

Texas Veteran Residential Services
17413 Heartwind Ct. Houston, Texas 77095
(713) 825-0507



This Professional Inspection Report Has Been Prepared Exclusively For:

Chyle McMahon

10311 Olivia View Ln. Cypress TX 77433

Inspector: Robert Frandsen TREC #22091

Texas Veteran Residential Services
17413 Heartwind Ct. Houston, Texas 77095
(713) 825-0507
txvetrs@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: Chyle McMahon 281-995-8667 cmcmahon@dwdinternational.com
(Name of Client)

Concerning: 10311 Olivia View Ln., Cypress, TX 77433
(Address or Other Identification of Inspected Property)

By: Robert Frandsen TREC #22091 Mar 17, 2017
(Name and License Number of Inspector (Date
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was: Vacant
Real Estate Office:

Parties present at inspection: Buyer
Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Overcast/Hazy

Outside temperature at Arrival: 66°

Cost of inspection services: \$550.00

Outside temperature at Departure: 78°

paid with: Check

Important Limitations and Disclaimers

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

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

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

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Robert Frandsen TREC #22091

STRUCTURAL INSPECTION

PURPOSE: The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing without the obvious need of immediate repair or restoration. 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. The inspection and this report are focused exclusively on the identification of significant defects. There should be no expectation on your part that all defects, existing or potential, were discovered during the inspection. There may be items listed in this report as "deficient" that may have been considered acceptable when originally installed or constructed, but due to changes in the industry may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations. If additional defects, deficiencies and/or hazards are not discovered during the repair, adjustment or replacement of the items noted in this report you should be concerned about the quality and effectiveness of the repairs that were allegedly made on the house, its parts, components or systems. 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 in the manner found at the time of the inspection. 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.

THIS INSPECTION AND REPORT WAS 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.

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.

The following items are beyond the scope of this inspection and will not be inspected unless otherwise specifically stated in this report: Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, television and/or satellite systems, elevators, central vacuum systems, detached structures, bulkheads / docks and piers, fences / yard enclosures, intercoms, sound systems, security and fire and/or smoke detection systems, fire sprinkler systems, water-conditioning equipment, drain or waste ejector pumps, water mains, sewer systems, water wells / springs, lawn sprinkler systems, swimming pools, spas, hot tubs, saunas, steam baths, fountains, waterfront structures and equipment, solar systems, outdoor cooking equipment, free-standing appliances, playground equipment, or personal property.

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. No intrusive tests or methods damaging to sound materials were employed. No indoor air quality test was performed. 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 covered by the report and should not be assumed to be good, bad, performing without the obvious need of repair or restoration by the lack of notation. This report is focused exclusively on the identification of significant defects. 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. The inspection and this report must not be considered a guarantee, warranty or policy of insurance or of continuation of performance of any kind. Excluded from the inspection and from this report are warranties or guarantees of future performance or certification that any or all items are in compliance with legal and/or code requirements, any manufacturer’s specifications or installation instructions, municipal ordinances, neighborhood deed restrictions or that any system or component is of the correct capacity. Unless specifically noted in this report, the inspection and this report do not address product safety recalls. No inspection or anticipation is made 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.

This report was prepared on a computer. Infrequently, a word or part of a sentence may be accidentally deleted or altered during editing. Should you encounter such a condition or any other sentence structure irregularity, please contact me as soon as possible. The necessary corrections will be made and you will be provided with a corrected report. In addition, you are urged to contact me for an explanation and/or clarification of any items in the report that you do not understand.

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. 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.

The subject structure is a two story, single family dwelling supported on what appeared to be a concrete slab-on-grade foundation. The exterior cladding systems were stone and stucco veneer and wood fiber products siding. The roof was covered with composition shingles. The house was not occupied at the time of the inspection. For the purposes of this report the house will be considered to be facing South-East. The weather was clear overcast at the time of the inspection.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

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

Crawl Space inspected from: No Crawl Space Present

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.

Additional Notes (An opinion on performance is mandatory):

BASED ON A LIMITED VISUAL INSPECTION IN MY OPINION: THE FOUNDATION IS PERFORMING ITS INTENDED FUNCTION, AT THE TIME OF INSPECTION.

Post tension cable anchor cap exposed.



I recommend that this gets repaired/sealed to prevent future rusting and possible failure.

