Comments:

Drains, Wastes and Vents:

Type of Drain Pipes: **PVC**

Clean Outs Location: **Front flower bed left of driveway**

Functional Drain Flow: **Yes** Toilets not Loose: **Yes**

Drain test performed: 4 Cold and/or Hot water faucets, were ran for approximately 30 minutes at a rate of 1.0 gallon per minute per drain. For a total estimate of approximately 120 gallons that flowed through the drains.

_ All bathtub stoppers are properly installed

_ All bathroom basin stopper stem are properly installed

The Water Drains & Vents appear as intended at the time of inspection with the following observations, deficiencies and/or exceptions being noted on this structure:

SATISFACTORY: The Water Drains & Vents appeared to be in good condition.

Photos



SATISFACTORY: Sewer clean out left of driveway

C. Water Heating Equipment

Energy Sources: Gas

Capacity:

40 Gallons

Comments:

Energy Source: **Gas**

Located in the: **Garage**

Water Temperature: **142 Degrees°**

Recommended Hot Water setting should be between 115 - 120°

Number of water heaters: **1**

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

I	NI	NP	D
---	----	----	---

C. Water Heating Equipment cont.

Comments: cont.

_ Pan is clear of debris to prevent clogging of drain

_ TPRV discharge pipes are properly terminated not more than 6 inches above the waste receptor (ground)

SATISFACTORY : This water heater(s) appear(s) to be performing adequately at the time of this inspection.

Deficiencies :

Hot Water Temperature at the kitchen sink: 142 Degrees

Manufacturer: Bradford White

Capacity: 40 Gallon Tank

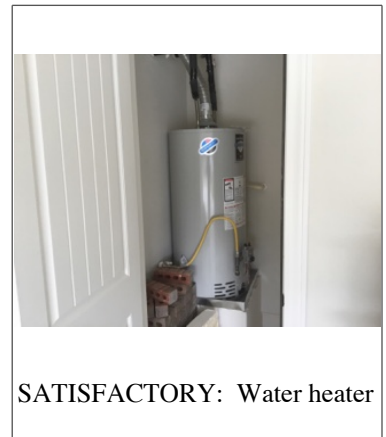
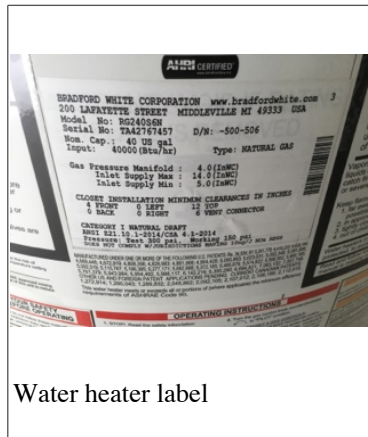
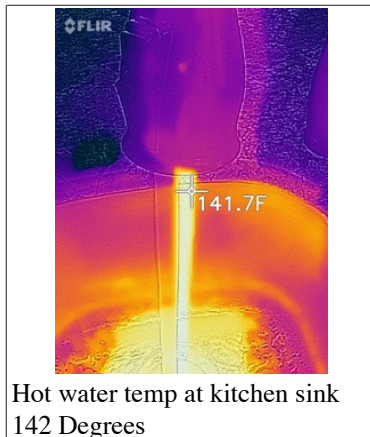
Model: RG240S6N

Manufactured Date: 2019

Water Heater Pan and Drain Properly Installed: Yes No

TPR Valve is Installed Correctly: Yes No

Photos



D. Hydro-Massage Therapy Equipment

Comments:

None Present.

Access Available To Pump/Motors: Yes No

E. Other

Other :

None Present

V. APPLIANCES

A. Dishwashers

Comments:

SATISFACTORY: This dishwasher appears to be performing satisfactory.

Deficiencies:

DEFICIENCY: The dishwasher is not secured at the bottom and moves when the dishwasher door is opened or closed. Recommend adjusting the legs to fully secure dishwasher in the cabinet.

Manufacturer: GE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Model: GDF510PSM0SS

Dishwasher Completed Normal Cycle Test: Yes No

Rust Free: Yes No

Noise SATISFACTORY Level: Yes No

Anti-siphon properly addressed or air-gap Installed: Yes No

Photos



DEFICIENCY: The dishwasher is not secured at the bottom

B. Food Waste Disposers

Comments:

SATISFACTORY: This Waste Disposal appears to be performing satisfactory except for the following:

Deficiencies:

DEFICIENCY: There is a water leak that appears to be coming from the food disposal when in use. Recommend repair by a licensed contractor.

Manufacturer: Badger 1

Model: 1-87

Quiet: Yes No

Photos



DEFICIENCY: There is a water leak that appears to be coming from the food disposal



DEFICIENCY: There is a water leak that appears to be coming from the food disposal

C. Range Hood and Exhaust Systems

Comments:

SATISFACTORY: The range hood and exhaust components appears to be performing satisfactory.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Range Hood Manufacturer: GE

Model: UVC7300SLISS

Exhaust Routed to Exterior: Yes No

Exhaust Noise Level SATISFACTORY: Yes No

Range Light Satisfactory: Yes No

Photos



SATISFACTORY: Exhaust vent hood

D. Ranges, Cooktops, and Ovens

Comments:

SATISFACTORY: The Cook top appeared to be in operating in satisfactory condition.

