

**Better Residential Home Inspections, Inc.**

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## PROPERTY INSPECTION REPORT

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**Prepared For:** Linda Daigle  
(Name of Client)

**Concerning:** 15831 Chimney Rock Rd, Missouri City, 77489  
(Address or Other Identification of Inspected Property)

**By:** Tommy Thompson TREC # 2714 10/4/2018  
(Name and License Number of Inspector) (Date)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

**Report Identification: 181004A**

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

**Report Identification: 181004A**

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 THE 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

***THE ABOVE INFORMATION WAS WRITTEN BY AND REFLECTS THE VIEWS OF THE TEXAS REAL ESTATE COMMISSION (TREC)***

**Changes made by anyone other than the named inspector above to this document will not represent the original intent of the inspector. Please note this Inspection Report is a copyrighted document exclusively issued to the client listed on this report. It is a fraudulent offense to make amendments and/or additions to this document under both state and federal law. Only this un-amended report and the Inspector's copy will be considered original.**

**This inspection does not cover any condition or damage which was not visible on the structure at the time of the inspection *but which may be revealed in the course of repair or replacement work.***

**Regardless of whether the side boxes are checked or not, all "bulleted" Items described in this report will be considered as "Deficient" by the Inspector in accordance with the *CURRENT* TREC Standards of Practice rules (TREC SoP). All underlined items or areas will be specifically related to the deficient items. Buyer's opinion may differ regarding these deficiencies.**

**All illustrations and/or photographs used in this report are only samples of a deficiency. Not all deficiencies will be photographed! Please read the complete report for all viewed deficiencies and possible locations.**

**REPORT IDENTIFICATION: 181004A**



**15831 Chimney Rock Rd.  
Missouri City, TX 77489**

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NP=Not Present

D=Deficient

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

### A. Foundations

Type of Foundation(s): **Slab-on-Ground**

Comments:

*Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential homes. When supported by active and/or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually minor cracking in the sheetrock, brick veneer, and floor tiles) and possibly some minor functional problems such as binding doors and/or windows. Any owner or purchaser of a structure built on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement in the future.*

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#### DESCRIPTION

Structure Design: **House**

Construction Year (Approx): **1976**

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#### OBSERVATIONS

**NOTE:** Minor cracks were viewed in the front grade beam.



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#### OPINION ON PERFORMANCE

In my opinion, the foundation was performing its intended function and no substantial stress was viewed during the Inspection in accordance with the TREC SoP rules.

Weather conditions, load-bearing soils, drainage, leakage, or other adverse factors such as trees, shrubs, a swimming pool, or the potential unknown foundation design and workmanship are able to adversely affect foundations. The inspector's opinion is not based on absolute fact or engineering analysis but a visual observation of accessible and unobstructed areas of the structure at the time of the inspection.

Please remember that all slab foundations are not poured level on the ground during the original construction phase. This will account for some of the unlevel surfaces found during the inspection period. Normally, the combination of distress signs (cracked and gapped brick surfaces, exterior wall trim gaps and movements, binding and out-of-square windows and doors, diagonal cracks in the interior drywall, and sloping floors) will determine if or how severe the settlement/movement is.

Acceptance of present and future conditions, performance, and maintenance rests solely with the buyer(s).

No determination regarding the future integrity of this structure is made or inferred. This inspection and report are strictly limited to my observation of the readily visible portions of this structure and all non-visible items and/or areas are specifically excluded.



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**B. Grading and Drainage**

*Comments:*

This inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure. Area drains (if present) are not tested for water flow, blockage, and/or termination points.

OBSERVATIONS

**IRC Texas Residential Bldg. Code R801.3** under the "Roof-Ceiling Construction" Chapter 8 relating to roof and ceiling construction states that; Roof Drainage - "shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 5 feet from foundation walls or to an approved drainage system". [Note: A gutter is a controlled method of water disposal from a roof surface that collects and discharges through downspouts outward from the foundation. An approved drainage system is one that is designed by a professional engineer using proper standard engineering practices in order to not affect the load-bearing soils around the foundation for disposal of the water to the storm sewer.]

**IRC Texas Bldg. Code R401.3 Drainage.** "Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection (using standard engineering accepted practices) so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet"

**IRC Texas Bldg. Code R404.1.6. Height above finished grade.** "Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere".

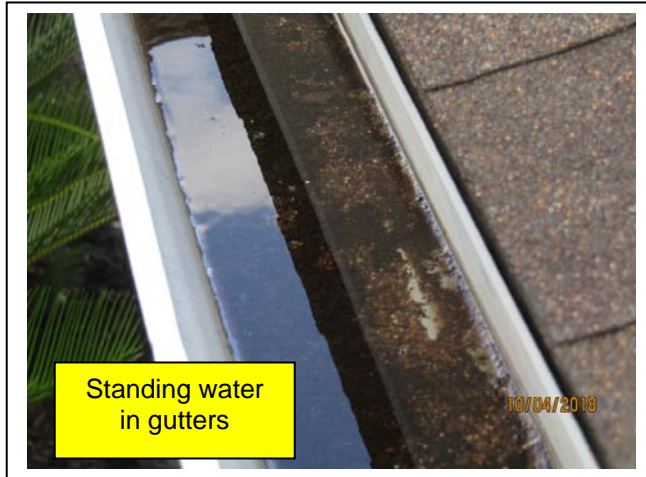
Improper grading can affect the structural performance of the foundation that is placed on expansive soils. The finished grade should provide a downward slope away from the home along the foundation walls so water flows away from the structure and off of the site.