Minor cracks evident in multiple locations.

Information: Cracks in concrete do not, in and of themselves, indicate a structure deficiency in the construction or performance of a foundation. The interior surfaces of the foundation of the house were concealed by floor covering materials and could not be inspected. This information is provided so that you are aware that I knew the cracks were present when I rendered my opinion on the performance of the foundation at the time of the inspection.

A large void was present in the foundation. It appears to be the remnant of a previous repair attempt.

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

I	NI	NP	D
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I recommend that this be patched/sealed.

B. Grading and Drainage

Comments:

- No evidence of water penetration observed at this time
 - Water spots evident Appears to have been repaired
- Drainage: Drainage DOES NOT appear to be adequate

Additional Notes:

Grading away from the house does not appear to meet the minimum of 6" vertical in 10' horizontal. The yard was flooded at the time of the inspection. There was standing water of 1" to 3" deep in multiple locations all around the house.



Information: These flexible extension pipes are used to extend the discharge of the water from the gutters out of the flower beds to reduce the erosion of the soils in the beds. These extension pipes must pitch downward to drain completely. Water held in the drain pipe extensions can allow the growth of microbial organisms and provide a breeding ground for insects and pests.

Grading of the flower beds is toward the house/foundation, in multiple locations.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Walked some surfaces, and from the eve with a ladder

Comments:

Condition: Minor repairs suggested.

- Ridge shingles cracked / missing / loose
- Shingles cracked / missing / loose / damaged / worn / aged

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- Valley in need of repair
- Starter strip missing / improperly installed
- Fasteners improperly installed
- Fasteners not viewed
- Nails or staples exposed
- Caulking needed
- Small holes or openings

Note: This inspection does not warrant against future roof leaks.

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

Starter strip damaged/not properly adhered, in multiple locations.



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-
-

D. Roof Structure and Attics

Viewed From: Walked deck or safe area and some joists

Comments:

Approximate Average Thickness of Vertical Insulation: 4" to 16"

Attic Ventilation Type: Ridge and Soffit

- Gutters: Bent Sections Debris
- Downspouts: Missing Extension/splash block missing

Attic

Attic Insulation: Fiberglass and Blown

Roof

- Ventilation observed: Yes Condition: Marginal
- Ridge / Rafter sag noted Water leaks noted Previous repairs noted
- Vermin activity noted

Additional Notes:

Note: the large variance in the thickness of the insulation makes it virtually impossible to estimate the current R value. I recommend that a qualified insulation company be consulted.

Due to the Radiant Barrier being installed, I was not able to inspect the condition of the roof sheathing. I cannot be held liable for the condition of the roof sheathing.

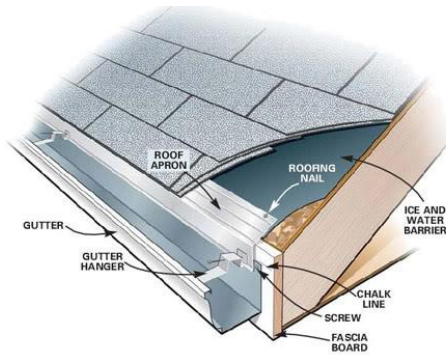
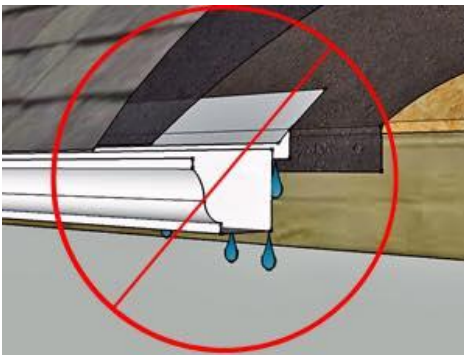
Gutters installed incorrectly. Flashing details terminate behind the gutters. It appears that the gutters may have been added after the roofing was installed, and no effort was made to terminate the flashing per manufacturer's instructions.

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

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The flashing details should terminate into the gutters to prevent water penetration behind the gutters.



Gutters discharge directly onto the roofing material in multiple locations.



Gutters should not discharge directly onto the roofing material. This can cause erosion of the roofing material, and possible penetration underneath the roofing material.

Vent caps, in multiple locations, are not installed per manufacturer's instructions. The vent caps' incline does not match the pitch of the roof. This can cause water to back up as it diverts around the cap and possibly run outwards past the flashing of the caps, and underneath the roofing material.

