

YOUR INSPECTION REPORT

406 Colchester Ln
League City, TX 77573

PREPARED FOR:
JORDAN HOLLAND

INSPECTION DATE:
Thursday, January 18, 2018

PREPARED BY:
Rene Guajardo - License 5945



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The summary of recommendations and observations is provided to save time for those wanting to get to the "Bottom Line" of their inspection report. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or a negotiating list during the purchase process.

We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • There is evidence of active moisture on roof decking under attic fan. Recommend evaluation and repair costs estimates by a roofer.

Task: Evaluate and remedy as needed

Condition: • Adhesive strips not fully bonded

Note: Shingles with this condition can be vulnerable to wind uplift

Task: Remedy as needed

Exterior

WALLS \ Brick, stone and concrete

Condition: • Sealant in the expansion joints has deteriorated

Task: Remedy as needed

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Ground wire is not properly secured to grounding rod

Task: Remedy as needed

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

Task: Remedy as needed

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: office closet

Task: Remedy as needed

Interior

WINDOWS \ General

Condition: • The low-e coating inside the window shows signs of deterioration.

Note: This condition affects window clarity (it can appear as streaks on the glass or as bronze colored flecks) and can be indicative of a failed seal.

Task: Remedy as needed

WINDOWS \ Hardware

Condition: • Detached window guide spring/balance

Location: Master Bedroom

Task: Remedy as needed

WINDOWS \ Storms and screens

Condition: • [Missing](#)

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Task: Remedy as needed

DOORS \ Doors and frames

Condition: • Storm shutter bolt holes should be sealed to prevent moisture penetration.

Task: Remedy as needed

GARAGE \ Door between garage and living space

Condition: • Self closing hinges do not shut door

Task: Remedy as needed

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

[Home Improvement - ballpark costs](#)

Observations and Recommendations

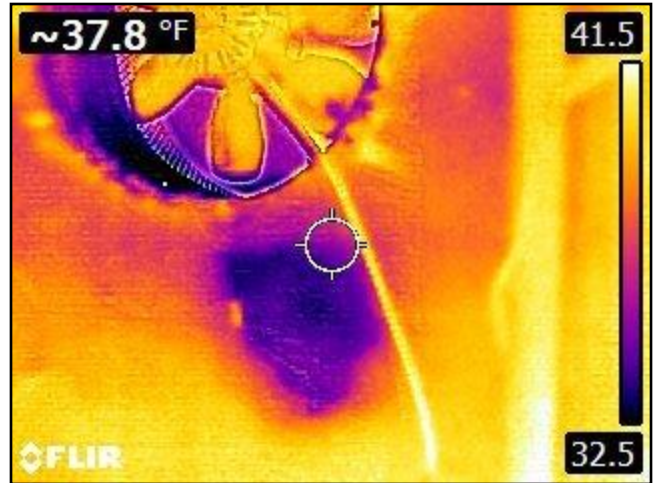
RECOMMENDATIONS \ Overview

1. **Condition:** • The roof covering appears to be functioning as intended at the time of inspection

SLOPED ROOFING \ Composition shingles

2. **Condition:** • There is evidence of active moisture on roof decking under attic fan. Recommend evaluation and repair costs estimates by a roofer.

Task: Evaluate and remedy as needed



3. **Condition:** • Adhesive strips not fully bonded

Note: Shingles with this condition can be vulnerable to wind uplift

Task: Remedy as needed



Adhesive strips not fully bonded Note:...

ROOFING

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 - INSULATION
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 - INTERIOR
- SITE INFO REFERENCE

Description

General: • General view of roof covering.



General view of roof covering.



General view of roof covering.



General view of roof covering.

Types of Roof Covering: • [Composition shingles](#)

Viewed From: • Walking the roof surface

ROOFING

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Limitations

General: • Note: The roof fastening method is not verified. Determining this may cause damage to the roofing shingles.

EXTERIOR

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Observations and Recommendations

WALLS \ Brick, stone and concrete

4. Condition: • Sealant in the expansion joints has deteriorated

Task: Remedy as needed



Sealant in the expansion joints has...

Description

General: • General view of exterior of home.



General view of exterior of home.