MASTER CODE BOOK SERIES

(CONTINUED)

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- The gutters were in *fair* condition during the inspection. Some inadequate sloping and standing water was viewed. Appropriate repairs are needed.
- Soil grade and drainage levels viewed at the left and rear areas of the house do not adequately direct atmospheric or roof surface waters away from the grade beam foundation. Re-grading, channeling, and/or area drains can improve this condition at the affected location.



- The splash pads or irrigation pipes were missing from the bottom of the downspouts at some locations next to the grade beams. Discharging water next to the slab can create adverse conditions and settling in the future.



**C. Roof Covering Materials**  
*Types of Roof Covering: Composition*  
*Viewed From: Roof's Surfaces*  
*Comments:*

***Water or moisture penetration can occur at anytime. It is not possible for anyone to state that any roof is water tight or leak free, particularly if significant rainfall did not occur during or just prior to the inspection.***

(CONTINUED)

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This limited visual inspection is not a certification or warranty that the roofing surfaces will not leak. Water penetration resulting from wind-driven rain or severe weather conditions cannot be determined until they happen, are located, and then repaired. On the Gulf Coast, water penetrations around roof vents, flashings, windows and doors are common during wind-blown rain, and not readily detectable. According to the National Association of Home Builders, 90% of all "roof" leaks occur through rusted flashings, exposed nails, roof mounted flue pipes, ventilators or chimney flashings. We recommend that the attic spaces be monitored periodically during heavy rainfall to identify and repair any leakage which may become apparent, especially around the penetrating roof stacks/vents. This inspection does not cover any condition or damage which was not visible on the structure at the time of the inspection *but which may be revealed in the course of repair or replacement work. If any deficiency is found by this inspector, it is always recommended that a qualified roofing specialist be contacted for a MORE THOROUGH IN-DEPTH INSPECTION FOR MORE REPAIR REMEDIES AND COSTS.*

**OBSERVATIONS**

**NOTE:** An attempt was made to separate and raise a sample shingle to inspect the fastening system and some flashing areas but the condition of the shingle and/or sealing strip would not allow the process to continue without damaging the shingle and/or surface. The fasteners and non-visible flashings could not be viewed by the inspector.

- The underlying felt paper was not properly installed on the top edge of the bottom metal eave stripping at the lower sections of the roof surfaces. This condition is in direct conflict with the manufacturer's installation requirements and TREC roof flashing deficiencies.



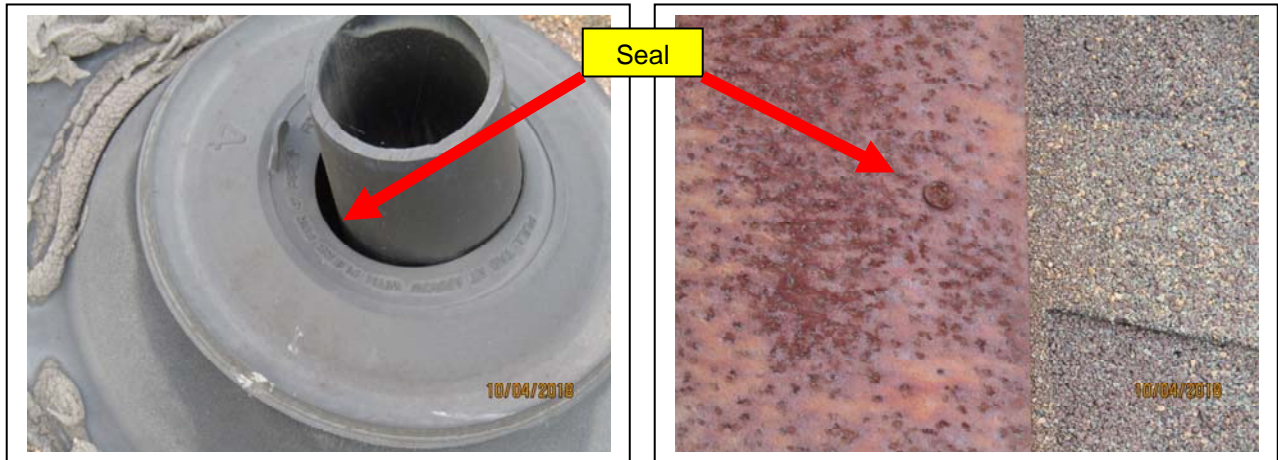
- The water heater and furnace vent pipe storm collars are missing and water is entering the attic during rainy conditions. Sealant repairs are needed.