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

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I recommend that the caps be replaced with ones that match the pitch of the roof.

Ceiling joists are not properly blocked.

Rafters are not properly braced in numerous locations. The inspector was able to move multiple bracing with slight pressure of his hand.



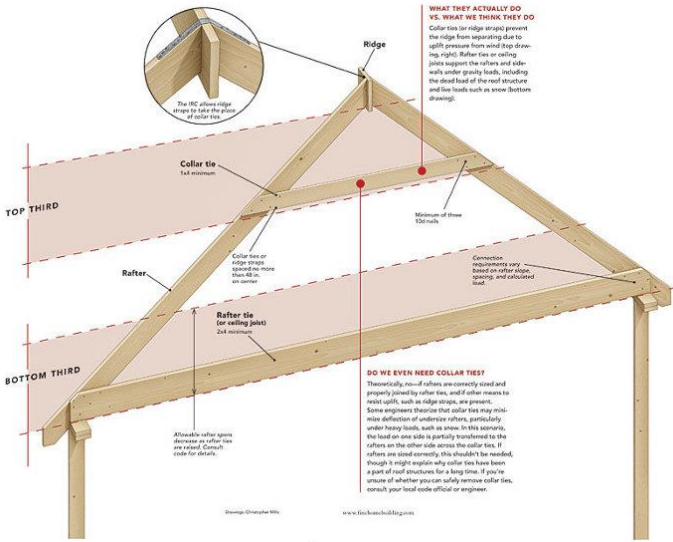
Rafters are not properly tied with the joists in numerous locations. This can allow the rafters to lift off the top plate during high winds.



I highly recommend that the rafters get tied to the ceiling joists to prevent possible lifting of the roof surface.

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

I	NI	NP	D
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Purlins and Purlin Supports are cracked in multiple locations.



I recommend that the framing issues detailed above be reviewed by a structural engineer to ensure that the original design requirements are met, and if not, supply a recommendation on possible corrections.

E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Stucco/Stone Masonry Veneer

Interior Wall:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Water stains / damage | <input type="checkbox"/> Small drywall cracks | <input type="checkbox"/> Large drywall cracks |
| <input type="checkbox"/> Mildew | <input checked="" type="checkbox"/> Holes | <input checked="" type="checkbox"/> Previous repairs noted |
| Exterior Wall | | |
| <input type="checkbox"/> Water stains / damage | <input checked="" type="checkbox"/> Small cracks | <input type="checkbox"/> Large cracks |
| <input type="checkbox"/> Weepholes missing / blocked | <input type="checkbox"/> Rotted / exposed wood | |
| <input type="checkbox"/> Previous repairs noted | | |
| <input type="checkbox"/> Paint chipping | <input checked="" type="checkbox"/> Damage to trim, door, siding | |

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

I	NI	NP	D
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Additional Notes:

Minor damage, previous repairs, and holes noted in numerous locations on interior walls.

Evidence of possible previous water penetration noted under window.



Walls and trim around the garage doors are not properly painted to protect from moisture penetration and deterioration.



Exterior wall stucco coating not complete in multiple locations.

I=Inspected

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I	NI	NP	D
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The Masonry and Stucco veneer is too close to grade, in multiple places. It should be a minimum of 4" above grade.

There are small cracks in multiple places around the house. It is not possible to determine if these cracks are active. You should monitor them over time to determine if they are active. The cracks in the stone veneer should be repointed by a skilled mason to match the existing structure.



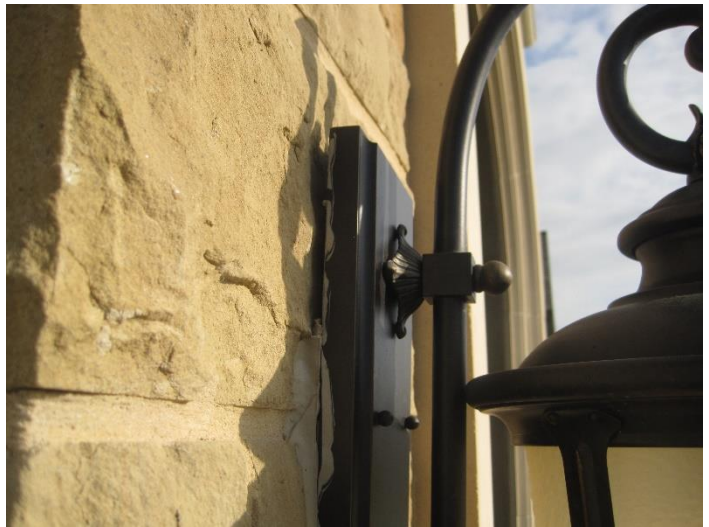
Trim around front door damaged.