Wall surfaces and trim: • Masonry

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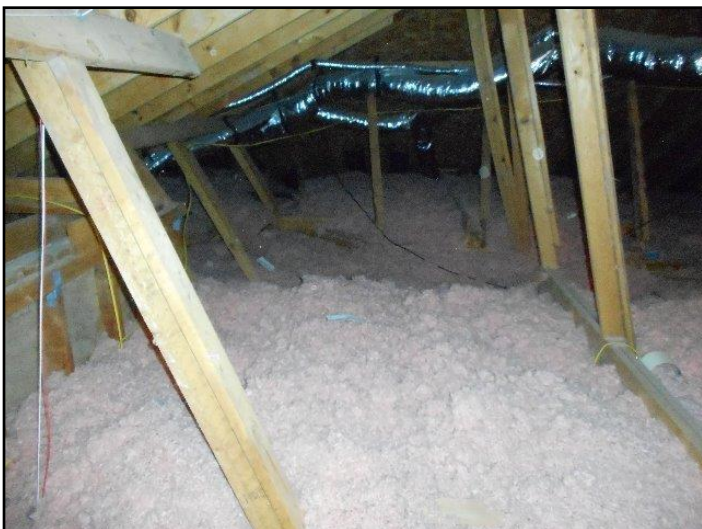
Observations and Recommendations

FOUNDATIONS \ General

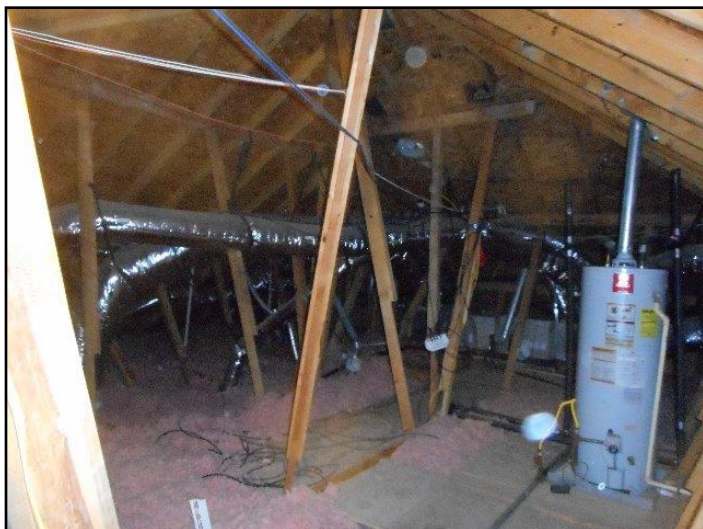
5. Condition: • Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report. If buyer desires a second opinion or further analysis, a foundation company or structural engineer should be contacted.

Description

General: • General view of attic structure.



General view of attic structure.



General view of attic structure.

Type of Foundation(s): • Slab on Grade

Foundation Performance Opinion: • Satisfactory

Viewed From: • Roof framing/attic viewed from attic

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

Attic/roof space: • Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

6. Condition: • Ground wire is not properly secured to grounding rod

Task: Remedy as needed



Ground wire is not properly secured to...

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

7. Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

Task: Remedy as needed

DISTRIBUTION SYSTEM \ Lights

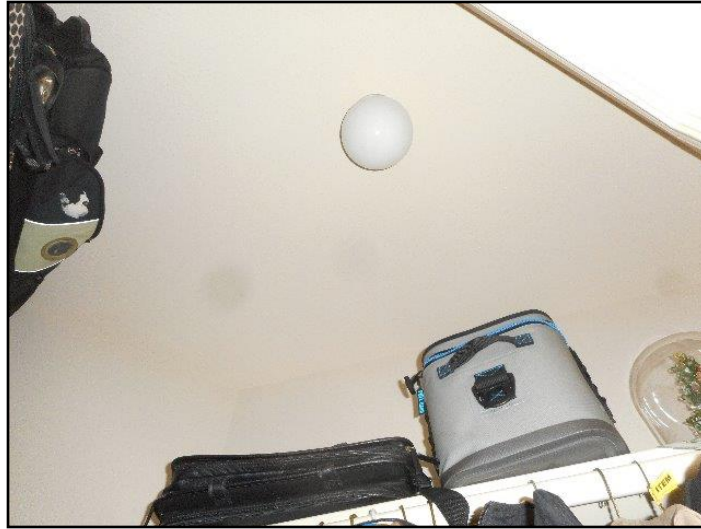
8. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: office closet

