HOUSECHECK REAL ESTATE INSPECTIONS
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PROPERTY INSPECTION REPORT

Prepared For:	**Eduardo Pedrana** (Name of Client)	
Concerning:	**9118 Petersham Drive** (Address or Other Identification of Inspected Property)	
By:	**George Szontagh, TREC Lic. #2212** (Name and License Number of Inspector)	**12/5/2018** (Date)

PURPOSE, LIMITATIONS, AND INSPECTOR/ CLIENT RESPOSIBILITIES

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 to 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient 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; 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

Date of Inspection: **Dec 5, 2018.** Time: **9 a.m.** Weather: **54ºF, clear.**
Paid Check **#267, $450.** Property Occupied? **no.** Agent: **Clay Ryan.**

This report reflects the professional opinion of the inspector of apparent observed deficiency conditions at this location, on the date and time of inspection. The report is conditioned upon the Important Notice located at the end of the report. This Notice is an integral part of the report, and must be attached to all copies.

Deficiencies and recognized hazards are called out in bold type.

Deficiency: "In the reasonable judgment of the inspector, a condition that: adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice." (From TREC Rules §535.227. Standards of Practice: General Provisions: Definitions)

Description: Property is a one story wood frame single family house, with four bedrooms and two and a half baths. It features panel and brick veneer siding; central air and heat; carpeted and tiled floors; and a two car garage. The house is about 45 years old. Water, gas, and electricity were on. Client was present at the inspection.

Client Due-diligence: A certain amount of risk is assumed in taking possession of any property. In order to reduce this risk, as part of the client's personal responsibility, the client's due-diligence process should include follow up inspections by specialists, as applicable, which may reveal other deficiency conditions. All follow-up evaluations and repairs should be performed, prior to closing, by qualified licensed contractors and/ or specialists as applicable, based on written itemized estimates. Repair work when done may reveal further defects, and more repairs to be necessary.

This inspection report should not be used as a basis for contract price negotiation, home warranty, insurance, or mortgage underwriting purposes. Inspector is not a party to any sales contract and is only tasked with observing and reporting deficiency conditions. The inspector cannot offer an opinion as to the suitability of the particular property to the client's specific needs. The client's ultimate decision whether to proceed with the contract is entirely his or her own.

Absence of deficiency comments does not reflect the opinion that the system or component was satisfactory, but only that no deficiencies were readily observed.

Inspector offers free telephone consulting on the property for as long as the client owns the property.

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s):
Comments:

The foundation at this dwelling appears to be a steel reinforced monolithic slab on grade.

Slight out of levelness at the floors suggests some differential movement of the foundation at this dwelling, though it does not appear to have occurred in the recent past. Actual measurement of movement cannot be readily determined, as slabs were often installed with some out-of-levelness in place, and no benchmark of the original installation was available.

In general there is a high point towards the middle of the house, with slight sloping towards the exterior. This is not unusual for slabs in our area, and is generally attributed to the cycling of moisture levels around the exterior of the house. Such variations in seasonal moisture cause the soils to expand and contract, and the foundation, which is resting on these soils, slowly settles during dry periods, and does not fully recover when soil moisture again increases.

Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or ponding against it, can also affect foundation performance.

The client is urged to maintain a constant moisture level around the slab as practicable in order to help prevent soil shrinkage, which could cause movement. More information can be found at:
www.duwestfoundation.com/watering.php

Slight out-of-levelness here is an aesthetic judgment, which every homeowner must make for him or herself, as the purpose of the foundation is to provide a stable base for the house structure, and it is performing this job. Visible structural components, such as rafter framing, are tight.

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Inspector's opinion: On the date and time of inspection, the foundation was performing its intended function, and no "repairs" were necessary at that time. No one can predict the future performance of such a foundation.

Some foundation movement can be expected as a result of seasonal moisture changes in the soil beneath the foundation. Gypsum board cracks may become more numerous and wider with the aging of the structure. Periodic repair of cosmetic distress should be considered a normal maintenance item and does not necessarily indicate a serious structural problem. Searching for a home without any fractures now, and expecting the structure to remain free from fractures as the years go by, is an unrealistic expectation.

Small cracks at the corners of the foundation are very common in monolithic slabs, and do not reflect a failure in the foundation. Builders today try to place the brick veneer on plastic sheeting, so the brick can expand and contract without breaking out the corners.

Please note that other professionals, such as inspectors, foundation company personnel, engineers, and laypersons, may come to a different conclusion regarding foundation performance at this location. The inspector's opinion is subjective, based on the knowledge and experience of the inspector, and is provided without benefit of any widely accepted guidelines of what foundation performance constitutes. There is no single definable industry-wide standard regarding what constitutes foundation failure.

Client should be aware that insurance companies are becoming concerned about losses incurred from foundation problems associated with leaking plumbing drain lines. Foundation movement from a plumbing drain leak can be a separate issue from foundation movement due to shrinkage of soil around the perimeter of the slab.

At this location there were no outward signs of foundation movement that could be readily associated with underground water leaks. Detection of such leaks requires specialized techniques and equipment, and is beyond the scope of this inspection. Client is urged to check with their prospective insurance company, to make sure that they are getting coverage for damage due to underground leaks. In the absence of such coverage, client is advised to get, at a minimum, a hydrostatic pressure test of the sanitary drain lines, to make sure that there are no hidden leaks that might affect the foundation after possession. Repairs to a foundation (and to the interior finish, and the drains themselves) from a leak can be costly.

Note: The inspector is not a registered professional engineer and a visual inspection does not contain engineering methods or computations. According to Webster's Dictionary, "engineering" is "the application of science and mathematics by which the properties of matter and the sources of energy in nature are made useful to people; the design and manufacture of complex products." No such "engineering" activities occurred during this visual inspection.

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☑ ☐ ☐ ☑ **B. Grading & Drainage-** *Comments:*
Comments:

Grading of yard around this dwelling is fair; no obvious signs of extensive ponding in the yard against the foundation.