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

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External luminaires not properly flashed/sealed.



Glass on the back of the master shower is cracked.



Backsplash in kitchen is cracked.

 F. Ceilings and Floors

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

I	NI	NP	D	
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Comments:

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

Ceilings:

Floors:

Additional Notes:

Floor in the closet of the room with the balcony is not level.

Floor in front of the balcony doors deflects when stepped on. This could be evidence of previous water penetration that is causing deterioration of the flooring surface or structure.

These should be inspected in more detail with the floor covering removed, or pulled back.

 G. Doors (Interior and Exterior)

Comments:

Interior:

- | | |
|--|-----------------------|
| <input checked="" type="checkbox"/> Damage | Location(s): Multiple |
| <input type="checkbox"/> Holes and openings | [] |
| <input type="checkbox"/> Rotting evident | [] |
| <input type="checkbox"/> Not closing properly | [] |
| <input type="checkbox"/> Hardware damage / inoperative | [] |
| <input checked="" type="checkbox"/> Gaskets | Attic Access |

Exterior:

- | | |
|---|------------------|
| <input type="checkbox"/> Damaged | Location(s): [] |
| <input type="checkbox"/> Hollow | [] |
| <input type="checkbox"/> Holes and openings | [] |
| <input type="checkbox"/> Rotting evident | [] |
| <input type="checkbox"/> Not closing properly | [] |
| <input type="checkbox"/> Hardware damage/inoperative | [] |
| <input checked="" type="checkbox"/> Weather-stripping | Balcony |

Garage Door:

- Damaged Bent panel Entry door damaged

Additional Notes:

Balcony doors are not sealed properly. Existing seals are coming out of their grooves.

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

I	NI	NP	D
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These doors should be evaluated for a better sealing system, as they are not protected during a driving rain from the South or East, and could be a possible source of a large amount of water penetration.

Attic access doors are not properly sealed or insulated.



I recommend installing solutions that are specifically designed for these types of attic access doors.



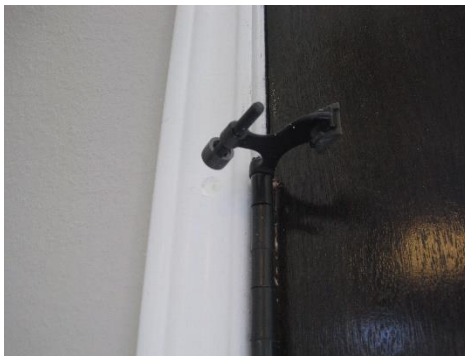
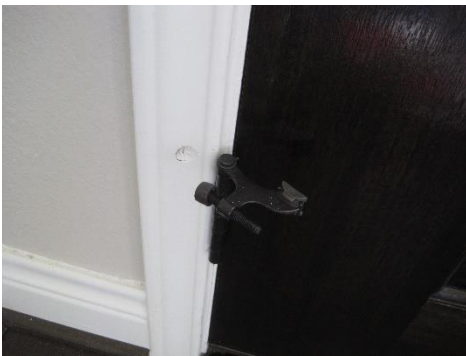
Front door metal bars have openings and rust in multiple locations.

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

I	NI	NP	D
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Front door trim damaged from installed door stops.



H. Windows

Comments:

Evidence of water penetration: No Window inoperative Cracked window

Broken window

Moisture between panes Missing pane Caulking/glazing needed

Locations: Multiple

Screens:

Torn Bent Holes Missing

Additional Notes:

Windows not properly flashed in multiple locations.



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

I	NI	NP	D
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Window latch does not operate properly in upstairs bathroom.



Window seal height of the upstairs windows is too low.



Information: The 2012 IBC and 2012 IRC require the bottom of openings created by operable windows to be a minimum height above the adjacent interior floor when they are 72 inches or more above the grade outside the window. In the 2012 IBC the required height of that window sill above the adjacent interior floor is 36 inches.