Task: Remedy as needed

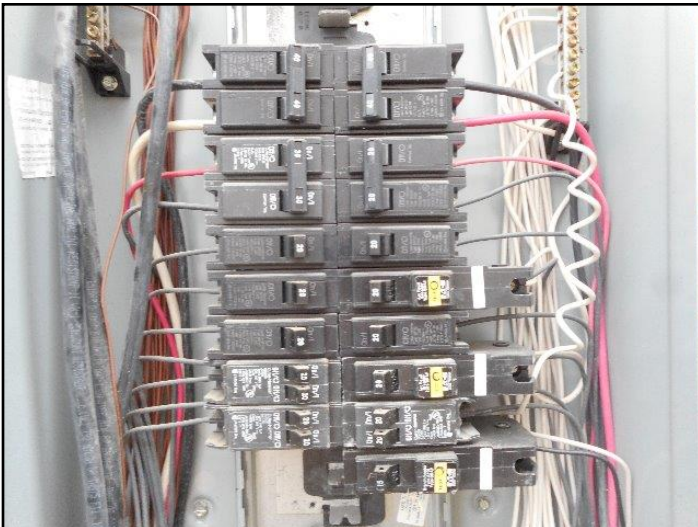
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Inoperative

Description

General: • General view of electrical panel(s).



General view of electrical panel(s).



General view of electrical panel(s).

Type of Wiring: • Service Wires: Copper • Branch Wires: Copper

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers -exterior wall](#)

ELECTRICAL

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Limitations

General: • The smoke detectors were not tested due to possible linkage to the house security system.

HEATING

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Observations and Recommendations

GAS FURNACE \ General

9. **Condition:** • Note: The gas furnace(s) functioned as intended at the time of inspection.

Description

General: • General view of heating system.



General view of heating system.

Type of Systems: • [Furnace](#)

Energy Sources: • [Gas](#)

COOLING & HEAT PUMP

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Description

General: • General view of air conditioning equipment



General view of air conditioning equipment



General view of air conditioning equipment

Type of Systems: • Central air

Temperature difference: • 0°

Limitations

Inspection limited/prevented by: • Note: Low outside temperatures limited inspection of the HVAC unit(s) to a visual evaluation of the system components. Operating the system during low temperatures may cause damage to the condensing unit compressor(s). When the outside temperature is above 60-degrees, the inspector can be contacted for a re-inspection of the system(s) (a trip fee may apply).

INSULATION AND VENTILATION

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Observations and Recommendations

ATTIC/ROOF \ Power vent

10. Condition: • Note: Low temperatures prevented testing of attic power vent.

Description

Approximate Average Depth of Insulation: • Over 12 inches

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • Accessible areas of the attic spaces were entered for inspection

Crawlspace inspection performed: • By entering space, but access was limited

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Observations and Recommendations

WATER HEATER \ Temperature/pressure relief valve

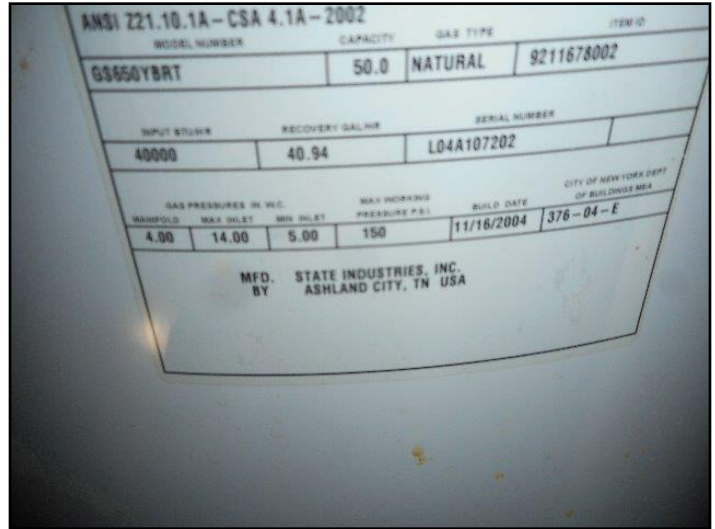
11. Condition: • Note: The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.

Description

General: • General view of water heater.



General view of water heater.



General view of water heater.