The dwelling slab at the back deck is obscured by decking. This can allow undetected entry by wood destroying organisms. Client is urged to create and maintain a visible reveal to the slab at all times, so that wood-destroying organisms can be detected should they try to enter the dwelling at the outside.

In taking possession of this property, client assumes an elevated risk that there is concealed damage within walls.

Garage slab is very close to grade at the left side; recommend monitoring interior during heavy rains, before storing valuables within. Water penetration of this garage may require regrading of surrounding yards.

Gutters, downspouts, and discharges:

Gutters and downspouts are generally in good condition. Actual drainage capacity not determinable at time of inspection.

Client should consider replacing the smaller downspouts with the larger 3x4 size.

Some of the gutters have debris and should be cleaned.

←Add splash blocks under applicable downspouts to channel water away from the foundation. Ideally all downspouts would discharge at least 5' from the foundation, or to an approved drainage system.

Roof gutters are an important part of this dwelling and should be maintained and even improved upon as warranted. Gutters are designed to redirect an enormous amount of water away from the outside walls of the dwelling and can help prevent long-term water intrusion problems. As this house is only partially guttered, there may be differences in moisture content of the surrounding soils that could affect foundation performance.

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☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering:
Viewed From:
Comments:

The main roof is a laminated style fiberglass-reinforced asphalt strip shingle roof, laid over OSB decking.

Accessed areas of the main roof appear to be in good to fair condition. Shingles are becoming rigid but have not sustained substantial granule loss.

Roof was walked.

Water penetration:

No signs of active moisture penetration were noted at this dwelling. Ceiling drywall damage at the den did not appear to be from an active leak.

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I	NI	NP	D

Fastening of roof covering materials:

←Roof shingles at this location have self-seal strips, which are designed to melt in the sun after shingles are applied, and which seal down the shingles to help resist high winds and water penetration. A random sampling of shingles revealed that shingles are well-sealed, and prying up the exposed sections of shingle to examine nailing pattern would break the seals, potentially affect single performance, and void the shingle warranty.

No opinion can be offered as to whether nailing patterns at this roof are compliant with building standards and/ or manufacturer's specifications. Inspector has no way of knowing what brand and type of roofing shingle was applied here, and whether the shingle has suitable wind resistant qualities. Even within a single brand of laminated roof shingles (e.g. Owens-Corning), there is a wide range of wind resistance among its "collections," from 70 to 130 MPH, and shingles themselves are quite similar in appearance from collection to collection. Inspector does not verify windstorm standard compliance as part of a limited visual inspection.

Examination of nailing patterns from the attic side of the roof appeared to suggest that at a minimum, 4 nails were used per strip shingle, which is the typical minimum required of most shingle manufacturers unless located in a windstorm environment. Inspector does not verify windstorm standard compliance as part of a limited visual inspection.

Flashings and other penetrations:

Flashing detail around the chimney appears to be performing. Chimney has a saddle above it as is customary.

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any loose, damaged or missing shingles, and sealing any gaps at flashing materials.

In addition client should be aware that the examination of this roof's performance is based largely on observations of visible evidence, such as staining of roof decking, framing, and/ or drywall finishes (aside from actual observation of loose, damaged or missing shingles and flashings) and not to actual visible moisture penetration. Absence of readily-detectable signs of water penetration is not an assurance that there are no roof leaks at this location, only that leaks, if any, have not manifested themselves in a detectable way. In particular there are sections of the attic (including parts of the soffits and overhangs) that are not visible, and small or intermittent water penetration may not become obvious for some time. Also roof shingles can blow off or be damaged in high winds at any time.

Most moderate and high slope roofs are "water shedding" and not "waterproof." During unusually heavy rain and very high wind events, most sloped roofs will allow some water to enter, particularly at vent penetrations

and flashings. This is essentially by design, as creating a completely waterproof roof in most residential applications is neither practical nor affordable.

☑ ☐ ☐ ☑ **D. Roof Structures & Attics**

Viewed From:
Approximate Average Depth of Insulation:
Comments:

Attic was accessed, but some areas were not readily visible. Inspector chose not to leave decked areas because of safety concerns. Areas not visible or readily accessible include over the kitchen end of the house, and over the master suite. Recommend adding a decked path to the kitchen end of the attic, for safer access to that area.

Attic horizontal insulation consists of approximately 3-6" of blown and batt material. **Modern minimum standard for most commonly available materials is around 10". Recommend that more insulation be added after all other mechanical repairs and improvements are finished in the attic.**

←Missing attic insulation at a few places, such as at the den raised ceiling vertical walls.

←Garage lacks adequate firestopping to the breezeway attic. Opening must be sealed properly, such as with drywall or 2x wood. This is to help stop a fire that starts in the garage from spreading to the main house structure.

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I	NI	NP	D

Attic stairs:

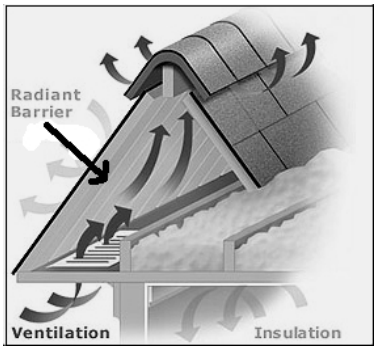
Attic stairs are in very poor condition and should be replaced outright. Existing stairs are unsafe.

Attic decking:

Recommend keeping clear the immediate vicinity of the attic stair landing of all construction debris, wiring (including low-voltage wiring), loose stored household items, etc that can constitute a trip hazard.

Note: Attic spaces are rarely designed, rated or intended for personal storage. Use of the attic for storage could result in property damage and/or personal injury or death. Placing combustible materials (boxes, clothes, paper goods, etc.) in attics is considered a recognized safety hazard and is not recommended.

Attic ventilation:



←Attic ventilation appears to be adequate, however it is unclear what performance will be like in the summer. Partial hip-roof attics of this type are difficult to vent adequately. If attic temperatures go over 110 deg F in summer, recommend adding more exhaust ventilation.

Also recommend adding intake (soffit) vents at the front of the house.