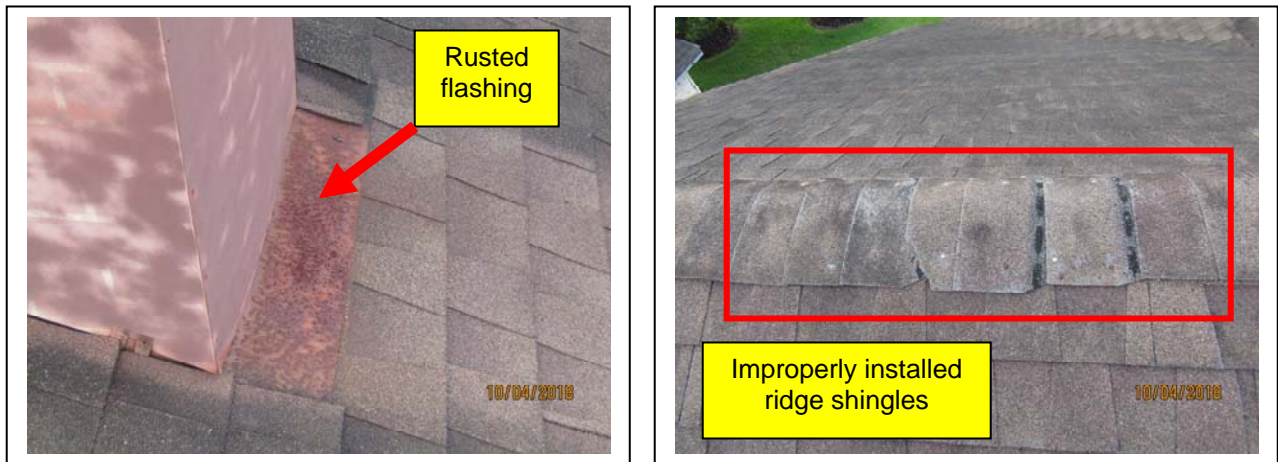


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- Some of the rubber roof boots on the vent pipes need to be sealed at the neck area where rubber separation has occurred around the pipes.
- Exposed roof fasteners (nails) were viewed on the surfaces located at the ridge, flashings, and penetration areas. The manufacturer requires these fasteners to be sealed with an approved roof sealant for the prevention of moisture penetration into the structure. Minor repairs are needed.



- Some metal flashings at the chimney base are rusted. The application of a quality anti-rust paint or replacement of the metal will resolve this condition.
- Damage and/or improperly installed shingles were viewed on *but not limited to*: the upper right ridge. Shingle repairs are needed.



- The rubber roof boot for the furnace vent pipe is not designed for heated metal pipes needs to be replaced. A metal vent needs to be installed.

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**D. Roof Structures and Attics**

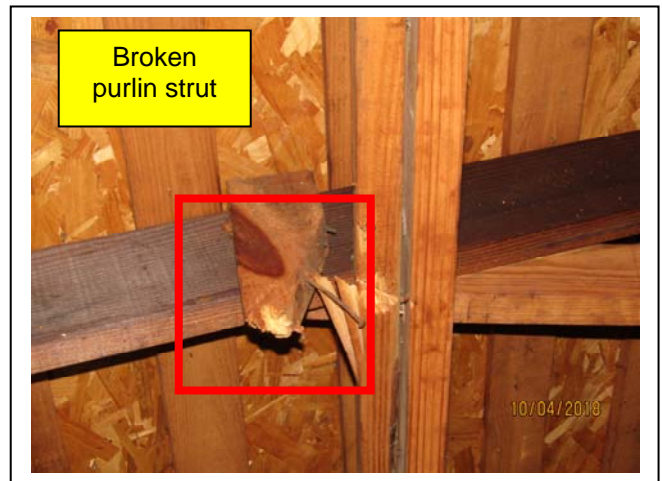
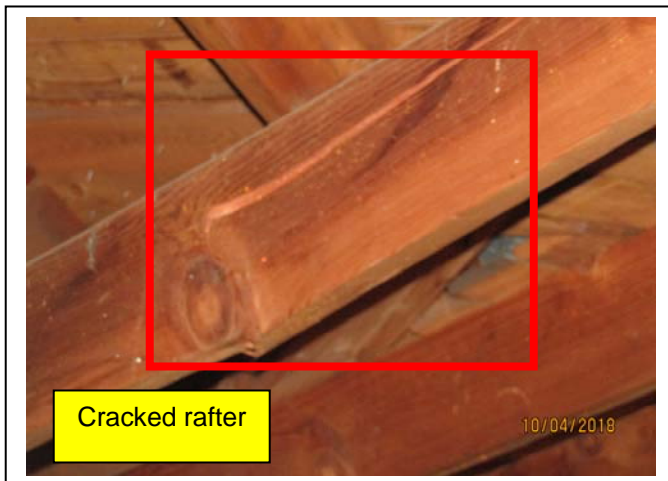
*Viewed From:* **Mechanical work area only**  
*Approximate Average Depth of Insulation:* **Blown-in, 0 to 8 Inches**  
*Comments:*

DESCRIPTION

*Radiant Barrier:* **No**  
*Attic Ventilation:* **Soffit Vents, Ridge Vents, Wind Turbines, Gable Vents**

OBSERVATIONS

- A 24-inch complete and unobstructed pathway is needed to the air handler area in the attic from the entry location. This requirement is for proper access to and removal/installation of equipment. The present condition is a safety hazard. (Ref: IRC M1305.1.3)
- The attic insulation is considered to be sub-standard and needs to be re-installed and added to where it has been *but not limited to:* disturbed by service personnel and compressed by stored items and debris, missing insulation, and insulation that has fallen off vertical walls in the attics. The minimum insulation value of R-30 (9.5 to 11 inches) is needed for the minimum performance of the insulation.
- Missing vertical bracings, under sized purlins, missing purlins, and sagging structure were viewed in the attic area. Strengthening the roof structure would improve structural integrity and resist future movement. While this improvement is not considered priority, it can often be accomplished without a great deal of difficulty.