Location of water meter: • Front near street

Location of Main water supply valve:

- Garage



Garage

PLUMBING

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Static water pressure reading: • 50-55psi

Water Heating Energy Source: • [Gas](#)

Water Heating Capacity: • [40 gallons](#)

Swimming Pools Type of Construction: • Not Applicable

Private Water Wells Type of Pump: • Not Present

Private Water Wells Type of Storage Equipment: • Not Present

Private Sewage Disposal Type of System: • Not Present

Private Sewage Disposal Location of Drain Field: • Not Present

Water supply source: • Public

Limitations

Items excluded from a building inspection: • Well • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features

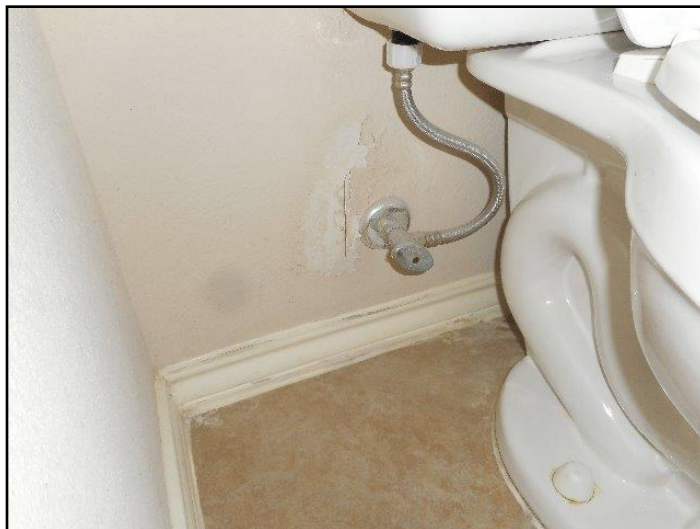
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Observations and Recommendations

WALLS \ Plaster or drywall

12. Condition: • There is evidence of prior moisture contact on wall behind master toilet. No moisture was detected at time of inspection.

Task: Remedy as needed



WINDOWS \ General

13. Condition: • Note: Water stains observed on the window sill. This is typically caused by condensate build up on metal frames or single pane glass, and is not generally due to window leaks. Keeping the sill painted will protect it.

Task: Monitor



Note: Water stains observed on the window...



Note: Water stains observed on the window...

14. Condition: • The low-e coating inside the window shows signs of deterioration.

Note: This condition affects window clarity (it can appear as streaks on the glass or as bronze colored flecks) and can be indicative of a failed seal.

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Task: Remedy as needed



The low-e coating inside the window shows...

WINDOWS \ Hardware

15. Condition: • Detached window guide spring/balance

Location: Master Bedroom

Task: Remedy as needed



Detached window guide spring/balance

WINDOWS \ Storms and screens

16. Condition: • [Missing](#)

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Task: Remedy as needed

DOORS \ Doors and frames

17. Condition: • Storm shutter bolt holes should be sealed to prevent moisture penetration.

INTERIOR

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Task: Remedy as needed



GARAGE \ Door between garage and living space

18. Condition: • Self closing hinges do not shut door

Task: Remedy as needed



Self closing hinges do not shut door

APPLIANCES \ Dryer

19. Condition: • Note: Routine cleaning of the dryer vent is recommended to clear potential obstructions and to ensure safe performance of the dryer.

INTERIOR

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Description

Limitations

Inspection limited/prevented by: • Thermal windows are present. Dirty windows and temperature changes throughout the day can prevent determinations of thermal seal failure.

Inspection limited/prevented by:

- Storage/furnishings



Storage/furnishings

SITE INFO

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Description

Weather: • Clear • Ground was frozen

Approximate temperature: • 34°

Attendees: • Buyer

Access to home provided by: • Lockbox

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 10:30 a.m.

Approximate age of home: • 10 to 15 years

Building type: • Detached home

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Jordan Holland
(Name of Client)

Concerning: 406 Colchester Ln, League City, TX
(Address or Other Identification of Inspected Property)

By: Rene Guajardo - License 5945 Thu, Jan 18, 2018
(Name and License Number of Inspector) (Date)

Sponsoring Inspector Greg Bryan #3608
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

Foundation Performance Opinion: Satisfactory

Comments:

General: Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report. If buyer desires a second opinion or further analysis, a foundation company or structural engineer should be contacted.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: Walking the roof surface

Comments:

Overview: The roof covering appears to be functioning as intended at the time of inspection

Composition shingles: There is evidence of active moisture on roof decking under attic fan. Recommend evaluation and repair costs estimates by a roofer.

Composition shingles: Adhesive strips not fully bonded

Note: Shingles with this condition can be vulnerable to wind uplift

D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation: Over 12 inches

Comments:

Power vent: Note: Low temperatures prevented testing of attic power vent.

E. Walls (Interior and Exterior)

Comments:

Plaster or drywall: There is evidence of prior moisture contact on wall behind master toilet. No moisture was detected at time of inspection.

Brick, stone and concrete: Sealant in the expansion joints has deteriorated

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

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

I	NI	NP	D
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Comments:

Doors and frames: **Storm shutter bolt holes should be sealed to prevent moisture penetration.**

Door between garage and living space: **Self closing hinges do not shut door**

H. Windows

Comments:

Storms and screens: **Missing**

General: **Note: Water stains observed on the window sill. This is typically caused by condensate build up on metal frames or single pane glass, and is not generally due to window leaks. Keeping the sill painted will protect it.**

Hardware: **Detached window guide spring/balance** Location(s): **Master Bedroom**

General: **The low-e coating inside the window shows signs of deterioration.**

Note: This condition affects window clarity (it can appear as streaks on the glass or as bronze colored flecks) and can be indicative of a failed seal.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

System grounding: **Ground wire is not properly secured to grounding rod**

Distribution fuses/breakers: **Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.**

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Service Wires: Copper, Branch Wires: Copper

Comments:

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

I	NI	NP	D
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Lights: Inoperative Location(s): office closet

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of Systems: Furnace
Energy Sources: Gas
Comments:
General: **Note: The gas furnace(s) functioned as intended at the time of inspection.**

B. Cooling Equipment
Type of Systems: Central air
Comments:

C. Duct Systems, Chases, and Vents
Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures
Location of water meter: Front near street
Location of main water supply valve: Garage
Static water pressure reading: 50-55psi
Comments:

B. Drains, Wastes, and Vents
Comments:

C. Water Heating Equipment
Energy Sources: Gas
Capacity: 40 gallons
Comments:
Temperature/pressure relief valve: **Note: The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.**

D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers
Comments:

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

I	NI	NP	D
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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Dryer: **Note: Routine cleaning of the dryer vent is recommended to clear potential obstructions and to ensure safe performance of the dryer.**

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: Not Applicable

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Not Present

Type of Storage Equipment: Not Present

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Not Present

Location of Drain Field: Not Present

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

I	NI	NP	D
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Comments:

F. Other

Comments:

LIMITATIONS

Roofing

- General: **Note: The roof fastening method is not verified. Determining this may cause damage to the roofing shingles.**

Structure

- Attic/roof space: **Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.**

Electrical

- General: **The smoke detectors were not tested due to possible linkage to the house security system.**

Cooling & Heat Pump

- Inspection limited/prevented by: **Note: Low outside temperatures limited inspection of the HVAC unit(s) to a visual evaluation of the system components. Operating the system during low temperatures may cause damage to the condensing unit compressor(s). When the outside temperature is above 60-degrees, the inspector can be contacted for a re-inspection of the system(s) (a trip fee may apply).**

Insulation and Ventilation

- Attic inspection performed: **Accessible areas of the attic spaces were entered for inspection**
- Crawlspace inspection performed: **By entering space, but access was limited**

Plumbing

- Items excluded from a building inspection: **Well**
- Items excluded from a building inspection: **Septic system**
- Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Water treatment equipment**
- Items excluded from a building inspection: **Water heater relief valves are not tested**
- Items excluded from a building inspection: **The performance of floor drains or clothes washing machine drains**
- Items excluded from a building inspection: **Water features**

Interior

- Inspection limited/prevented by: **Thermal windows are present. Dirty windows and temperature changes throughout the day can prevent determinations of thermal seal failure.**
- Inspection limited/prevented by: **Storage/furnishings**

Site Info

- General: **Conditions which are not included in a home inspection unless specifically contracted include but are not limited to the following; fuel storage tanks, lead based paint, asbestos, toxic materials, hazardous waste,**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Radon, mold, and wood destroying insects. Also, water softeners and water treatment systems, swimming pools, spas, septic and well systems are not inspected unless specifically contracted.

END OF TREC REPORT