According to building authorities, homes require one square foot of net free area (the total unobstructed area through which air can enter or exhaust a non-powered vent) for every 150 square feet of attic floor space. If balanced between intake and exhaust vents, the requirement is one square foot of net free area for every 300 square feet of attic floor space.

Also a radiant barrier product would be helpful in this attic. This could be a “radiation control” paint (applied to the underside of the roof decking), or an actual radiant barrier foil material stapled to the undersides of the rafters. The paints at this time are generally considered inferior to the best radiant foil products. The best paints today are reported to be: Radiance e-0.25, HeatBloc-75, and Lo/Mit-1 & 2. Many other paints are apparently not as effective.

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Roof structure:

Visible roof structure consists of 2x6 rafters, with adequate bracing.

←As the furnace is in the way of purlin bracing over the front rooms, an extra beam was added behind the furnace. This work appears to be performing.

←Rafters at the chimney roof penetration were not properly doubled up as would be done today.

← There is no visible fireblocking material installed around the fireplace chimney in the attic. The space between the chimney and all floors and ceilings through which a chimney passes should be fireblocked with noncombustible material. (IRC 602.8,1001.16)

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☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)**
Comments:

Interior walls:

Slight drywall cracks/ trim separations, repairable in routine painting.

Note: Slight cracks in the walls and ceilings, particularly at intersections or joints; at moldings; and at windows or door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials and is usually considered “normal.” Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem.

Note: It is not unusual at buildings of this age and type, to find old water damage to sole plates (the bottom 2x4 at walls), in particular at bathrooms and kitchens. Such damage may not be revealed until remodeling or repair work is done. At this location no signs of unusual deflection or settling were noted at walls.

Note: Inspection is strictly visual. There may be hidden damage to the interiors of walls that was not readily detectable at time of inspection. Such damage may not be revealed until remodeling occurs.

Note: Inspection does not include checking the property for any kind of biogrowth or mold, or their byproducts. Client may wish to have basic mold testing done here, to be satisfied that there are no biogrowth hazards in the dwelling. Effective January 1, 2005, persons conducting mold assessment or mold remediation in Texas, unless exempt, are required to be licensed. Inspector is neither trained nor licensed to perform mold assessment in the State of Texas. Further information regarding licensees and mold-related matters can be found here at the Texas Department of Licensing and Regulation: https://www.tdlr.texas.gov/mld/mld.htm

Exterior walls:

←**Water-damaged panel siding at the back of the garage.**

Brick veneer is generally in good condition.

Lead paint:

Note: Exposed wood surfaces may have lead paint. Inspection does not include testing for lead paint. This material should be tested and appropriate measures taken during renovation.

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I	NI	NP	D

☑ ☐ ☐ ☑ **F. Ceilings & Floors**
Comments:

Miscellaneous small cracks at ceilings, repairable in routine painting.

Interior of dwelling is mostly ½" drywall over studs.

Minor ceiling damage at the den. Area was dry at time of inspection.

Floors:

Note: floor tile was not exhaustively examined for slight looseness or adhesion quality.

Note: Floor coverings were not removed or relocated for the inspection.

☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)**
Comments:

Egress doors have double-deadbolt locks; modern standards require keyless operation from the interior (fire safety).

Louver door at the BR hallway is damaged.

Minor water damage at the side door to the garage.

Safety glazing:

Applicable door glazing has a safety glass logo.

Garage door:

Garage door was operated free of the garage door opener, **and lacks sufficient tensioning to keep door in balance. Recommend service.**

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Garage door lock/ latch should be defeated if garage door opener is placed in service, to prevent damage if door is actuated and the lock is thrown.

Note: Actual door lock operation is not inspected for this report.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Slight moisture damage/ paint flaking at window stools (the level area inside the window) is not uncommon with metal sash windows and is not necessarily a sign of outright water penetration.

One window pane at the master has a BB hole.

Insulated windows/ thermal glass:

No signs of fogging at any of the insulated windows. A couple of windows here are double-glazed for insulation purposes. Recommend that client obtain documentation of any warranties for these windows; if a seal or seals fail, fogging can result in an unattractive appearance and loss of performance. Lack of readily observable fogging does not mean that there are no broken seals, only that atmospheric conditions are not such that condensation within the insulated glass unit has resulted.

Several window screens missing.

Emergency escape and rescue openings:

Window stools are over 44" from floor at sleeping areas (master and BR next to the master); this is higher than is permitted in modern construction (emergency escape: 1995 CABO 310.3 & 2000 IRC 310.1).

Secondary egress windows at the master BR are not compliant with modern standard (minimum 5.0 square feet opening at downstairs locations). This minimum opening requirement is to allow for emergency escape of occupants, and for entry by rescue personnel. Client is urged to upgrade egress means here before using this room for sleeping purposes.

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☑ ☐ ☐ ☑ **I. Stairways (Interior & Exterior)**
Comments:

(See attic stair comments in the attic section.)

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments:

System is a brick unit with a tile flue liner. Gas log set in place.

Gas logs were not tested. **Examination of the gas shutoff valve with a gas detector showed a minor gas leak at the valve. Valve was not operated.**

←With a gas log installation, damper must be held fully open with a device called a damper stop or clamp. Stop here is missing. The stop is required to keep flue gases from venting into the dwelling and harming occupants.

Firebox interior: visible bricks are intact; brick mortar not damaged.

Damper was present and operational.

No firescreen. Firescreen should always be used when logs are lit (including gas logs as applicable).

Chimney:

Chimney in proximity to combustibles in the attic; chimney today is required to have minimum clearance of 2" to combustibles (rafters).

Note: Entire chimney run could not be readily observed because of chimney configuration. A chimney specialist can examine this unit and make repairs as needed.

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←**Metal chimney cap should be primed and painted.**

This system should not be used for fuel-burning purposes until it has been examined and repaired as needed by a chimney specialist.

One-story flues such as this one are known not to draw well.

If fireplace is used extensively, it should be cleaned and serviced regularly by a chimney specialist.

Recommend having a carbon monoxide detector in the vicinity of the fireplace if gas logs are used.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks and Carports**

Comments:

←**Its unclear how the back pergola structure was attached to the house. Failure under load could occur.**

Back treated deck has several deteriorating planks.