I recommend that approved window locks be installed to prevent the possibility of a child falling out of the window.

 I. Stairways (Interior and Exterior)

Comments:

Hand rail height above the 38" maximum, per code.

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

I NI NP D



Areas of the stairs are not sealed.



J. Fireplace and Chimneys

Comments:

Type of fireplace: Heatilator

Fuel Source: Natural Gas

Damper: Not Inspected

Firebox:

Mortar missing behind face bricks

Mortar missing rear wall

Cracks/Lintel

Soot build-up

Poor draft evident

Hearth insufficient/damage

Chimney:

Crumbling brick

Damaged/missing cap

Spark arrestor missing

Insufficient height/clearance

Additional Notes:

K. Porches, Balconies, Decks, and Carports

Comments:

Rotting evident

Insect Damage

Wood/soil contact

Trip Hazard

Loose boards

Handrail/railing missing/damaged

Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

Prepared exclusively for Chyle McMahon ● by Robert Frandsen TREC #22091

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

I	NI	NP	D
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Railing anchor hardware not painted/rusted.



These should be cleaned and painted to prevent possible premature failure.

Balcony guard has openings in multiple locations.



These should be sealed and painted to prevent water penetration and possible premature failure due to rust.

 L. Other
Comments:

Gas meter is not properly bonded.



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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main panel location: Garage Improper panel location
- Panel Condition: Acceptable Inadequate panel labeling
- Burned wires Double-lugging Defective breakers
- Type of wiring: Copper and Aluminum
- ARC Fault (Refer to OP-I form)
- ARC Outlet location(s): All Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping

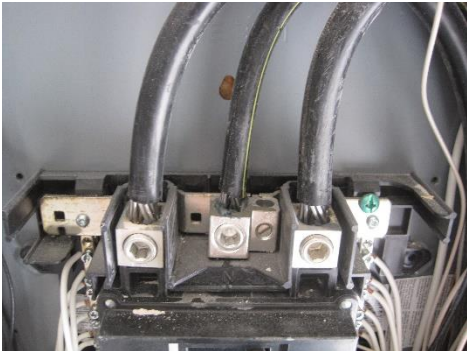
Grounding Electrode present: Yes

Note: All systems in the house could not be verified for bonding.

- 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

Additional Notes:

Aluminum Service Entrance conductors do not have sufficient Anti-Oxidant compound installed.



Neutral conductors not properly installed.



Excessive conducting material exposed beyond the breaker, in multiple locations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is debris in the bottom of the panel.



Grounding electrode system does not meet current code. Two electrodes should be installed, not closer than 6', and be connected together.



A slip joint is not installed on the electric meter.

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Receptacle Type: 2 prong 3 prong aluminum wiring observed
- Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)
- GFCI Outlet location(s):
- | | | |
|-----------|----------------------------------|---------------------------------------|
| Bathroom: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Kitchen: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Wet Bar: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Garage: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Exterior: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
- GFCI Reset Location(s): Bedroom behind kitchen, garage, SE Panel
- | | |
|--|---|
| <input type="checkbox"/> Loose / broken / inoperative outlet | <input type="checkbox"/> Loose / broken / inoperative switch |
| <input type="checkbox"/> Loose / broken / inoperative light | |
| <input type="checkbox"/> Smoke detector inoperative | <input type="checkbox"/> Ceiling fan inoperative |
| <input type="checkbox"/> Improper wiring | <input type="checkbox"/> Exposed wire <input type="checkbox"/> Double-lugging |
| <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> Open ground |
| <input type="checkbox"/> Wire splices / open junction boxes | <input type="checkbox"/> Voltage drop detected |

Additional Notes:

GFCI outlets not properly labelled as "GFCI Protected", in numerous locations.

Multiple outlets are loose.

Luminaire in front of the garage door is not properly installed/secured.