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- Visible daylight was viewed between the older siding planks because of the lack of a moisture barrier (felt paper) in the attic area. This condition will allow moisture penetration during wind-driven rain showers. Sealant repairs should be performed to reduce or eliminate this condition.
- The bathroom vent fan ducts improperly discharge to the soffit vent or attic areas. All vent fan ducts must discharge directly to the outside area through the roof or exterior wall. (ref: IRC R303.3 Bathrooms. and TREC SoP 535.232 (g)(3).
- Roof gable vent screen(s) are deteriorated and/or damaged and need replacement.



E. Walls (Interior & Exterior)

Comments:

OBSERVATIONS

**NOTE:** Recent painting will conceal historical evidence of the structural wall performance. If previous cracking, moisture penetrations, and/or discolorations have been painted over and not repaired, future re-appearances of these conditions will occur.

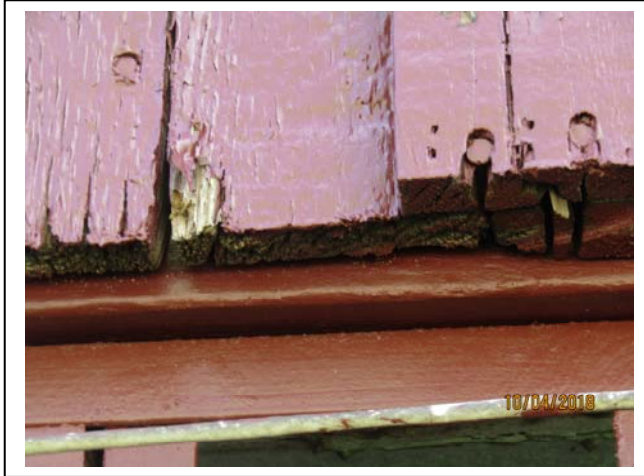
- All exterior wall penetrations need to be properly sealed at the wall coverings. Cracks, gaps, and separations allow water to “wick” along the penetrations back into the interior structural portion of the wall. Minor sealant repairs should be performed around all vent caps, garage door jambs, and any other unsealed wall penetration.





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Inspection Item															

- Deteriorated/weathered wood areas were viewed at *but not limited to*: front gable fascia and left siding. All deteriorated wood areas should be replaced and not just covered with wood filler, caulk, and/or paint. Other areas of deterioration may be hidden under painted, sealed, or non-accessible or viewable surfaces.



- The trim rings located on the tub and/or shower faucets need to be properly sealed at the wall surface for the prevention of water penetration to the inside wall structure.



**F. Ceilings and Floors**

Comments:

OBSERVATIONS

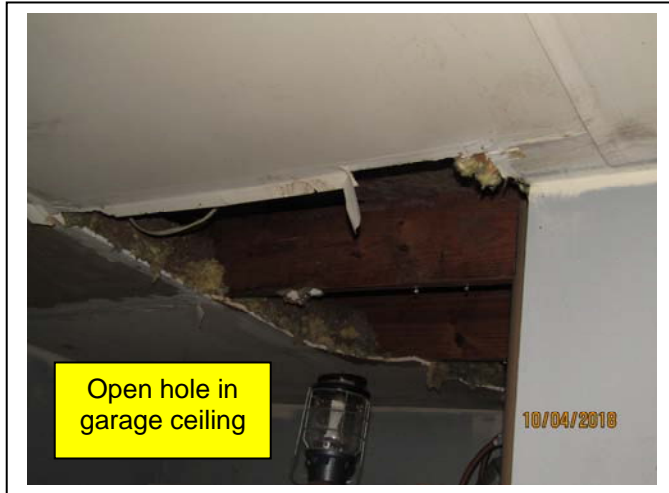
- The fire-blocked ceiling in the garage area is deficient. All holes need to be protected with a fire-retardant product (drywall, hardiboard, or Dricon-treated wood) to act as a fire-blocking barrier between the garage and attic/living areas. It is highly recommended that drywall be installed for safety entry/exit issues and better fire protection to the living areas. (Ref: IRC R309.2 Separation required.)
- Readily visible stains were viewed on the ceilings located in *but not limited to*: garage. All discolored areas need to have the stain source located, investigated, and properly sealed if necessary.

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**NOTE:** Ceiling repairs were viewed in *but not limited to*: the left side hallway.

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

OBSERVATIONS

- Burglar bars with a double dead bolt locking device was viewed at the front porch. All locking devices should be operational without a tool or a key when located at a primary or secondary egress passage from a building.
- The door between the garage and the living area should have automatic door closer or spring-loaded hinges, solid-core, weather-stripped, and/or fire-rated to prevent fire from readily entering and spreading into the living areas. (Ref: IRC R309.1 Opening protection.)
- Both the garage panel doors are damaged and need appropriate repairs performed.