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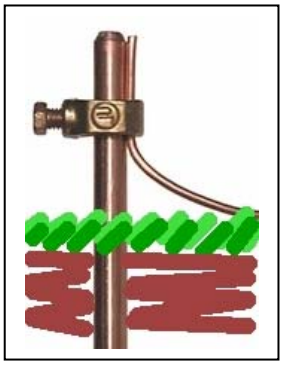
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Main electrical entrance consists of an underground service “drop” to an older breaker panel with a 125 amp main means of disconnect. Deadfront cover and grounding electrode present at main panel.



←Note that NEC 250.56 also requires a second grounding electrode unless testing shows <25 ohms resistance at existing electrode. Such testing is seldom done, and the installation requirement of a second electrode in our area is rarely enforced in residential settings. During extended dry weather periods, the effectiveness of a single grounding electrode could be affected.

Client should be aware that generally speaking with underground private service drops, the homeowner (and not the electric utility) is responsible for the conduit and electric lines from a distribution box nearby to the main service entrance.

Panel is a Zinsco brand, which is reputed in the industry to have had problems with corrosion at busbars, and concealed arcing damage at breaker-busbar contacts. No signs of overheated breakers were noted. Actual examination of the busbars, and concealed areas of the breakers is beyond the scope of this inspection, as breakers were not removed. Zinsco panels are no longer made, and replacement breakers are comparatively expensive. Recommend consulting with a licensed electrician regarding suitability of this equipment. Inspector recommends outright replacement of this panel.

The following web site offers important information regarding Zinsco breaker problems:

http://www.inspect-ny.com/electric/Zinsco.htm

One knockout is missing from the panel deadfront cover. (Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall of the enclosure.)

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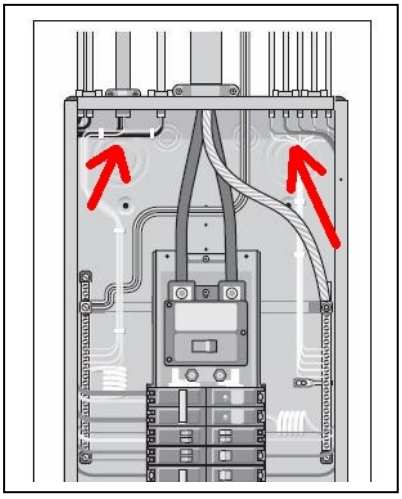
No visible bond from the gas lines to the main entrance equipment.



←

↑ Most Romex cables where entering the panel are not secured properly as per NEC Section 312.5 (C), which states that "each cable shall be secured to the cabinet, cutout box, or socket enclosure." Grouping many cables together through one opening as was done here was a very common practice until recently, with municipal authorities approving such installations in many cases. While most installers and inspectors apparently have avoided dealing with this situation, the client should be aware that this was not a correct installation as per the NEC. Diagram shows correct installation.

Panel cover screws are not blunt type. Pointed screws (or cutoff screws not approved by manufacturer) can damage conductor insulation inside panel.

Breakers:

Main breaker is backfed, **hence it must be secured to the panel.**

Incorrect breakers: A/C condenser unit calls for a maximum of 45 amps for its breaker, panel has a 50 amp. This could affect the warranty for the condenser, aside from going against the manufacturer's specifications.

Incorrect breakers: no 30 amp breaker pair for the dryer outlet.

Breaker labeling:

All breakers should be labeled. Unable to tell what loads some of the breakers are for, and whether they are rated for these loads. Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in a circuit directory that is located on the face or inside of the panel door.

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

I	NI	NP	D

AFCI Protection:

← Arc Fault Circuit Interrupter breakers are relatively new technology devices that are designed to monitor current flow for the electronic signature of an arc, which often is the cause of a fire, and trip when an arc is detected. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCIs further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Proper installation of AFCI breakers is a life-safety issue.

The 2014 standard (NEC 210.12) calls for all 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar places to be AFCI protected.

Arc faults are any abnormal flow of electricity that create an arc, spark or flash which is hot and capable of igniting flammable materials, thereby increasing the potential for a residential fire. Arcing can occur and may lead to fires in these common conditions: pierced insulation on electrical branch wiring; frayed appliance extension cords; loose electrical connections; and overheated electrical cords and wires.
Note: Life-critical medical equipment should not be plugged into an AFCI circuit, because of the possibility of nuisance-tripping of the AFCI device.

Further information regarding AFCI devices can be found here: www.afcisafety.org

AFCI observed conditions:

Breaker panel has no AFCI breakers. Client may wish to upgrade safety at this location by adding AFCIs as possible.

Refer all electrical deficiencies and repairs for further evaluation by a qualified licensed electrician.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring:
Comments:

Type(s) of wiring:

Visible dwelling branch wiring is grounded type copper nonmetallic sheathed wiring (NM, or “Romex®”).

Wiring deficiencies observed:

Receptacle location:

Modern standards generally require a 120v general-purpose receptacle every 12’ along a wall, starting 6’ from a doorway, to help minimize the use of extension cords. A hallway >10’ long also requires a receptacle.

No receptacle at the BR hallway. No receptacle in the foyer.

Wiring methods:

←Open junction box in the attic above the front BRs.

Switches/ disconnects:

Ceiling fan at the den does not have a wall switch.

Switched outlet(s) in the formal living room are now on all the time. Switch has been defeated.

Ceiling fan at the den does not have a disconnect switch on the wall.

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

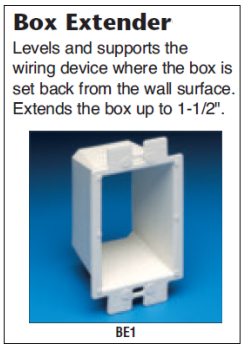
I	NI	NP	D

Some switches have no readily identifiable purpose (garage in particular).

Grounding/ polarity:

Reversed polarity at the receptacle to the right of the fireplace. This can be a shock hazard.