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

I	NI	NP	D
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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

- 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.
Normal Δ range 30° - 50°

Unit 1:

- | | | | |
|----------------------|--|--|---|
| Thermostat Location: | Multiple | | |
| Condition: | <input type="checkbox"/> Loose | <input type="checkbox"/> Not level | <input type="checkbox"/> Not registering properly |
| Filter Type: Media | Condition: Acceptable | Size: Various | |
| Gas: | <input type="checkbox"/> Rust on burner | <input type="checkbox"/> Flame inconsistent | <input type="checkbox"/> Pilot not lit |
| | <input checked="" type="checkbox"/> Improper venting | <input type="checkbox"/> Copper gas line | <input type="checkbox"/> No gas shut-off |
| | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Air blowing in burner chamber | |
| | <input type="checkbox"/> Gas line not supported | | |
| Electric: | <input type="checkbox"/> Not on | <input type="checkbox"/> Inoperable | |
| Blower: | <input type="checkbox"/> Fan loose | <input type="checkbox"/> Limit switch missing/inoperable | <input type="checkbox"/> Noisy |
| | <input type="checkbox"/> Burned wires inside blower | | |

Additional Notes:

The gas lines are Corrugated, and not properly bonded. Since there is a history of failures in these types of connections as a result of gas lines that get energized due to lightning strikes, I recommend that they be replaced with an alternative that does not have this deficiency.



Burner nozzles are dirty.

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

I	NI	NP	D
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The exhaust vents do not penetrate through the roof sufficiently. They should be 2' higher than the roof where they penetrate, and 2' higher than anything within 10' horizontally.

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

B. Cooling Equipment

Type of System: Central A/C

Comments:

- 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

Normal Δ range 15° - 21°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
 - Compressor: Not on Not level Not shutting off
 - Improper clearance Fin damage Inoperative
 - Condenser: Fan not on Coils need cleaning Noisy
 - Condensate Drain:
 - Primary: Clogged Tray debris / standing water / rust Tray leak
 - Secondary: Does not exist Not readily visible
 - Location: Under units
 - Freon line: Insulation missing / damaged Refrigerant leak possible
 - Location: Through exterior wall

Additional Notes:

Condensers/pads not high enough above grade.

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

I	NI	NP	D
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Vegetation too close to condenser unit.



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

C. Duct Systems, Chases and Vents

Comments:

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

Additional Notes:

The conditioned air distributing system ducts rested on each other in numerous areas.



Information: Flexible ducts are not designed to support the weight of another duct. One duct resting on top of another duct can also create zones where condensation can occur. The ducts should be separated, made as straight and tight as possible and the ducts should be properly supported.

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

I	NI	NP	D
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Ducts are bent/constricted in excess of the manufacturer's installation instructions, in multiple locations.



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

I	NI	NP	D
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IV. PLUMBING SYSTEM

 A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard
Location of main water supply valve: Front yard
Static water pressure reading: 45 psi
 Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.
 Type of supply lines: Plastic
 Anti Siphon / Back Flow / Air Gap(s): Present
 Fixture Shut Off Valves: Present

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

Additional Notes:

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

Additional Notes:

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

Additional Notes:

Hall:

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

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

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

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

Additional Notes:

Master

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

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

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

Commodes:

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

I	NI	NP	D
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- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

3rd

Bath Sinks:

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

Bathtubs:

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

Shower:

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

Commodes:

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

Additional Notes:

Outside Faucets:

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

Additional Notes:

The main supply line was covered with insulation at the time of the inspection, and the inspector was unable to get an accurate measurement of the size of the supply line.

There is considerable low water pressure and flow throughout the house when multiple sinks/tubs are being filled.

Sink in master bath inoperable.

Anti-Scald valve in the master bath does not appear to be properly adjusted, in my opinion.

 B. Drain, Wastes and Vents

Comments:

Type of waste lines: Plastic

Additional Notes:

Kitchen sink does not appear to be properly vented, in my opinion.

Drain pipes in the master bath sinks appear to have excessive slope. This could possibly prevent the P-Trap from functioning properly, and allow sewer gas to enter the house.

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



C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons x 2

Comments:

(Refer to OP-I form)

Unit 1:

Location: Attic

Safety Pan and Drain Installed: Yes

Garage Unit(s): Physically Protected: N/A 18 inch Floor Clearance: N/A

Corrosion at supply connections: No Leak

Temperature & Relief Valve (TPR): Operated

Gas Unit:

Gas Shut Off Valve: Present

Branch Line: Corrugated - Not Bonded

Improper venting: Yes

Electric Unit: Improper wiring: N/A Inoperative heating element: N/A

Additional Notes:

The gas lines are Corrugated, and not properly bonded. Since there is a history of failures in these types of connections as a result of gas lines that get energized due to lightning strikes, I recommend that they be replaced with an alternative that does not have this deficiency.

