

# Above Par Home Inspections



33703 Cripple Creek  
Drive

Pinehurst, Texas 77362

713-858-4995

## PROPERTY INSPECTION REPORT

Prepared For: Grady and Rachel Pilon  
(Name of Client)

Concerning: 2003 Golden Topaz Drive Rosharon, Texas 77583  
(Address or Other Identification of Inspected Property)

By: Joseph Parnell TREC #8013 12-07-2018 8:00 am  
(Name and License Number of Inspector) (Date) (Time)

### 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 warrant ability 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; and
- Lack of electrical bonding and grounding.

- 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**  
**2003 Golden Topaz Drive Rosharon, Texas 77583**

Occupied     Vacant

PRESENT AT INSPECTION: Buyer /

**Weather Condition at Time of Inspection**

Clear     Overcast/Hazy     Cloudy     Rainy     Snow/Ice

Outside Temperature: Arrival 68° F.      Departure: 74° F.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR STRUCTURAL INSPECTION PURPOSE:**

**The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural**

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**components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection. It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his**

education and experience and should not be considered conclusive. Estimates for repair, if included, are provided as a courtesy and should be considered approximate. These estimates should not be viewed as bids for the actual performance of the work or of the repair suggested. It is recommended that you confirm the actual need for repair, the scope of the work, and the approximate cost with a qualified, appropriate service company. **A PRUDENT BUYER WILL SECURE FIRM ESTIMATES FROM A QUALIFIED REPAIR COMPANY BEFORE CLOSING. THIS INSPECTION AND REPORT WERE 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 PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.** Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of Report Identification: the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report confirms your acceptance of all the conditions contained in this report. In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney’s fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

**SCOPE:**

This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of “inspected” noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, which is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) Boring, digging or probing the soil or structure
- 2) Location or effects of geological faults or of any underground structure or object
- 3) Location of gas lines and/or systems
- 4) Presence of asbestos and/or radon gas
- 5) Lead based paint and/or products made from or containing lead
- 6) Adequacy of site drainage
- 7) Opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) Determination of the presence or health effects of molds, mildew, etc.

**NOTE:** No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing. Items not specifically noted as “inspected” in the following report are not cover by the report and should lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the 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 Report Identification: it intended to be a total list of defects, existing or potential. No inspection or advice is given regarding the need for continuing or future maintenance of the structure or grounds. The inspector does not take care, custody or control of the structure at any time. 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. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

#### **MECHANICAL REPORT**

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and Reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least one, but not necessarily every, mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted. It is 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 inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

**INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.**

Additional pages may be attached to this report. Read all pages of this inspection report very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

**REFERENCES TO THE BUILDING CODES ARE IN ITALICS AND UNDERLINED TEXT AND ARE USED SOLELY FOR CLARIFICATION OF THE ITEM NOTED. THE QUOTATIONS FROM THE BUILDING CODE ARE FROM THE INTERNATIONAL BUILDING CODE PUBLISHED BY AND COURTESY OF THE INTERNATIONAL CODE COUNCIL, INC. UNLESS OTHERWISE NOTED.**

**This inspector is not aware that this home had ever flooded or had windstorm damage. While there may not have been any visible evidence of moisture damage, repairs may hide such evidence. A Comprehensive Loss Underwriting Exchange Report (C.L.U.E.©) may offer additional information on losses or payments for losses on this property. I recommend that you check with your agent for more information.**

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

I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

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

Types of Foundation(s): Post-tension slab

Performance Opinion:

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

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

Comments (*An opinion on performance is mandatory*):

Because floor coverings such as carpet, tile, wood flooring and vegetation, exterior porches and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of your foundation.

This inspector evaluated foundation based on visible evidence of distress phenomena during an inspection of the perimeter of the foundation, walls and ceilings for cracks or buckling, inspection of frieze and trim for movement, inspection of doors and windows for fit and an operational test of each door and accessible window for binding. *No evaluation of the foundation's elevation or slope was performed.* We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement.

Type of Foundation– Concrete / Post Tension / Steel Reinforced / Slab on Grade: Unable to inspect portions of slab perimeter due to elevated soil, concrete flatwork and foliage. Cracking across the corners of the foundation known as “Spalling” was observed on one or more corners at the time of inspection. “Spalling is not considered structurally significant. Slab has experienced signs of settlement as evidenced by cracks in the grade beam and sheetrock. At the time of inspection the foundation was performing its intended function.

**Recommendation / Comment Only:** Trees & tree stumps located within 5 Ft. of the foundation may constitute a potential threat to the future integrity of the foundation and its underlying soil. Exposed tendon ends and /or rebar should be cleaned & covered with approved materials. Due to the expansive nature of the soil in the Houston and surrounding areas, a frequent foundation watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage.

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**Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:**



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**B. Grading & Drainage**

No evidence of water penetration observed at this time  
 Drainage: Drainage appears to be adequate

Water spots evident  Appears to have been repaired

Comments:

*Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:*

*Comments:* Observed soil / mulch too high in flower beds and/or at various

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places of slab perimeter at house and garage. Observed areas of possible ponding in rear and side yards as evidenced by low areas. Reverse slopping was observed. Recommend repairs, establish proper grading and drainage, and top soil / mulch should be at least 2" below the siding or brick line and sloped away from the foundation. Observed drainage systems and was unable to determine serviceability of the drainage systems. Soil erosion was observed in several locations.



**C. Roof Covering Materials**



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

**Viewed From: From ground/binoculars**

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

- Ridge shingles cracked / missing / loose
- Shingles cracked / missing / loose / damaged / worn / aged
- Valley in need of repair
- Caulking needed:     Nails or staples exposed     Small holes or openings
- Gutters:     Bent Sections     Debris
- Downspouts:  Missing       Extension/splash block missing

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

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Type of Roof Covering** – Composition (Observed rooftop from ground level and accessible attic areas only): Raised flashing was observed on the left side of the house. All exposed fasteners on the roof (nails, staples, screws, or bolts) should be covered with a proper material to prevent rusting through and possible water entry. Splash blocks are missing. The cricket for the chimney was not visible to this inspector. Observed no active water penetration. At the time of the inspection the roof was performing its intended function.

**NOTE:** Tree limbs in contact and/or too close to roof should be trimmed / removed approx. 3 Ft. from the dwelling. The entire roof was not visible from the street elevation. The roof was attached with nails.

**The presence of integrated roof deck radiant barrier in a structure provides a significant new risk of fire should the barrier material become electrically energized.**



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### D. Roof Structure & Attic

Attic

Viewed From: Walked deck or safe area

Attic Insulation: Loose Fill

Approximate Average Depth of Insulation: 14-16 inches

Approximate Average Thickness of Vertical Insulation: 3-4 inches

Roof

Ventilation observed: Yes                      Condition:

Marginal ventilation / soffit vents congested

Ridge / Rafter sag noted     Water leaks noted     Previous repairs noted

Vermin activity noted

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Inadequate attic ventilation. Observed an inadequate amount of attic ventilation due to an insufficient amount of soffit and or roof venting. Increased attic temperatures shorten the life span of mechanical equipment and roofing materials.

Note: Portions of attic (house & garage) were inaccessible and not visible.



### E. Walls (Interior & Exterior)

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**Prevalent exterior siding: Masonry/brick/stone**

**Interior Wall:**

- Water stains / damage     Small drywall cracks
- Large drywall cracks     Mildew     Holes
- Previous repairs noted

**Exterior Wall:**

- Water stains / damage     Small cracks     Large cracks
- Weep holes missing / blocked     Rotted / exposed wood
- Previous repairs noted     Paint chipping
- Damage to trim, door, siding

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Interior:** Observed cracks, nail pops and holes in sheetrock. Moisture damage around the windows was observed.

**Note:** Observed previous / recent repairs to sheetrock

**Exterior:** Observed damaged siding and wood trim at various places of exterior walls including doors and windows at house and garage. Expansion joints are missing caulk/sealant. Observed rusted lintels at several locations. Through-wall flashing is missing above all lintels. Window and doors need to be sealed. The brick, siding and trim boards need to be sealed. Observed materials along the wall in one or more areas around the house, these materials are conducive to insect infestation and obscure the view of the slab and exterior wall in these areas. Most wood siding installation requirements specifically state "Leave 1 to 2 inches of clearance between roofing and the bottom of the siding to prevent wood rot. The normal 1 to 2 inches of clearance from the roof surface was not observed. PVC pipe on the left side of the house is damaged and needs to be repaired and sealed. Organic growth was observed on the exterior of the house. Underlying damage may be present.

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### F. Ceilings & Floors

- Water stains / damage     Holes and openings     Rotting evident
- Tiles – cracked / damaged / loose / missing
- Vinyl damage     Slight sloping

Crawl Space Inspected From:

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Ceilings: Observed cracks, loose seams and nail pops in the sheetrock in various locations.

Note: Observed previous / recent repairs to sheetrock.

Floors: Tile flooring was cracked.

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

I	NI	NP	D	Inspection Item
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**G. Doors (Interior & Exterior)**

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**Interior:**

- Damaged                      Location(s):
- Holes and openings
- Rotting evident
- Not closing properly                      upstairs front left bedroom closet
- Hardware damage / inoperative

**Exterior:**

- Damaged                      location(s):
- Hollow
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage/inoperative

**Garage Door:**

- Damaged                       Bent panel                       Entry door damaged

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Interior:** Missing door stops at various places.

**Exterior:** Voids in the weather-stripping at front entry door.



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**H. Windows**



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- Window inoperative     Cracked window     Broken window
- Moisture between panes     Missing pane     Caulking/glazing needed

Locations:

- Screens:     Torn     Bent     Holes     Missing

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Void in caulk/sealant at exterior and interior of windows at various places.

Note: Glass in windows next to exterior entry doors (within 24" either side of entry doors) should be tempered glass. No safety label was observed. Recommend further investigation to ensure glass is safety type.



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### I. Stairways (Interior & Exterior)

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to: I

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### J. Fireplace/Chimney

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- Type: Metal      Fuel Source: Wood burning  
Damper : Acceptable  
Firebox:  Mortar missing behind face bricks     Mortar missing rear wall  
 Cracks/Lintel     Soot build-up     Poor draft evident  
 Hearth insufficient/damage  
Chimney: No Fire-stop  
 Crumbling brick       Damaged/missing cap  
 Spark arrestor missing     Insufficient height/clearance

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

(Pre-Fab Unit) The unit needs to be cleaned. Chimney should be cleaned prior to use.

Note: Chimney should be repaired and cleaned prior to use. The unit was not ignited. Not parts of the fireplace were visible and accessible.



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### K. Porches, Balconies, Decks, and Carports

- Rotting evident     Insect Damage     Wood/soil contact
- Trip Hazard     Loose boards     Handrail/railing missing/damaged
- Areas inaccessible

**Note:** Structural load capabilities were not inspected

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The driveway is cracked.



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### L. Other

**Comments:**

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

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Main panel location: Exterior wall location

Improper panel location

Condition: Acceptable

Inadequate panel labeling

Burned wires     Double-lugging

Defective breakers

Type of wiring: Copper

Grounding Electrode present:

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

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

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Main service panel is located outside on the right side of the house. Observed 1/0 Copper service entrance conductors / 150 Amp main shut-off breaker / A bare Copper grounding conductor connecting to the grounding electrode. Panel board / dead front cover is not labeled properly. Arc-fault breakers were present as required by code. All metallic piping installation such as water and gas must be connected, (bonded) to the electrical service entrance grounding system. Observed no bond wiring for metallic piping within the dwelling to the electrical service ground electrode. The gas line should be bonded to the main service panel. The wires need to be secured to the panel box. The A/C conduit needs to be properly installed and secured. – recommend repairs, service, and a complete inspection of the Electric System by a licensed Electric service.

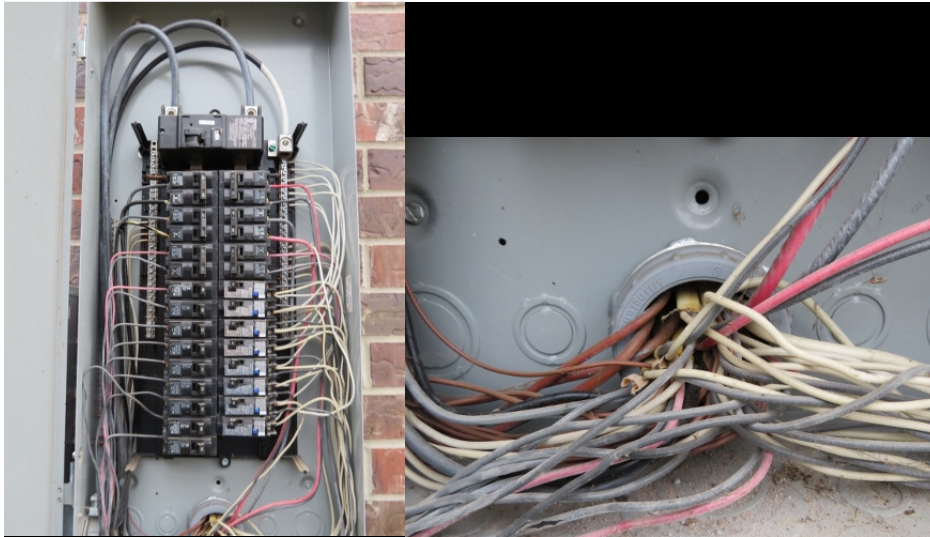
I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficiency

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

I	NI	NP	D	Inspection Item
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**B. Branch Circuits, Connected Devices, and Fixtures (Refer to OP-I form):**

Type of Wiring: Copper

Receptacle Type:  2 prong     3 prong     aluminum wiring observed  
Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s): Bathroom:  Missing     Not tripping  
 Kitchen:     Missing     Not tripping  
 Wet Bar:     Missing     Not tripping  
 Garage:     Missing     Not tripping  
 Exterior:     Missing     Not tripping

GFCI Reset Location(s): garage, bathroom, kitchen

ARC Fault ARC Outlet location(s): Master Bedroom:  Missing     Not tripping  
 2<sup>nd</sup> Bedroom:  Missing     Not tripping  
 3<sup>rd</sup> Bedroom:  Missing     Not tripping  
 4<sup>th</sup> Bedroom:  Missing     Not tripping

- Loose / broken / inoperative outlet     Loose / broken / inoperative switch
- Loose / broken / inoperative light     Smoke detector inoperative
- Improper wiring     Exposed wire     Double-lugging     Reverse Polarity
- Open ground
- Wire splices / open junction boxes     Voltage drop detected

Comments:

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Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Wiring Type** – Copper: Some receptacles & switches were loose .

**NOTE:** Effective January 1, 2008 Arc fault protection (AFCI) devices are required at these locations under today’s standards (electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms). Arc fault protection is present in required areas. Ground fault protection is not present at receptacles at the required locations.(laundry)

**Laundry Room:** Has a four prong 220 volt receptacle. Gas is available and is capped.

**Note:** Ground fault protection is required at these locations: all kitchen, kitchen island, bathrooms, wet bar(s), whirlpool, spa, swimming pool, outside, laundry and garage. Lights were inoperable in various locations. A bonding jump cable from the CSST gas line side to the appliance line side of a gas fired appliance is required for grounding purposes. – recommend repairs, service, and a complete inspection of the Electric System by a licensed Electric service.

**NOTE:** (If any of these items are available.) Did not inspect outside light fixtures with sensors, low voltage light fixtures in yard, stereo systems, & their accessories.

I note accessible locations where I cannot see a bonding wire and connection.

1. Gas lines
2. Water heaters
3. Cooktops
4. Water lines
5. Fireplaces
6. ETC
7. CSST or Appliance connections
8. Even if seen I cannot determine that this system is bonded to ground
9. There was no visible bonding of CCST appliance connection
10. Refer to an Electrician to confer proper bonding of all system!

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I	NI	NP	D	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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**A. Heating Equipment**

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



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

I	NI	NP	D	Inspection Item
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**Unit 1:** Type of System: **Forced Air**      Energy Source: **Gas**  
 Thermostat Location: **Hall near the mater bedroom**

Condition: **Filter Type: Disposable**      Condition: **Dirty**      Size: **20x25x1**

**Gas:**  Rust on burner     Flame inconsistent     Pilot not lit  
 Improper venting     Copper gas line     No gas shut-off  
 Gas leak               Air blowing in burner chamber  
 Gas line not supported

Electric:  Not on     Inoperable  
 Blower:  Fan loose     Limit switch missing/inoperable     Noisy

**Comments:**  
 Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to: The sediment trap is improperly installed on the gas line. – recommend repairs, service, and a complete inspection of the Heating System by a licensed Heating & Cooling service. Heating System is not functioning properly.

**Unit 2:** Type of System: **Forced Air**      Energy Source: **Gas**  
 Thermostat Location: **Upstirs Hall**  
 Condition:  Loose     Not level     Not registering properly  
 Filter Type: **Disposable**      Condition: **Acceptable**      Size: **12x36x1**  
**Gas:**  Rust on burner     Flame inconsistent     Pilot not lit  
 Improper venting     Copper gas line     No gas shut-off  
 Gas leak               Air blowing in burner chamber  
 Gas line not supported  
 Electric:  Not on     Inoperable  
 Blower:  Fan loose     Limit switch missing/inoperable     Noisy  
 Burned wires inside blower

**Comments:**  
 This type of heating system is a closed system; and cannot be disassembled by a TREC licensed inspector in order to inspect the heat exchanger and burner assembly. The sediment trap is improperly installed on the gas line. – recommend repairs, service, and a complete inspection of the Heating System by a licensed Heating & Cooling service. Heating System is functional.

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

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I	NI	NP	D	Inspection Item
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**B. Cooling Equipment**

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

Unit 1: Type of System: Conventional Return 60 Supply 43 Differential 17

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor:  Not on     Not level     Not shutting off

Condenser:  Fan not on    Coils need cleaning    Noisy

Condensate Drain:

- Primary:  Clogged    No trap    Not insulated
- Tray debris / standing water / rust    Tray leak

Secondary:  Does not exist    Not readily visible

Location: right

Freon line:  Insulation missing / damaged    Refrigerant leak possible

Location:

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Temperatures are taken to determine a "Delta T"

A/C is working but not efficiently as evidenced by a 17 deg. drop between return air and supply register; - recommend repairs, service, and a complete inspection of the Cooling System by a licensed Cooling & Heating service. A float switch was missing on the drain pan. An insulated P trap was missing on the drain line.

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

I	NI	NP	D	Inspection Item
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**Unit 2: Type of System: Conventional Return 66 Supply 60 Differential 06**

High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor:  Not on       Not level       Not shutting off

Condenser:  Fan not on       Coils need cleaning       Noisy

**Condensate Drain:**

Primary:  Clogged       No trap       Not insulated

Tray debris / standing water / rust       Tray leak

Secondary:  Does not exist       Not readily visible

Location: left

**Freon line:**

Insulation missing / damaged       Refrigerant leak possible

**Location:**

**Comments:**

Temperatures are taken to determine a "Delta T"

A/C is working but not efficiently as evidenced by a 06 deg. drop between return air and supply register; debris, rust & corrosion in emergency drain pan - recommend repairs, service, and a complete inspection of the Cooling System by a licensed Cooling & Heating service. The safety pan is dirty and needs to be cleaned and check for proper drainage. A float switch was missing on the drain pan. An insulated P trap was missing on the drain line. The exterior unit may not have proper clearance.

Due to defects observed, recommend service by qualified H.V.A.C Service Company

**Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.**

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

I	NI	NP	D	Inspection Item
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**C. Duct System, Chases, and Vents**

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

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Observed dirty and clean replaceable return air chase filters; Mastic was missing in several areas. Ductwork is not properly supported / suspended above ceiling joists / insulation. Mold like substance and rusty was observed. Vent flaps on the left and right sides of the house need to be repaired. – recommend repairs, service, and a complete inspection of the Heating System by a licensed Heating & Cooling service.

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I	NI	NP	D	Inspection Item
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I	NI	NP	D	Inspection Item
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### IV.PLUMBING SYSTEM

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

Type: Plastic

Static water pressure reading: 60 psi

Location of water meter: front    Location of main water supply valve: garage

**Kitchen Sink:**     Faucet leak     Drain leak     Spray leak  
 Sink leak     Drain slow     Low / no pressure

Comments:  
Kitchen faucet does not swivel.

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

Comments:

**Hall Bath:**  
Bath sinks:  
 Drain leak     Slow drain     Faucet leak  
 Faucet/knob missing     Faucet/knob damaged  
 Stopper missing/non-functioning     Low / no pressure

Bathtubs:  
 Drain leak     Slow drain     Faucet leak  
 Faucet/knob missing     Faucet/knob damaged  
 Stopper missing/non-functioning     Diverter leak  
 Diverter non-functioning     Grout/caulk missing  
 Water damage     Low / no pressure

Shower:  
 Drain leak     Slow drain     Faucet leak     Faucet/knob missing  
 Faucet/knob damaged     Head leak     Pan leak  
 Door not closing properly     Water damage  
 Grout/caulk missing     Low / no pressure

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

Comments:

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I	NI	NP	D	Inspection Item
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Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Type of Supply Piping –Plastic:**

**Exterior Faucets:** Observed anti-siphon devices installed

**Kitchen:** Kitchen faucet does not swivel.

**Laundry:** Observed Hot and Cold water identification at washer faucet. The washer and dryer connections (gas, water and electrical) and drain were not able to be observed due to the height of the machines in place.

**Downstairs Half Bath:**

**Downstairs Master Bath:**

**Upstairs Hall Bath:** The commode is loose on the floor. The tub faucet leaks.

**Master:**

**Bath Sinks:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged    Stopper missing/non-functioning
- Low / no pressure

**Bathtubs:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged
- Diverter leak    Diverter non-functioning    Grout/caulk missing
- Water damage    Low / no pressure

**Shower:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged    Head leak    Pan leak
- Door not closing properly    Water damage
- Grout/caulk missing    Low / no pressure

**Commodes:**

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

**Comments:**

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

I	NI	NP	D	Inspection Item
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**3<sup>rd</sup> (Half):**

**Bath Sinks:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged    Stopper missing/non-functioning
- Low / no pressure

**Bathtubs:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged    Stopper missing/non-functioning
- Diverter leak    Diverter non-functioning    Grout/caulk missing
- Low / no pressure

**Shower:**

- Drain leak    Slow drain    Faucet leak    Faucet/knob missing
- Faucet/knob damaged    Head leak    Pan leak
- Door not closing properly    Water damage
- Grout/caulk missing    Low / no pressure

**Commodes:**

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

**Comments:**

**Outside Faucets:**

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

**Comments:**

**Laundry:**

- Appliances connected; unable to verify drain

**Comments:**

PEX-Plastic – while these lines are currently approved for domestic water line use, in the opinion of the inspector, they carry significant concerns for future longevity and reliability, especially when used with water containing oxidizing chemicals like chlorides and fluorides.



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I	NI	NP	D	Inspection Item
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**B. Drains, Wastes, and Vents**

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Type of DWV Piping – Plastic: Unable to inspect / test utility washer drain line. Tub traps are inaccessible. Sewer clean-out is located on the left side of the house.

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

Unit 1:Energy Source:Gas

Capacity: 50 gallon

Location: Attic

Improper location

Garage unit: Physically protected:

18” clearance:

Corrosion at supply connections  No drain line  Leak

Temperature & Relief Valve (TPR):  Missing  Inoperative

Improperly installed / routed  No pipe

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

Electric Unit:  Improper wiring  Inoperative heating element

Comments:

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I	NI	NP	D	Inspection Item
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*Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:*

**Energy Source:** Gas -50 Gal. / (Located in attic.)

**Comments:**



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### D. Hydro-Massage Therapy Equipment

**GFCI condition:** Present **GFCI Reset Location:** closet

**Underside of tub readily accessible:** No

- Leak
- Debris in port openings

**Comments:**

**Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:**

**The unit did not operate properly the first time the tub was filled. Later the unit did perform.**

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

I	NI	NP	D	Inspection Item
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### V. APPLIANCES

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#### A. Dishwasher

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

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Rust & corrosion spots on both dish trays / racks;



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I	NI	NP	D	Inspection Item
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### B. Food Waste Disposer

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

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

### C. Range Exhaust Vent

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

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

(Updraft Vented) The exit point of the exhaust was not visible or was not able to be determined due its location and accessibility.

### D. Ranges, Cook tops, and Ovens

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

I	NI	NP	D	Inspection Item
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**Range Source :**

Oven Source:      Electric

Cooktop Source: Gas

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

**Cooktop:**

Not lighting off pilot     Right front     Left front     Right rear     Left rear

Damaged/missing knobs     Right front     Left front     Right rear

Left rear

Improper heating     Right front     Left front     Right rear     Left rear

**Oven:**

Door damage     Inoperative door latch     Inadequate door seal

Inoperative light     Clock inoperative     Broiler non-functioning

Thermostat set at 350°F    Achieved: Oven 1 337°F    Oven 2    °F

High/low differential

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Free standing gas cook top and electric oven) (Baking mode set at 350 deg.- +/- 25 deg. / Broiler mode set at 500 deg. plus)

**Top Unit:** Baking mode reads 337 deg. and Broiler mode reads 553 deg. Glass surface reads 66 deg. at baking and 73 deg. at broiler mode.

**Cook top:** Gas:



**E. Microwave Oven**

Light inoperative     Door seal damage     Microwave inoperable

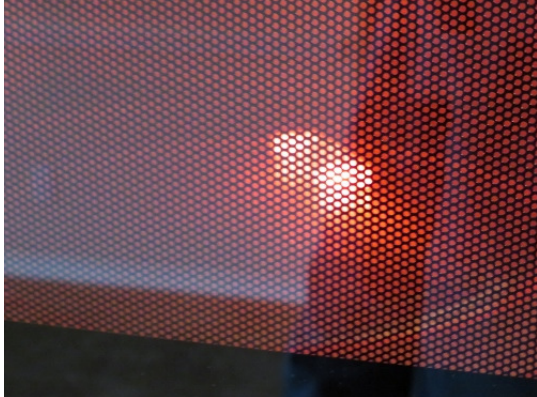
Does not heat properly     Door handle missing/damaged

Comments:

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

I	NI	NP	D	Inspection Item
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Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:



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### F. Trash Compactor

- Inoperative     Noisy     Not securely mounted
- Door damage

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

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### G. Mechanical Exhaust Vents and Bathroom Heaters

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

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Observe bathroom exhaust fans termination points to the exterior of the dwelling. The ducts need to be sealed properly to the roof decking.

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I	NI	NP	D	Inspection Item
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### H. Garage Door Operator(s)

Auto reverse block test acceptable:  
 Electric eye reverse test acceptable:  Improper sensor height  
 Opener Inoperative       Opener Damaged

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

### I. Doorbell and Chimes

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

### J. Dryer Vents

Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Need to be cleaned. The label for the dryer vent pipe length is missing.  
 Note: Recommend that the clothes dryer vent pipe be cleaned every six (6)

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

I	NI	NP	D	Inspection Item
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months to prevent possible fires.



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

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

**OPTIONAL SYSTEMS**

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**A. Lawn and Garden Sprinkler Systems**

**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Controls located in garage & backflow preventer is located on the left side of the house. The valves were turned to the off position and the unit was inoperable at the time of this inspections.



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

**Type of Construction:**

**Comments:** Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

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**C. Outbuildings**

**Comments:**

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

I	NI	NP	D	Inspection Item
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**D. Outdoor Cooking Equipment**

Energy Source:  
Comments:

**E. Gas Supply Systems**

Comments: Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:  
(Accessible Areas Only – Visual Inspection Only) Observed improperly installed sediment traps at furnaces. Did not pressure test and/or soap test lines. – recommend repairs, service, and a complete inspection of the Water Heating System by a licensed Plumbing service.

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

Type of Pump:      Type of Storage Equipment:  
Comments:

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

Type of System:      Location of Drain Field:  
Comments:

**H. Whole House Vacuum Systems**

Inoperative       Noisy       Low suction  
Comments:

**I. Other Built-in Appliances**

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

I	NI	NP	D	Inspection Item
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**Comments:**

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Fire Protection Units were not inspected and need to be installed at the required locations (inside all bedrooms and halls leading to bedrooms). Battery power should be replaced periodically or as needed.

Note: Wall mounted units should be 4-12" from ceiling and ceiling mounted units should be 36" minimum from fan blade tip and / or air supply outlet – and not in direct air flow of supply air outlet.

**Additional Comments**

**Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:**



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

10-27-08

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

TREC Form No. OP-I

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

**Important Limitations and Disclaimers**

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

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector/surveyor to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

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

I **FULLY** and **COMPLETELY** understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date 12-07-2018.

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

DATE: \_\_\_\_\_

INSPECTED BY: **Joseph Parnell 713-858-4995**

**THIS REPORT IS OUR INVOICE.**

**Job #2371**

**Inspection Fee: \$540.00**

**Total Fee \$540.00 Paid with cash**

Report Identification: \_\_\_\_\_

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

I	NI	NP	D
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