Receptacles:

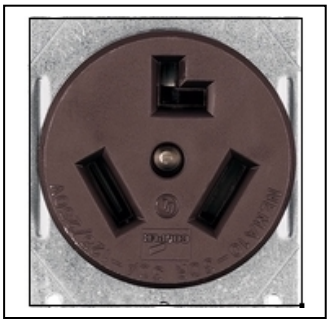


← At receptacles in the den, device boxes are not flush with the front of the ¼" paneling. This exposes the insides of the boxes to combustibles. Boxes should be moved forward to be flush with front of paneling, or add box extenders.

Loose receptacles at master and hall baths.

Cover plate missing at garage receptacle

← Exterior receptacles should have proper "outlet box hood" covers. Receptacles in a wet location must each be within an enclosure that is weatherproof when an attachment plug is inserted.



← Client should be aware that the 240v clothes dryer receptacle is the older 3-prong type, and that newer 4-prong dryer cords will not work with this receptacle. Conversion by an appliance specialist or electrician may be needed. The 3-wire configuration was upgraded for safety in the mid-1990s to a 4-wire circuit. Upgrading at this point at this dwelling would require new wiring to be run from the breaker panel.

←Note also that with 3-wire dryer cabling, the neutral is also the ground; and as the neutral is typically carrying some current (from the 120v dryer motor), the metal dryer cabinet is not properly grounded, by modern standards. The NEC standard changed to 4-wires in 1996.

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

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←If small children are expected to live at or visit this location, client is urged to upgrade all accessible receptacles with the new tamper-resistant type. A tamper-resistant receptacle with a shutter system behind the faceplate is designed to prevent children from inserting single-pronged objects like pins, keys and nails into electrical outlets.

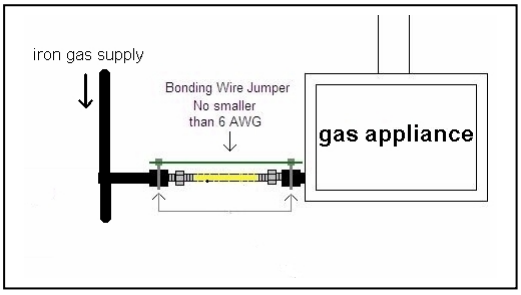
Lights/ luminaires:

Ceiling can lights over the den did not come on.

Closet lights are not enclosed type fixtures. These are fire hazards.

Misc. wiring comments:

Cold water, hot water, and gas line should be bonded at the water heater area, as per modern safety standard.



←Inspector recommends bonding across flex gas lines at the furnace and water heater, to reduce likelihood of lightning-induced damage to flex lines.

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

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GFCI protection:

TREC Rules effective Jan 2014 require reporting the absence of GFCI protection in all: bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen counter receptacles; and receptacles that are located within six feet of the outside edge of a sink. This is not the latest standard (newer standards protect some appliances also).

GFCI protection not present at kitchen counter areas, at bathrooms, at garage (including garage ceiling), and at the exterior.

Absence of proper GFCI protection is a recognized hazard. TREC rules require the 2011 NEC be applied regarding GFCI protection, even at older homes. The 2014 NEC requires even more locations to be protected.

GFCIs (Ground Fault Circuit Interrupters) are microprocessor devices built into designated receptacles (or certain circuit breakers), which trip automatically when they sense an imbalance in the circuit. This imbalance is interpreted by the device as current potentially going through a person to ground, which would be an electrical shock situation. GFCIs are not expensive, and today are credited with a reduction in the numbers of home electrocutions over the past 20 years.

GFCIs should be tested regularly, as some are known to deteriorate and lock in the hot position. They are most important around wet areas, such as kitchens, bathrooms, garages, and the exterior.

Smoke alarms:

Note: Inspector is not a Texas state-licensed certified residential fire alarm technician, and is *not* qualified to inspect, service, certify, monitor, or maintain smoke fire alarm or detection systems, as described in Section 2, Article 5.43-2 of the Insurance Code. Inspector is required by TREC Rules to examine smoke alarms under very limited circumstances, as noted below.

TREC standards require reporting as in need of repair the absence of, or deficiencies in, the installation and operation of smoke or fire alarms not connected to a central alarm system.

One single station (9v) smoke alarm was found in the BR hallway. Inspector “tested” this unit by pressing test button. Unit sounded an alarm. This “testing” should not be considered exhaustive, and does not demonstrate actual performance under smoke or fire conditions. Only artificial smoke testing can offer this kind of testing, and the use of artificial smoke is beyond the scope of this inspection, as it introduces an aerosolized foreign substance into a private dwelling.

The smoke/fire alarm at this location was not inspected as to its installation, performance and operational characteristics.

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

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Smoke alarms were not found in the BRs.

Recommend comprehensive examination and installation of modern, compliant fire and smoke alarm units, by a person or company qualified and/ or licensed for such work, such as an alarm company, or an electrician. Ideally such smoke alarms would be hard-wired and interconnected (with battery backup), so that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Client is urged to read and follow all applicable manufacturer's instructions regarding these important safety devices, including timely replacement of batteries.

The National Fire Protection Association and the International Residential Code prescribe the following minimum standards: At least one detector mounted in each sleeping room (NFPA) 72 par 11.5.1.1 & IRC R313); At least one detector mounted outside (in the immediate area) of each sleeping area (NFPA 72 par 11.5.1.1 & IRC R313); and at least one detector properly placed on each level of the residence. (NFPA 72 par 11.5.1.1 & IRC R313). In addition, when more than one alarm is required, alarms should be interconnected; and should have battery backup if on an AFCI protected circuit (NFPA 72 11.6.3(7)).

According to the NFPA, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Doorbell and Chimes:

Doorbell rang when actuated.

Refer all electrical deficiencies and repairs for further evaluation by a qualified licensed electrician.

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems:
Energy Sources:
Comments:

Heat is provided at this dwelling by a central gas-fired fan-assisted draft forced air furnace, located in the attic. The unit cycled properly when the call for heat came, and no operational problems were noted with this unit. Unit appears to be from 2012.

Burner compartment is not readily visible with this type of furnace. No opinion is given here as to the integrity of the heat exchanger. Only a complete disassembly of the unit will reveal breaks, and such disassembly is beyond the scope of this inspection.