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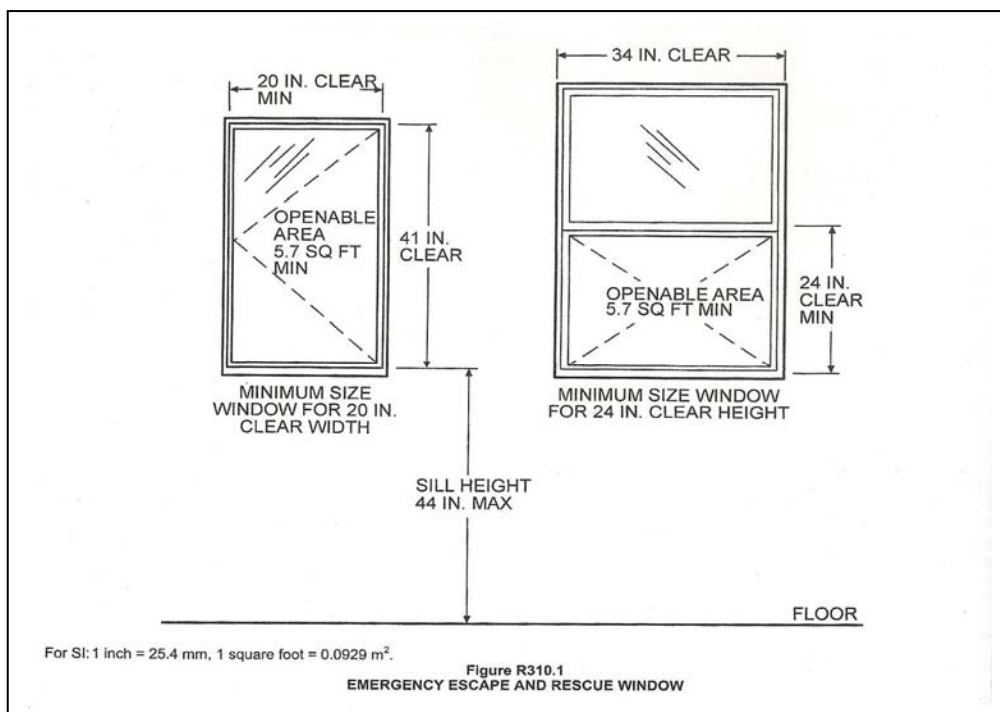
H. Windows

Comments:

OBSERVATIONS

**NOTE:** Only *accessible* windows will be randomly inspected throughout the house.

**NOTE:** The maximum safe height allowed for a sleeping area (bedroom) window sill from the floor to the sill surface is 44 inches. The windows located in some of the bedrooms were higher than the code allows for a safe secondary egress in case of an emergency. Since this is not a correctable item, other alternatives should be considered.



- Cracked glass was viewed on *but not limited to*: the rear breakfast room window.
- Some windows were hard to operate or not operational during the inspection. At least one window in every sleeping area needs to be operational for a secondary egress during and emergency exit situation. Lubrication, adjustments, or replacements should be performed.
- Burglar bars were viewed on the bedroom(s) windows. These bars need to be accessible using only a special locking device that can be operated without a tool or a key.

I. Stairways (Interior & Exterior)

Comments: Not Present

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J. Fireplaces and Chimneys

Comments:

DESCRIPTION

Fireplaces: **Steel Firebox with gas line capped off**

Chimneys: **Metal Flue Pipe**

OBSERVATIONS

**NOTE:** Any portion of the chimney flue that is not visible and/or accessible cannot be evaluated by the inspector.

- **Minor water stains were viewed in the upper firebox area.**



K. Porches, Balconies, Decks and Carports

Comments:

OBSERVATIONS

Visible components were found to be in acceptable condition during the inspection.

L. Other

Comments: **Pool Gates**

OBSERVATIONS

- **The gates to the rear yard swimming pool and not self-closing or operating properly.**

INSPECTION ACCESSIBILITY

THE STRUCTURAL, MECHANICAL, & ELECTRICAL SYSTEMS: THE INSPECTION OF SOME OF THE COMPONENTS COULD NOT BE COMPLETE OR THOROUGH BECAUSE OF ONE OR MORE OF THE FOLLOWING CONDITIONS: CLOTHES, STORED ARTICLES, BOXES, FURNITURE, BLOCKED ACCESSES, WINDOW COVERINGS, DOOR COVERINGS, WALL COVERINGS, AND FLOOR COVERINGS.

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: OPERATIONAL

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DESCRIPTION

Size of Electrical Service: **One 100-amp main panel**

Service Entrance Wires: **Underground**

Service Wire Size & Material in Main Panel: **Copper**

Visible Service Ground: **Disconnected**

Location: **Left Rear Corner of the House**

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OBSERVATIONS

**NOTE: As of January 1, 2014**, the lack of AFCI devices in the panels is not required to be reported as deficient in accordance with the TREC New Standards of Practice. These devices will only be reported as deficient if they are present, tested, and found not to be operational.