_ Gas cooktop operating properly

_ Gas shut off located beneath cooktop

Deficiencies:

DEFICIENCY: The oven heated to **430 Degrees°** when set to **350 Degrees°** and held that temperature. This is not within the acceptable range of 25 degrees +/-

Oven(s) Make/Model: GE, Electric Model #JT3000SF6SS

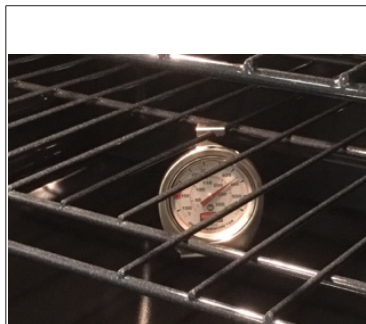
Oven Passed 350° Bake Test: Yes No

Range, Cooktop Make/Model:

Photos



View of electric oven



DEFICIENCY: The oven heated to 430 Degrees when set to 350 Bake



SATISFACTORY: Gas cooktop



E. Microwave Ovens

Comments:

SATISFACTORY: This microwave appears to be performing satisfactory.

Manufacturer: GE

Model: PEB7227SLISS

Microwave Power Test Satisfactory: Yes No

Microwave Leak Test Satisfactory: Yes No

Photos



F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents :

SATISFACTORY: All mechanical exhaust vent components were found to be in satisfactory condition.

_ Ducts were properly terminated to the exterior

G. Garage Door Operators

Comments:

Number of Operators:

_ Auto-reverse and auto-stop safety features were operating properly

_ Locks were secured in the open position when an operator is present

_ Sensors were present and at the required height of 6 inches

SATISFACTORY: This garage door operator appears to be performing satisfactory.

Deficiencies:

DEFICIENCY: The wiring for the garage door sensors is not properly secured to the wall. Recommend attaching wire to the wall to minimize the risk of damage.

Manufacturer: Genie

Model: 2028

Auto Reverse Satisfactory: Yes No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Sensor Satisfactory: Yes No

Photos



SATISFACTORY: Garage door operator



SATISFACTORY: Garage door operator



DEFICIENCY: The wiring for the garage door sensors is not properly secured



DEFICIENCY: The wiring for the garage door sensors is not properly secured

H. Dryer Exhaust Systems

Comments:

SATISFACTORY: All dryer exhaust components were found to be in satisfactory condition.

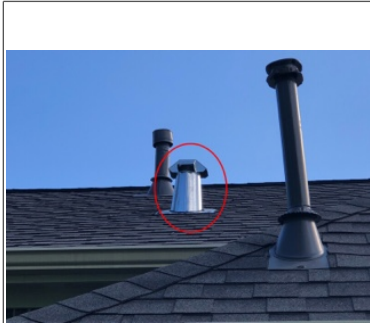
Deficiencies:

DEFICIENCY: The dryer exhaust flashing is not painted for protection. Code Violation. Recommend repair by a licensed contractor.

Dryer Exhaust to Exterior of Home Max Length (IRC 1502.4.4): Yes No

Exhaust Hood at the exterior of home (No screen allowed): **SATISFACTORY** UNSATISFACTORY

Photos



DEFICIENCY: The dryer exhaust flashing is not painted for protection. Code Violation.

I. Other

Other :
None Present

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Manufacturer: Hydro-Rain

Model: HRC100C

Number of Zones Programmed: 7

Defective Zones Observed: 1. (Zone #1)

Comments:

All elements and components of the Sprinkler Systems were found to be in satisfactory condition except for the following:

- *Required rain sensor is present*
- *Rain sensor tested satisfactory*
- *Pressure Vacuum Breaker (PVB) is installed at a height 6" above the highest sprinkler head. This can lead to a cross-contamination of the water supply and is recommend to be corrected.*

SATISFACTORY: All elements and components of the sprinkler system were found to be in satisfactory condition.

Deficiencies:

DEFICIENCY: Not all spray-heads work on zone #1 and the one that do work need adjusting. Recommend repair by a licensed contractor.

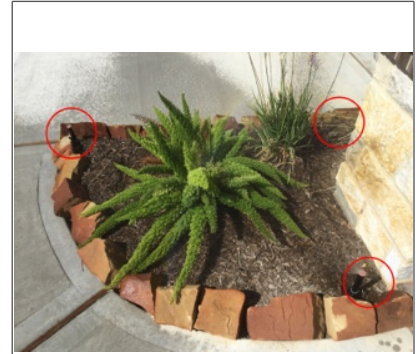
Photos



SATISFACTORY: Sprinkler controller



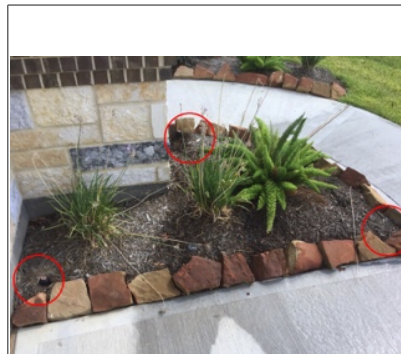
SATISFACTORY: Controller wiring



DEFICIENCY: Not all spray-heads work on zone #1 and the one that do work need adjusting.



DEFICIENCY: Not all spray-heads work on zone #1 and the one that do work need adjusting.



DEFICIENCY: Not all spray-heads work on zone #1 and the one that do work need adjusting.

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

Type of Construction: None present

Comments:

C. Outbuildings

Comments: None Present

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

Type of Pump: None present

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: None present

Location of Drain Field:

Comments:

F. Additional Information Provided By the Inspector

The home is in a desirable neighborhood and appears to be well-built. This home was Inspected by: Paul Frederick, Lead Inspector, CompletePro Home Inspections, PLLC. Please do not hesitate calling our office if you have any questions or concerns. 214-212-2258.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Additional Information Provided By the Inspector cont.

cont.

NOTE: No verbal statements by the Inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential.

If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/ occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form.

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This Report is promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>).

Report Overview Page :

ADDITIONAL PICTURES

A. ADDITIONAL PICTURES

Photos