Safety authorities recommend that every home with fuel-burning appliances should have a carbon monoxide (CO) alarm. Furnaces or appliances that aren't working correctly or that aren't vented properly can leak this colorless, odorless gas into your home. CO poisoning can result in serious injury and death. Plug-in alarms are available at reasonable cost.

Note: Furnace was run in ordinary mode. Determination of performance of various internal safety switches and devices is beyond the scope of this report.

Thermostat:

Thermostatic control was slow to react to commands. Client should consider replacing this unit.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Cooling Equipment**
Type of Systems:
Comments:

Cooling is designed to be provided at this location by an electric split-freon central forced air system, rated at 4 tons. The system was not tested, as ambient temperature was below 60°F. Client is urged to consult with a licensed HVAC specialist regarding overall performance of this system, once the weather warms up, prior to closing. Condensing unit date of manufacture is 2008. Evaporator date of manufacture is 2012.

Condensate drain:

←Primary condensate drain runs directly to a DWV (sewer) stack at the hall bathroom, presumably with its own trap in the wall. This arrangement is controversial and no longer permitted, as it can allow sewer gases to enter into the HVAC system if the trap dries out. Ideally drain should be run to an active trap, such as at a tub or lavatory, or to the outside.

Unit has a float switch (which turns off the AC if water ponds in the overflow pan) as extra insurance that a primary drain problem does not result in property damage.

The prudent homeowner will have regular service to such a system, to maintain peak performance, and to help prevent costly equipment failure, unscheduled equipment replacement, high energy bills, and poor indoor air quality.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:

Air flow detected at all visible/ accessible registers.

Client may wish to have the rigid ducts retaped and better insulation added, as they are old and may have air leaks, detection of which is beyond the scope of this inspection.

Note: The inspector did not determine the efficiency, adequacy or capacity of the duct/vent systems, nor the uniformity of the supply of conditioned air to the various parts of the structure. The systems were not dismantled for inspection.

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

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Note: Inspector does not and cannot test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among potential contaminants. Fungi (molds) or dust may be present in an air handler and/or ductwork. Some fungi and dust are harmful to some individuals, especially those with allergies, asthma, lung problems or immune deficiencies. If this is particular concern to you, testing to verify the presence or absence of harmful substances may be warranted. You may wish to consult an indoor air specialist for testing. Visual inspections under the state standards of practice do not include environmental testing of any kind. Nevertheless, inasmuch as health is a personal responsibility, we recommend that you have the indoor air quality tested as a prudent investment in environmental hygiene, and particularly if you or any member of your family suffers from allergies, asthma or is otherwise immunocompromised.

Note that the air handling equipment (especially the ductwork) at this dwelling has been in service for some years, and may have accumulations of dust and other contaminants. As elevated moisture conditions are a natural part of cooling system components (evaporator coils are normally wet when in operation), this could create conditions that are harmful to individuals with allergies, asthma, lung problems, or immune deficiencies. If this is of particular concern to you or other prospective residents, testing to verify the presence or absence of harmful substances is recommended. Visual inspections under Texas state standards of practice do not include environmental testing of any kind.

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter:
Location of main water supply valve:
Static water pressure reading:
Comments:

Water meter was located near the sidewalk. Cover was not removed.

A main water supply valve was observed at the front right corner of the dwelling. Actual performance of this valve was not ascertained, as valve was not operated. There likely is a main shut off valve at the meter also.

Static water pressure was 52 p.s.i. at 8:55 a.m. CST. Pressure may be different at other times. Adequate static pressure (over 40 p.s.i.) is *not* a predictor of adequate functional flow at fixtures at the dwelling, as pipe size and other restrictions can affect flow, no matter what the static pressure is.

Visible water supply lines are steel. Client should be aware that most of these lines are now many decades old, and may have internal corrosion, a characteristic that cannot be detected from the exterior of the pipe. They may develop leaks over time, and may break at connections if stressed during renovations or other repairs. Note that most water supply lines at this location are concealed behind the finish of the structure. Water supply piping generally can be expected to last 20-40 years. While the water supply tubing was performing as intended at time of inspection, it may require repair or replacement at any time.

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

I	NI	NP	D

←**Hose bibs lack proper backflow preventers.** These are inexpensive screw-on products, which prevent contaminated water from being siphoned back into the potable water lines during city water pressure outages.

Exposed water lines in the attic should be insulated.

Water flow was adequate when two fixtures were run simultaneously. No opinion is offered here as to flow characteristics when more fixtures are run simultaneously.

No supply leaks noted.

Laundry connections:

Recommend using only “no-burst” quality connector hoses.

Gas distribution system:

Note: Gas lines were not pressure-tested for this report. Examination was limited to a visual survey of accessible connectors and shutoff valves at various appliances, and testing those connections with an industry standard gas detector. Gas piping in concealed areas such as in walls, under attic insulation, or underground, was not checked. Conditions found are reported under each individual appliance section, such as Water Heater, except for gas jets not connected to fixed appliances.

Observed gas supply lines consist of steel (“black iron,” and galvanized steel pipe).

Gas jet behind the dryer should be capped off if it is not used.

Recommend turning the gas valve behind the clothes dryer 90 degrees, so that the gas hose does not stick into the back of the dryer.

Minor gas leak at the fireplace gas supply shutoff in the den.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

Visible waste water drains and vent lines are mostly ABS plastic. Visible ABS brand of pipe (TIG2) is not on the recall list.

Dwelling has been vacant for some time. While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the sanitary drain lines in the yard, for various reasons. Examination of such partial blockage is beyond the scope of this inspection. Often after some months of not being used, dry matter can block a drain, and this may not be discovered until dwelling is again fully occupied.

No opinion is offered here as to the integrity of underground sewer lines at this location. The condition of these lines is beyond the scope of a limited visual inspection. A prudent buyer would consider hiring a specialty firm that uses a camera to ascertain the condition of the underground lines, against the possibility of costly future repairs. This could include having a hydrostatic test of the underground lines, and/ or a video survey of both the lines under the dwelling, and the line(s) in the yard.

Note: Partly collapsed or failed underground drain lines can be expensive to replace, and client assumes an elevated risk of incurring such repair costs in the future if drain line leak testing is not done at this time as part of the buyer's due diligence process.

Inspector was not able to readily locate a main sewer cleanout, in the yard. There may be one concealed below grade or behind vegetation or other cover. Recommend the cleanout be located. A cleanout is a capped access point in a drain system that allows snaking and cleaning of the lines. If a main dwelling sanitary cleanout is not located, recommend that one be installed. Cleanouts are an important aspect of the sanitary drain system and are very useful for testing purposes, and for when drains become clogged. The time to install a cleanout is not when the main sewer line backs up.

<u>Kitchen sink area:</u>

← Leak from the dishwasher when unit was running.

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

I	NI	NP	D

Laundry area:

Washer drain was not in use; hence no determination could be made as to whether the washer drain can handle the full discharge from a modern clothes washer.

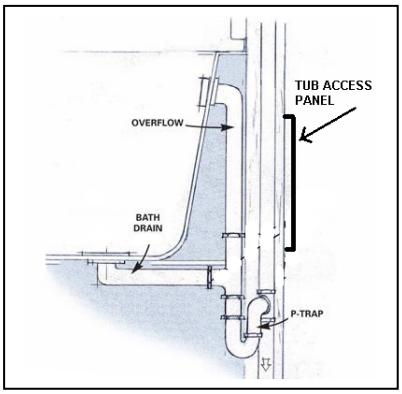
No pan for washer. Client is urged to add a pan for the washer to sit in, at a minimum. Ideally any installed pan would also have a drain to the outside as possible.

Master bath:

Sink pop-up (drainstop) not working properly.

Shower pan shows no ready signs of leaks. An exhaustive test of a very slow leak is beyond the scope of this inspection. Dwelling has been vacant for some time and a small leak that would normally show up if the house were occupied may escape detection now.

Hall bath:



← Access to tub supplies, overflow, and drain is adequate for inspection purposes. Removable panel present.

←**Tub drain leaking under house.**

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

I	NI	NP	D

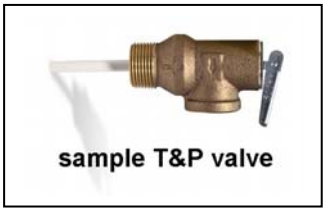
☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources:
Capacity:
Comments:

Water heater is a 40 gallon natural gas fired model, located in the laundry area. Date of manufacture is 1998.

Unit is now 19+ years old. Many units of this age and type have failed in our area. Recommend replacement on a planned basis before failure.

T&P valve:


sample T&P valve

←The T&P valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. This is so that water that may have exceeded the boiling point (because of a runaway burner or electric element control) does not cause a steam explosion should the tank burst. T&P valves should be tripped regularly, and replaced every few years.

T&P (temperature and pressure relief safety) valve is more than 3 years old, and should be tested by a plumber and replaced if it will not reset.

(T&P valve was not operated as per TREC rules.)

T&P (temperature and pressure relief safety) valve drain is a gravity type, hence it must not have a low spot, be trapped, or run uphill, as was done here.

Safety pan:

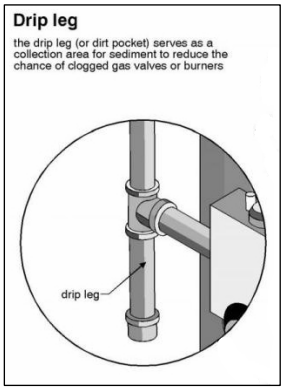
No safety pan at this installation; pan is required to protect wood structure from slow leaks.

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

I	NI	NP	D

Gas supply/ burner:

Gas shutoff valve is an older model that may be difficult to shut off with hand pressure, recommend replacement with modern valve.



←Gas supply lacks a sediment trap/ drip leg at the unit. Installing one has been specified by manufacturers for many years. Absence of a drip leg can result in problems with warranty claims. See manufacturer's installation instructions.

Water connections:

←Corrosion at water connection.

Water shutoff valve is a globe valve, rather than a full flow gate or ball valve. This can result in diminished flow.

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

I	NI	NP	D

Combustion and draft air:

Combustion/draft air to this water heater is insufficient. Proper air must be provided. Room is a confined space. Heater should not be located in a room with a clothes dryer. A gravity-vented gas appliance such as this water heater can fail to vent properly if the space in which it resides is confined, and there is an exhaust fan present (in this case, the dryer). Backdrafting of flue gases can be hazardous.

Possible remedies include removing the interior door; replace with a louvered door; add vents to the door; add a louvered opening in the breakfast room wall; or create a sealed enclosure for the heater and derive air from the attic or outside.

General remarks:

Note: Recommend draining/ flushing the tank as per manufacturer's maintenance instructions, to help remove any sediment on the bottom of the tank and to prolong the life of the unit.

Note: Water heaters require ongoing monitoring and service over their design life. Client should obtain and follow all manufacturer's operating instructions. Failure to do so can result in unit failure, personal injury and/ or significant property damage.

Tank has mineral deposits at the bottom which rumble when the burner comes on. This may be cleaned to some extent by draining the tank etc. A build-up of such deposits can diminish the life of the heater; this is a condition in need of repair.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

Unit cycled on properly, **but full cycle was ended intentionally because of a noticeable leak out the brick veneer, from under the unit.**

Note: Kick plate was not removed for this inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Unit ran when actuated.

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Comments:

Range exhaust vent fan ran when actuated. Vent is designed to exhaust to the outside.

←Vent pipe in the attic is metal, but is a corrugated product, not smoothwall pipe. Fire hazard.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

Comments:

Electric rangetop: elements actuated properly.

Electric oven: Oven ran ±25ºF of 350ºF at 350ºF setting. **Broiler did not appear to be operational.** Note: Self-cleaning feature and convection, if any, and clock/ timer functions are not checked.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Unit was operated in normal heating mode. Unit heated a small container of water. Timer and variable power settings were not checked.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Note that a bath exhaust fan is not required even today if there is an operable window. This is the case here at the hall bath and the half bath. Client may wish to add fans at some point.

Master bath exhaust fan and heater operated.

It's unclear if the master fan vents to the outside.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

Unit was actuated, and reversed when hitting an obstruction. Unit is an older model and lacks a photocell safety feature. Unit is likely from before 1993, after which optical sensors were required as an added safety feature. Client is urged to upgrade this system with photocell sensors for added safety.

Remote controls were not tested.

Unit was actuated, and operated the door, **however unit had to the "forced down" to close by pressing the control button when door was all the way down (instructions found in garage).**

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

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Emergency release handle is up too high; handle should be at 6'.

Emergency release handle will not release and stay there, has to be held while door is raised.

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

Dryer vent connector:

Clothes dryer hook-up vent hose (connector) is semirigid metal.

Vent line to the exterior:

Clothes dryer vent through wall is smoothwall metal.

Dryer makeup air:

- Closet doors must be louvered or otherwise ventilated and must contain a minimum of 60 sq. in. of open area equally distributed. If the closet contains both a washer and a dryer, doors must contain a minimum of 120 sq. in. of open area equally distributed.

←Room must have makeup air supply. This can be provided by adding louvers etc.

←In some new construction applications, builders will add a fixed louver grille on each side of an interior studwall, to create proper makeup air.

IMPORTANT NOTICE

- The above is a confidential report of a **limited visual inspection**, performed by an Inspector licensed by the Texas Real Estate Commission, in behalf of the above-named client, of various structural and mechanical systems, to identify deficient conditions, on the date and time of inspection, to Texas Real Estate Commission Standards. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. This report reflects the professional opinion of the inspector.

- The inspection is of conditions that are present and visible at the time of the inspection. All inspected mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating ranges at the time of the inspection.

- No representation is made of future performance, expected life, or future repairs. This inspection report is not a warranty, neither stated nor implied.

- Beyond the scope of this inspection are structural and mechanical elements, which may be concealed behind or under vegetation, furniture, insulation, other objects, or the finish of the structure.

- A full list of excluded items will be found below.

- This inspection does not necessarily note compliance with building codes, standards, or ordinances. If a specific code reference is cited in the report, it is for informational purposes only, to allow a qualified professional to best evaluate and correct the apparent deficiency.

- The report follows the Texas Real Estate Commission Standards of Practice (22 TAC §§535.227-233) effective September 7, 2016, and uses TREC Standard Inspection Form REI-7-5.

- Photographs may be included to help you to understand and visualize what was observed during the inspection. Photos are intended to show an example or sample of a described deficiency, but may not show every occurrence of the deficiency, or accurately depict the severity of the deficiency. Also note that not all deficiencies will have photographs in the report.

- Codecheck®, InterNACHI, and Carson-Dunlop illustrations are used under license.

Exclusions: The Inspector does **not** inspect, nor provide any opinions regarding the following parts, components, systems, or conditions of the residential building inspected:

- Radon Gas, Asbestos, Lead, Arsenic, Mercury, Radioactivity, Pesticides, Termiticides, Hydrocarbon Products, Products of Combustion, Electromagnetic, Electric, and Radio Frequency Fields, Noise, Odor, Potable Water Quality, Medical or Sewage Waste, Urea Formaldehyde, Chinese/ Corrosive Drywall, Wood Preservatives, Clandestine Drug Contamination, or any other substance or condition which is known to be harmful to plant or animal life;

- Geological Conditions, including the existence or proximity of Fault Lines; Location in a Flood Plain; Lot Boundaries; Utility or other Easements; Setbacks; Encroachments; Common Elements or Common Areas in Multi-unit Housing such as Condominium Properties;

- Presence of Termites or other Wood Destroying Organisms, including Molds, Mildew, or Bacteria;

- Presence of byproducts of Mold, including Spores, Mycotoxins, Metabolites, or Volatile Organic Compounds; Environmental Pathogens; Indoor Air Quality, including Dusts, Fumes, Pollen, Allergens, Particulates, Carbon Dioxide, Carbon Monoxide, Relative Humidity;

- Exhaustive Compliance with Codes, Ordinances, Statutes or Restrictions; Deed Restrictions; ADA Compliance;

- Resistance to Windstorm, or Compliance with Windstorm Regulations;
- The efficiency, habitability, suitability, adequacy, quality, capacity, reliability, marketability, durability, expected life, future performance, value, energy efficiency, insurability, or warrantability of any part, component, or system inspected;
- Gas Lines (except reporting of materials used at visible branch lines, leaks at readily accessible shut-off valves and connectors, and bonding requirements, as per T.R.E.C. provisions);
- Smoke Alarms that are connected to a Central Alarm System; Security Systems; Audio and Video Equipment/ Intercom Systems; Timer Devices/Photocells; Landscape Lighting; Lightning Protection; Low Voltage Controls;
- Underground Drainage or Utilities; Partial Blockage or Leaks in Underground Sewer Drains; Septic Tanks or Systems, Cesspools; Wells/Springs; Cisterns; Solar Systems;
- Pools, Pool Access, Pool Wiring. or any equipment associated with a Pool; Outdoor Whirlpools; Ponds and Fountains;
- Furniture of any kind; Elevators; Driveways/Sidewalks; Fences and Gates; Recreational Appliances; Sprinkler Systems; Clothes Washer/Dryer; Refrigerator; Ice Makers; Water Filters and Softeners; Outdoor Cooking Equipment; Playground Equipment; Tennis Courts; Recalled Products; Counterfeit Products; Antennas; Fountains; Door Lock operation; Trees and other Vegetation;
- Furnace Heat Exchangers; Programmable Thermostats; Home Automation Controls; Smart Home Devices; Internet of Things Devices and Controls;
- Wall, Attic, or Ceiling Voids; Damaged wood inside Walls; Parts, Components, or Systems covered by Carpeting, Furniture, Appliances, or Stored items; Parts, Components, or Systems covered by Attic Insulation.

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05-04-15

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

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; 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 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.

TREC Form No. OP-I