- **AS OF SEPTEMBER 1, 2015** the Texas Real Estate Commission has determined that the lack of a properly-bonded gas system in a house is a hazardous deficiency. The gas meter piping system was not viewed as being properly bonded/grounded to today's current requirements. (See TREC FORM OP-1 or the bottom of page two of this report)
- A Federal Pacific Electric "Stab-Lok" brand breaker panel has been installed in the unit. This particular older panel (not currently manufactured any more) has been involved in some electrical related fires. This condition is a safety defect. In my opinion, I recommend that this electric panel be replaced with an upgraded panel that is installed to the current NEC code by a qualified licensed electrical contractor. Check the internet website below for further *opinionated* information. (Ref: [www.angieslist.com/articles/your-federal-pacific-circuit-breaker-panel-safe.htm](http://www.angieslist.com/articles/your-federal-pacific-circuit-breaker-panel-safe.htm))
- The ground wire connection (clamp, wire, and rod) for the electrical service was disconnected at the clamp.
- The service box was excessively rusted. Panel replacement is needed.
- Plastic inserts need to be installed in the open gaps where the metal knock-out plates have been removed and breakers have not been installed.
- The neutral wires (white) have been doubled up at some the connection points located on the panel buss bar. The national and state electric codes only allow one wire per screw/buss connection point.
- The panel was not labeled at the breakers and the circuit terminations could not be identified.
- The securing screw to the inside panel cover is missing and needs to be installed.
- One of the breakers inside the panel box is broken and needs replacement.

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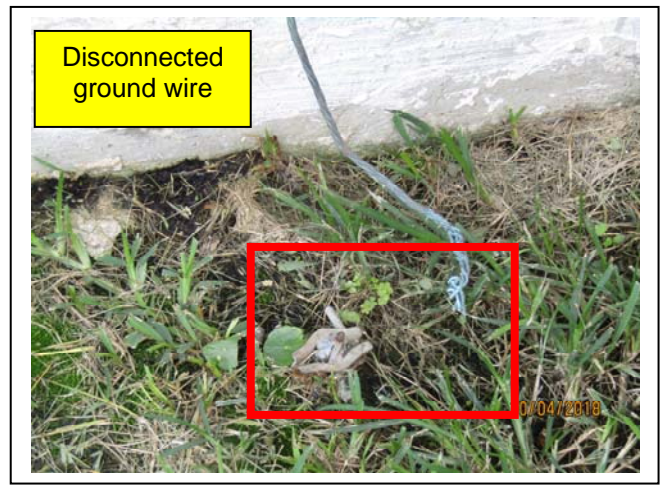
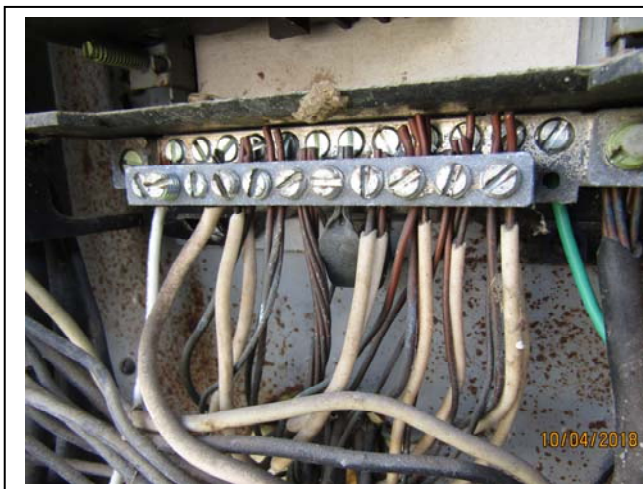
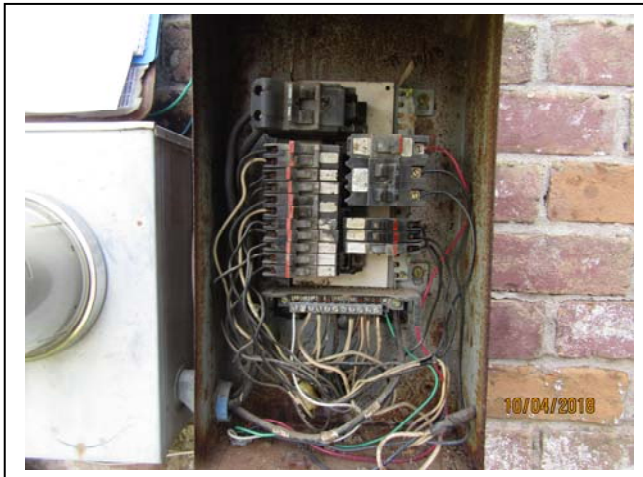
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Inspection Item



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

Type of Wiring: **Copper**  
 Comments: **OPERATIONAL**

DESCRIPTION

GFCI Device Locations: **DEFICIENT**

Door Bell System: **Sufficient**

**NOTE:** Inspection of low voltage wiring systems such as: cable TV, telephone wires, low-voltage lighting, alarm wiring, speaker or video wiring are not a part of this inspection or report.

**NOTE:** Any light fixture circuit with a photocell and/or timer installed will not be tested unless otherwise noted.

**NOTE:** Underground wiring and/or underground conduit/lighting systems are not apart of this *visual* inspection.

**NOTE:** Plug receptacles are tested for operation, grounding, polarity, and GFCI devices in the required locations. Not all plugs will be tested because of the lack of plug accessibility or the inspector's choosing.

OBSERVATIONS

- **In accordance with the:**  
 Texas Real Estate Commission Rule 535.229(B)(3)(A)(vii)  
 2011 National Electric Code 210.8(A)(7),  
A GFCI protected circuit should be located at all exterior and all garage receptacles (including ceiling receptacle), all kitchen countertops and food preparation areas, and ALL OTHER RECEPTACLES WITHIN 6 FOOT OF A SINK OR TUB (dishwasher and/or disposal, bathrooms, bar sinks, utility sinks) inside spa circuit, and outside swimming pool lighting circuit, and outside spa lighting circuits.  
 The underlined areas are deficient.
- The GFCI device on the pool circuit was not operational during the inspection.
- The smoke alarm system was not installed in accordance with the *current* NFPA 72 safety code. The *current* code requires that smoke detectors should be located in all sleeping areas, all hallways before a sleeping area, at least one on every floor level, and one for every 500 sq. ft. of open area. All units should be hard-wired, interconnected, and have a battery back-up system. *If this deficiency is a concern*, a licensed electrical contractor or an alarm company specialist can assist with the inspection, repair, or installation of a smoke alarm system. All remote unit batteries (if applicable) should be replaced by the new owner before occupying the house.
- Loose wall plug(s) were located in *but not limited to*: rear exterior brick wall. Proper receptacle securing or j-box securing will resolve this condition.
- Inadequate electrical conduit was viewed at *but not limited to*: garbage disposal. All exposed romex wiring needs to be installed in electrical conduit.
- Unprotected light bulb fixtures (keyless) were viewed in the storage and/or closet areas. These locations need to have a globed fixture to protect the light bulb from damages by the placement of stored items.

**NOTE:** The pool equipment and its electrical components are not a part of this inspection or report.

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

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

#### A. Heating Equipment

Type of Systems: **One central forced-air system in the attic.**

Energy Sources: **Gas**

Comments: **OPERATIONAL**

**NOTE:** A full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. (ref: TREC SoP 535.230. (e) (4) (C))

#### OBSERVATIONS

- **The venting system needs to be updated with a complete type "B" vent system with vent pipe passing through the roof with separate metal vent, storm collar, and vent cap installed. The vent pipe's present condition is a safety hazard.**

#### B. Cooling Equipment

Type of Systems: **One central forced-air electric system in the attic.**

Comments: **OPERATIONAL**

Air-conditioning systems are designed for a maximum exterior design temperature of 98°. When exterior temperatures exceed 98°, the air-conditioning is operating past its design limit and interior temperatures will rise and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 25° differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air-conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors.



#### OBSERVATIONS

**NOTE:** The temperature drop measured across the evaporator coil of air conditioning system should be between approximately 15 and 22 degrees. This test is minimal and only design to determine if the system is cooling within a normal set of temperature ranges (*temperature ranges may vary with different temperature gauges, personnel, or manufacturer's recommendations*).



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Coil Temperature Drop: 18 degrees. Sufficient

- The attic unit data plate was covered with sealant/tape.
- It is highly recommended by the inspector that a safety shut-off float valve be installed on the low side of the drain pan areas to protect against drain pan overflows into the attic and living areas below. *Remember drain pan lines are hidden behind insulation, stored items, and wall areas and cannot be completely viewed by the inspector. If they are damaged, blocked by debris, and/or improperly sloped, pan overflows will eventually occur. Safety shut-off float valves can prevent overflows and can be easily installed by a licensed HVAC contractor.*

C. Ducts Systems, Chases, and Vents  
 Comments: OPERATIONAL

OBSERVATIONS

**NOTE:** Ductwork has the potential to leak at any given time at the connection points. A visual inspection can only reveal accessible duct leaks and accessible separations points. Ductwork and venting concealed behind wall or ceiling surfaces and/or non-accessible areas could not be inspected.

- The return air chase located in the *lower-zoned* system is dirty and the inside walls are not properly sealed. This condition will allow unfiltered air to enter the coil area and reduce the efficiency of the system.
- High voltage wires were viewed inside the return air chase. All electrical equipment should be covered with sheetrock and segregated from the return air flow system for the prevention of possible unsafe gases being spread throughout the living area if overheating or burning should occur.



- The ductwork in the attic area has been improperly laid on the attic flooring and/or insulation. This condition will allow condensation build-up between ductwork and the contacted surfaces. All ductwork should be hung with plastic strapping in accordance with the UBC or IRC mechanical building codes.

(CONTINUED)



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NOTE: Some ductwork in the attic have been placed next to each other because of the confined area in the attic for adequate air duct distribution. Some times this condition can result in excessive moisture build-up between the ducts and condensation dripping may occur on the decking or attic insulation. Strips of ½ inch insulation board may be placed between these ducts if this problem should occur.

No previous or current visible signs of condensation drips were noted in the attic area by the inspector.



#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Front left yard**

Location of main water supply valve: **Left hose bib**

Static water pressure reading: **Approximately 48 psi**

Comments: **OPERATIONAL**



#### DESCRIPTION

Visible Supply Piping: **Mostly Plastic**

Approved Gas Appliance Connector(s) (CSST): **Yes**

#### OBSERVATIONS

**NOTE:** Shower pans (if present) can only be tested by sampling the moisture content of the wall and base areas (if accessible) around the pan. A proper and complete pan test may take numerous hours and should be performed by a licensed plumbing contractor.

(CONTINUED)

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- All exposed plumbing supply lines (hose faucets, attic areas) should be properly insulated to protect the system from burst pipes because of freezing temperatures.
- Anti-siphon devices need to be added to all the exterior hose bib(s). (ref: TREC SoP 535.229 (x) (3) page 11.

B. Drains, Wastes, and Vents  
*Comments: OPERATIONAL*

DESCRIPTION

*Visible Drain / Waste / Vent Piping: ABS Plastic*

OBSERVATIONS

**NOTE:** Drains, wastes and vent pipes within the walls, under attic insulation, under the foundation or other concealed areas from readily visible view cannot be reported on.

- One or more walls opposite to the bathtub drain trap areas **did not** have accessible inspection panels/doors, therefore the tub drains could not be inspected for leaks.

C. Water Heating Equipment  
*Energy Source: Gas*  
*Capacity: One 50-gallon unit in the attic garage.*  
*Comments: OPERATIONAL*  
*Manufactured Date: 2014*

**NOTE:** All hot water temperatures should be checked by the buyer to determine safe and comfortable temperature ranges and to avoid the possibilities of injuries from scalding water conditions at all hot water faucet locations. *Water heater temperatures will vary at different times of the heating cycle.*

APPROXIMATE TIME TO PRODUCE 2<sup>ND</sup> AND/OR 3<sup>RD</sup> DEGREE BURNS ON ADULT SKIN  
 (NOTE: BURN TIMES MAY VARY PER INDIVIDUAL)

- 160F ABOUT ½ SECOND
- 150F ABOUT 1½ SECONDS
- 140F LESS THAN 5 SECONDS
- 130F ABOUT 30 SECONDS
- 120F MORE THAN 5 MINUTES

OBSERVATIONS

**NOTE:** Any portion of the water heater vent pipe and drain lines that are not visible and/or not accessible will not be evaluated by the inspector.

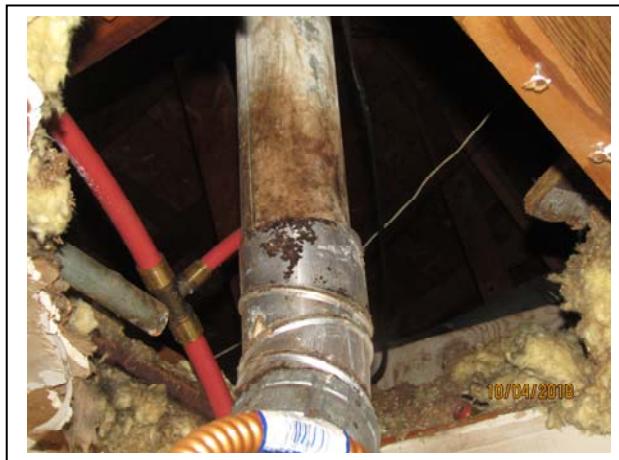
**NOTE:** The T&P safety valves are not tested for operation because of possible valve leakage after the test.

- The vent pipe system termination is improperly installed and is out-of-date and unsafe. A type "B" vent pipe system is needed with pipe passing through the roof and a separate storm collar and vent cap be installed.
- The drain pan is missing from the water heater. All water heaters are required (at installation) to have a safety drain pan to prevent water damages from occurring.

(CONTINUED)

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   **D. Hydro-Massage Therapy Equipment**  
*Comments: Not Present*

   **E. Other**  
*Comments:*

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### V. APPLIANCES

- A. Dishwashers  
*Comments: OPERATIONAL*
  - The drain line hose needs to be raised to the bottom level of the countertop in the cabinet for proper drainage or install an approved backflow device at the sink top area.
  - The unit is not secured inside the base cabinet.
  
- B. Food Waste Disposers  
*Comments: OPERATIONAL*
  
- C. Range Hood and Exhaust Systems  
*Comments: OPERATIONAL*
  - The filter is excessively greasy
  
- D. Ranges, Cooktops, and Ovens  
*Comments: OPERATIONAL – OLD UNIT*  
Oven(s) temperature reading(s) @ 350 degree setting(s): 330 degrees. Adequate.
  
- E. Microwave Ovens  
*Comments:*  
**NOTE:** A built-in unit was not present.
  
- F. Mechanical Exhaust Vents and Bathroom Heaters  
*Comments: OPERATIONAL*
  - The bathroom vent fan ducts improperly discharge to the soffit vent or attic areas. All vent fan ducts must discharge directly to the outside area through the roof or exterior wall. (ref: IRC R303.3 Bathrooms. and TREC SoP 535.232 (g)(3).
  
- G. Garage Door Operators  
*Comments: Not Present*
  
- H. Dryer Exhaust Systems  
*Comments: Right Side Wall Termination*
  
- I. Other  
*Comments:*



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## MAINTENANCE ADVICE

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### **Suggestions Upon Taking Ownership. Many of these suggestions have been performed by the Inspector:**

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, gas, and electrical systems.

### **Regular Maintenance**

#### **EVERY MONTH**

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

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**SPRING AND FALL**

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- Replace smoke alarm batteries every 5 years. Replace smoke alarms devices every 10 years.
- Have the heating, cooling and water heater systems cleaned and serviced yearly.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

**Prevention Is The Best Approach**

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!