The vents do not clear the roof penetration point high enough. They is required to be 2' above the roof where they penetrate, and 2' above anything else within 10' horizontally.

Temperature and Pressure Relief valve drains have more 90 degree elbows than the 4 total allowed by code.



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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: Present GFCI Reset Location: Master Water Closet

Underside of tub readily accessible: No

- Leak Switches loose Unsafe location
- Debris in port openings

Additional Notes:

E. Other

Comments:

The self-retracting faucet in the kitchen sink does not function properly.



It appears to run behind a water line that prevents it from retracting, as designed.

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Checked and tested @ [##]°

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> High loop missing | <input type="checkbox"/> Noisy |
| <input type="checkbox"/> Soap tray defective | <input type="checkbox"/> Rust | <input type="checkbox"/> Rollers missing | <input type="checkbox"/> Trays damaged |
| <input type="checkbox"/> Loose in cabinet | <input type="checkbox"/> Door damage | | |

Additional Notes:

B. Food Waste Disposers

Comments:

- | | | | |
|--------------------------------------|--------------------------------|---|---|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Stuck hammers | <input type="checkbox"/> Poorly secured |
| <input type="checkbox"/> Vibration | <input type="checkbox"/> Noisy | <input type="checkbox"/> Damaged splash guard | |

Additional Notes:

C. Range Hood and Exhaust Systems

Comments:

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Filter Missing | <input type="checkbox"/> Vents into attic | <input type="checkbox"/> Inoperative |
| <input type="checkbox"/> Damaged switches | <input checked="" type="checkbox"/> Light inoperative | <input type="checkbox"/> Noisy |

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/Cooktop: Gas

Type of Oven: Electric

Gas Shut Off Valve: Present

Branch Line: Not viewed

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> No gas shut-off in room | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Anti-tip missing |
|--|-----------------------------------|---|

Cooktop:

- | | | | | |
|---|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Not lighting off pilot | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |
| <input type="checkbox"/> Damaged/missing knobs | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |
| Improper heating | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |

- | | | |
|--|---|--|
| Oven: <input type="checkbox"/> Door damage | <input type="checkbox"/> Inoperative door latch | <input type="checkbox"/> Inadequate door seal |
| <input type="checkbox"/> Inoperative light | <input type="checkbox"/> Clock inoperative | <input type="checkbox"/> Broiler non-functioning |

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

- High/low differential

Additional Notes:

E. Microwave Ovens

Comments:

- | | | |
|---|--|---|
| <input type="checkbox"/> Light inoperative | <input type="checkbox"/> Door seal damage | <input type="checkbox"/> Microwave inoperable |
| <input type="checkbox"/> Does not heat properly | <input type="checkbox"/> Door handle missing/damaged | |

Additional Notes:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- | | | |
|--|---|--|
| <input type="checkbox"/> Exhaust fan inoperative | <input type="checkbox"/> Noisy | <input type="checkbox"/> Exhaust fan light inoperative |
| <input type="checkbox"/> Cover missing | <input type="checkbox"/> Damaged | <input type="checkbox"/> Condensation / vent problems |
| <input type="checkbox"/> Heater inoperative | <input type="checkbox"/> Improper heater location | |

Additional Notes:

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

I	NI	NP	D
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Vent in master bedroom not properly installed/secured.



G. Garage Door Operators

Comments:

Auto reverse block test acceptable: Yes

Electric eye reverse test acceptable: Yes

Improper sensor height (more than six inches above garage floor)

Opener Inoperative Opener Damaged

Additional Notes:

H. Dryer Exhaust Systems

Comments:

The dryer exhaust vent exits out through the roof.



This far exceeds the lint exhaust capability of most dryers. I strongly recommend that a dryer booster fan be installed with a backflow prevention exhaust cap. There are several know instances of fires starting in the dryer due to the exhaust getting plugged with lint.

I also recommend that the dryer exhaust system be cleaned on an annual basis.

I. Other

Comments:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

- Single Main Drain (potential entrapment hazard)
- GFCI Device Required (protect Pool/Spa light and other outlets)

C. Outbuildings

Comments:

- Improper sensor height (more than six inches above garage floor)

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

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

System presently in use:

F. Other:

Comments: