



# TOTAL INSPECTION

## Real Estate Inspection Services

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## PROPERTY INSPECTION REPORT

Prepared For: Fabian Weber  
(Name of Client)

Concerning: 7615 Goudin Dr., Missouri City, TX. 77489  
(Address or Other Identification of Inspected Property)

By: Chad Ware – TREC #9144 9/12/2018 – 11:30 AM  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), or Not Present (NP). The inspector will check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments

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

may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

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

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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

- 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 OF ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, unit or component should be considered before you purchase the property. All comments by the inspector should be considered before purchasing this home.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or unit is not in this home or building.

**Deficient (D)** = This item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.



Occupied / Vacant: **Occupied**

Present at inspection: **Seller Only**

Weather During Inspection: **Light Rain**

Outside Temperature: **78 °F - 80 °F**

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I   NI   NP   D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): **Post-tension Slab**

*At this time, the foundation appears to be supporting the structure and immediate significant repairs needs are not evident in my opinion.*

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

Comments:

**NOTE: Corner Cracks Are Pressure Points Usually Caused By The Pressure Of The Brick Veneer. These Cracks Are Usually Considered Cosmetic, Unless The Corner Has Broken Away And There Is No Support For The Veneer.**

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### B. Grading and Drainage

*No evidence of water penetration observed at this time.*

Damage: **Drainage appears to be adequate.**

Comments:

**NOTE: Any Underground Drainage System Was Not Inspected.**

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### C. Roof Covering Materials

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

Viewed From: **From ground with binoculars**

Condition: **Roof should be evaluated by a certified roofing co.**

Shingles Cracked / Missing / Loose / Damaged / Worn / Aged

Nails or Staples Exposed

Gutter:  Bent Sections

Debris

Downspouts:  Missing

Extension/Splash Block Missing

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

Comments:

**NOTE: The Fasteners For The Roof Covering Material Were Inspected From The Attic Area Where The Fasteners Did Penetrate The Decking As Required. The Number Or The Position Of The Fasteners Were Not Inspected By**

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|   |    |    |   |
|---|----|----|---|
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**Sampling Random Shingles, Because This May Cause Significant Damage To The Roof Covering Materials Using This Method.**

**NOTE: I Was Unable To Determine If The Flashing Behind The Walls And Roof Line Were Installed Properly At The Time Of The Inspection.**

**NOTE: The Roof Was Viewed From The Ground With Binoculars, Because Of Moisture, Safety And Possible Damage Of The Roof Surface. Therefore There Were Shingles, Roof Flashings, Vent Boots And Other Components That Were Not Completely Visible For A Complete Inspection.**

**There Are Some Shingles Around The Roof Surface That Are Either Worn, Brittle Or Damaged And Are In Need Of Repair Or Replacement.**



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     **D. Roof Structure and Attics**

Viewed From: **Walked Decking or Safe Area**

Approximate Average Depth of Insulation: **6** Inches

Average Thickness of Vertical Insulation: **Unknown** Inches

Attic Insulation: **Batt**

Roof Ventilation Observed: **Yes**

Condition: **Ventilation was adequate.**

*Comments:*

**NOTE: There Were Areas In The Attic Where The Roof Decking, Rafters, Flashing And Other Components Were Not Visible For A Complete Inspection.**

**The Insulation Over The Ceiling Area Of The House Is On The Low Side, Compared To Today's Standards.**

     **E. Walls (Interior and Exterior)**

Prevalent Siding Material: **Masonry/Brick/Stone**

Interior Walls:  Water Stains / Damage       Mildew

Exterior Walls:  Weepholes Missing / Blocked       Rotted / Exposed Wood

*Comments:*

**NOTE: I Was Unable To Determine If The Flashing Behind The Walls, Door And Windows Were Installed Properly At The Time Of The Inspection.**

**NOTE: There Were Some Sheetrock Settlement Cracks Noted.**

**There Is A Mildew Looking Substance On The Wall Behind The Toilet In The Master Bathroom. (This Is Not A Mold Inspection.)**



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#### F. Ceilings and Floors

Water Stains / Damage       Tiles – Cracked / Damaged / Loose / Missing

Crawl Space Inspected (If Present): Choose an item.

Comments:

**NOTE: There Were Some Sheetrock Settlement Cracks Noted.**

**NOTE: There Have Been Previous Ceiling Repairs Noted.**

***All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.***

#### G. Doors (Interior and Exterior)

Comments:

**The Weather Stripping Or Door At The Bottom Of The Front Entry Needs Adjustment Or Repair To Prevent Negative Airflow Or Possible Moisture Entry.**

**The Self-Closing Hinges For The Garage Entry Doors Are Not Working As Intended And Adjustment Is Needed.**

**All Exterior Deadbolt Entry Hardware Should Be Keyless To Allow Proper Egress.**

**There Are According Doors That Either Are Damaged And Are Not Working As Intended And Adjustment Or Repair Is Needed.**



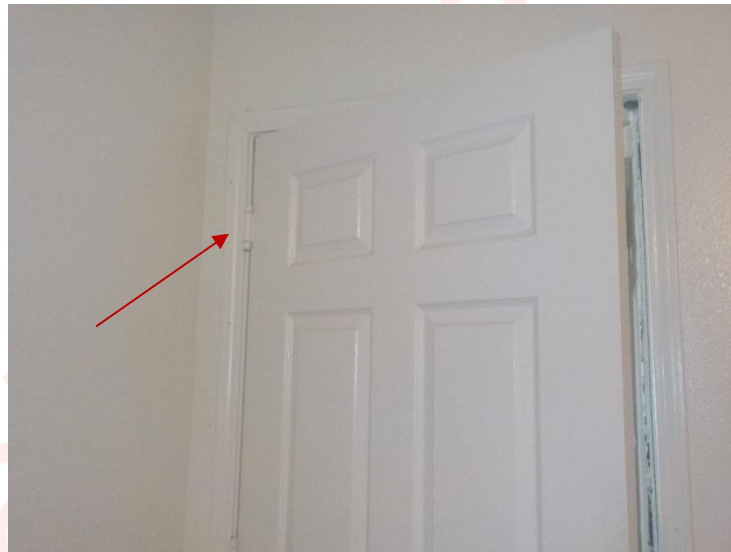
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### H. Windows

- Window(s) Inoperative
- Cracked Window(s)
- Broken Window(s)
- Moisture Between Panes
- Missing Pane(s)
- Caulking / Glazing Needed

Comments:

**There Are Some Windows Around The House That Are Hard To Open And Close And Adjustment Is Needed.**

### I. Stairways (Interior and Exterior)

Comments:

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|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

     **J. Fireplace and Chimneys**

Type: \_\_\_\_\_ Fuel Source: \_\_\_\_\_

Damper: \_\_\_\_\_ Chimney: \_\_\_\_\_

- Mortar missing between bricks in firebox       Soot Build-Up  
 Damaged / Missing Cap / Rusting       Spark Arrestor Missing

Comments:

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

- Rotting Evident       Trip Hazard(s)       Loose Board(s)  
 Handrail(s)/Railing Missing/Damaged

Note: Structural load capabilities were not inspected.

Comments:

**All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.**

     **L. Other**

Comments:

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## II. ELECTRICAL SYSTEMS

     **A. Service Entrance and Panels**

Main Panel Location: **Garage**

Panel Condition: **Acceptable**

Type of Main Service Wiring: **Copper**

- Double-Lugging       Inadequate Panel Labeling  
 Damaged / Rusted Pane       Openings in Panel  
 Cover Missing / Improperly Attached       Improper Panel Location

ARC Fault Breakers:

Grounding Electrode Present: **Unknown**

Due to deficiencies observed, recommend service and complete system check by a licensed electrician prior to close.

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|   |    |    |   |
|---|----|----|---|
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Due to aluminum wiring found, recommend service and complete system check by licensed electrician prior to close.

Comments:

**NOTE:** I Was Unable To Determine If The Electrical And Mechanical Systems Were Properly Bonded, Because All Of The Continuous Bond Wires Were Not Visible.

**NOTE:** I Was Unable To Determine If All Of The Breakers In The Service Panel Were Properly Labeled And The Appliances And Equipment Were Properly Sized At The Time Of The Inspection.

**NOTE:** I Was Unable To Verify 8' Of Ground Rod Was Driven Into The Ground For Proper Grounding At The Time Of The Inspection.

**“Pipe Clamps” Can Not Be Used For A Ground Clamp On The Ground Rod.**

**The Service Panel Is Not Properly Labeled.**

**The 2008 National Electrical Code Requires All 15 And 20 Amp Circuits That Are Not Being Protected By A GFCI Circuit, An Outlet That Is Designated For An Alarm System, Or Outlets For Built-In Appliances To Be Protected With ARC-Fault Protection Breakers. The 2003 Code Only Required The Bedrooms And Smoke Detectors To Be Protected. As A TREC Inspector I Am Required To Note These Items If Not Present As “Deficient” Per Our New 2009 Standards of Practice. This House Was Not Built To The 2003 Code But Was Built To The 2008 Code. (Please refer to [TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES](#) on page 3 of this report.)**



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

Type of Wiring: **Copper**

Ground Fault Circuit Interrupter (GFCI) (Refer to [TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES](#) on page 3 of this report.)

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GFCI Reset Location(s): **Kitchen, Bathrooms Outlets**

GFCI Outlet(s):  Missing       Not Tripping

Open Ground(s)       Exposed Wire(s)       Wire Splices / Open Junction Boxes

Ceiling Fan Inoperative       Reverse Polarity

Loose / Broken / Inoperative Light(s)

Comments:

**NOTE:** There Were Outlets Around The House And Garage That Were Not Accessible And Were Not Inspected.

**The Kitchen Outlet To The Right Side Of The Oven, Exterior And Garage Outlets Are Not Being Protected By GFCI Circuits.**

**There Are Some Lights Around The House That Are Not Working. The Bulbs Should Be Checked First Before Repair.**

**The Batteries In The Smoke Detectors Should Be Changed Out.**

### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems: **Forced Air**

Energy Sources: **Electric**

The "Heat Pump" was inspected but were not operated since the ambient temperature exceeds 70°F.

Number of Heat Systems: **1**

Heat System Brand:

Thermostat Location(s): **Hallway**

Filter Type: **Disposable**      Filter Condition: **Acceptable**

Size of Filter(s): **20x25**

Gas line was improperly / not supported       Copper Gas Line

Due to deficiencies observed, recommend service by qualified HVAC Service Company prior to close. **Note:** Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE & SERVICE PRIOR TO USE.

Comments:

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**NOTE: We Are Not Licensed HVAC Specialists. Therefore, The Heat Exchanger And The Interior Of The Furnace Were Not Completely Inspected.**

**All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.**

### B. Cooling Equipment

Type of System: **Conventional**

Air conditioning unit(s) was inspected but were not operated since the ambient temperature is below 60°F.

Number of A/C Units: **1**

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

**NOTE: I Was Unable To Verify If The Main Drain And Drain Pan For The Air Handlers Were Working As Intended At The Time Of The Inspection.**

**A/C Unit:** Return: **70°F**      Supply: **55°F**      Differential: **15°F**

**A/C Unit:**

**Brand of Units – Goodman**

**Max Breaker Size – 40 AMP**

**Tons Per Manufacture – 3 Tons**

Due to deficiencies observed, recommend service by qualified HVAC Service Company prior to close. **Note: RECOMMEND MAINTANANCE & SERVICE PRIOR TO USE.**

Comments:

**The Insulation Around The A/C Compressor Freon Lines Is Missing.**



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     **C. Duct Systems, Chases and Vents**

*Comments:*

**NOTE:** There Were Areas In The Attic Where I Was Unable To See All Of The Duct Work, But All The Vents Were Working Properly At The Time Of The Inspection.

### IV. PLUMBING SYSTEM

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

Location of water meter: **Front Yard**

Location of main water supply valve: **Exterior Wall**

Static water pressure reading: **56 PSI**

Water Filters: **Not Present**

Piping Type: **Pex**

*Comments:*

**NOTE:** On The Day Of The Inspection I Was Unable To Locate/Determine If The Gas Lines Running Throughout The Home Were Being Properly Grounded/Bonded.

**NOTE:** The Hot And Cold Water For The Washing Machine Valve And Drain Were Not Manually Tested, But They Were Visually Inspected.

**NOTE:** Any Cased Iron Sewer Drains If Existing As Well As Other Underground Water And Drain Lines Were Not Visibly Inspected.

**There Is A Water Leak In The Wall Behind The Master Bathroom Toilet And It Looks To Have Been Leaking For Some Time.**

**The Hallway Bathroom Toilet Is Loose On The Floor.**

**All Exterior Water Lines Should Be Properly Insulated At All Times To Prevent Possible Freezing.**

     **B. Drain, Wastes and Vents**

*Comments:*

**All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.**

     **C. Water Heating Equipment**

Energy Source: **Electric**

Capacity: **40 Gals.**

Number of Hot Water Heaters: **1**

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Hot Water Heater Brand: **A.O. Smith**

Hot Water Heater Location(s): **Garage**

Garage Unit - Physically Protected: **Yes**      18" Clearance:

- Corrosion at Supply Connections     Improper Venting     Copper Gas Line  
 Improper Location                       Missing Drain Pan

*Comments:*

**NOTE: The Temperature & Pressure Relief Valve Was Not Manually Tested, But It Was Visually Inspected.**

**NOTE: If A Pressure Reducing Valve Is Ever Installed To The Water System Because The Water Pressure Is Over 80 PSI, An Expansion Tank Should Be Installed On The Cold Water Side Of The Hot Water Heater.**

***All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.***

**D. Hydro-Massage Therapy Equipment**

GFCI condition:      GFCI Reset Location:

Underside of tub readily accessible:

*Comments:*

**E. Other**

*Comments:*



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## V. APPLIANCES

### A. Dishwashers

Brand of Unit: **Kenmore**

Comments:

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### B. Food Waste Disposers

Stuck Hammers       Damaged Splash Guard       Inoperative

Comments:

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### C. Range Hood and Exhaust Systems

Type of Unit: **Recirculate**

Vents Into Attic       Inoperative

Comments:

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### D. Ranges, Cooktops, and Ovens

Brand of Oven: **GE**

Oven Source: **Electric**

Oven thermostat(s) were set at 350°F       High/Low Differential

Oven Temperature(s): Oven 1 - **333**°F      Oven 2 -    °F

Brand of Cooktop: **GE**

Cooktop Source: **Electric**

Comments:

*All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.*

### E. Microwave Ovens

Brand:

Comments:

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|---|----|----|---|
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**All Exhaust Fans Should Be Properly Vented To The Exterior Of The Structure.**

**G. Garage Door Operators**

Auto reverse test acceptable:

Electric eye reverse test acceptable:

*Comments:*

**The Garage Door Opener Was Not Working And The Time Of The Inspection. Therefore I Was Unable To Check The Downward Tension Or Electric Eye Safety Feature On The Unit.**

**H. Dryer Exhaust Systems**

*Comments:*

**All Visible Components Were Found In Satisfactory Condition On The Day Of The Inspection In My Opinion.**

**I. Other**

*Comments:*

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## VI. OPTIONAL SYSTEMS

     **A. Landscape Irrigation (Sprinkler) Systems**

Brand of Sprinkler System:      Number of Systems:  
Number of Zones in System(s):  
*Comments:*

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

*Type of Construction:* Choose an item.  
*Comments:*

     **C. Outbuildings**

*Comments:*

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

*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*

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

*Type of System:*  
*Location of Drain Field:*  
*Comments:*

     **F. Other:**

*Comments:*

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I NI NP D

## **REPORT SUMMARY:**

Overall, The Home Was Constructed In A Workmanlike Manner, Consistent With The Local Building Trades And Codes In Effect At The Time Of Construction And Has Average Maintenance Over The Years. However In Accordance With Prevailing Local Real Estate Purchase Agreements, The Following Items Should Be Addressed:

**There Are Some Shingles Around The Roof Surface That Are Either Worn, Brittle Or Damaged And Are In Need Of Repair Or Replacement.**

**The Insulation Over The Ceiling Area Of The House Is On The Low Side, Compared To Today's Standards.**

**There Is A Mildew Looking Substance On The Wall Behind The Toilet In The Master Bathroom. (This Is Not A Mold Inspection.)**

**The Weather Stripping Or Door At The Bottom Of The Front Entry Needs Adjustment Or Repair To Prevent Negative Airflow Or Possible Moisture Entry.**

**The Self-Closing Hinges For The Garage Entry Doors Are Not Working As Intended And Adjustment Is Needed.**

**All Exterior Deadbolt Entry Hardware Should Be Keyless To Allow Proper Egress.**

**There Are According Doors That Either Are Damaged And Are Not Working As Intended And Adjustment Or Repair Is Needed.**

**There Are Some Windows Around The House That Are Hard To Open And Close And Adjustment Is Needed.**

**"Pipe Clamps" Can Not Be Used For A Ground Clamp On The Ground Rod.**

**The Service Panel Is Not Properly Labeled.**

**The 2008 National Electrical Code Requires All 15 And 20 Amp Circuits That Are Not Being Protected By A GFCI Circuit, An Outlet That Is Designated For An Alarm System, Or Outlets For Built-In Appliances To Be Protected With ARC-Fault Protection Breakers. The 2003 Code Only Required The Bedrooms And Smoke Detectors To Be Protected. As A TREC Inspector I Am Required To Note These Items If Not Present As "Deficient" Per Our New 2009 Standards of Practice. This House Was Not Built To The 2003 Code But Was Built To The 2008 Code. (Please refer to TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES on page 3 of this report.)**

**The Kitchen Outlet To The Right Side Of The Oven, Exterior And Garage Outlets Are Not Being Protected By GFCI Circuits.**

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**There Are Some Lights Around The House That Are Not Working. The Bulbs Should Be Checked First Before Repair.**

**The Batteries In The Smoke Detectors Should Be Changed Out.**

**The Insulation Around The A/C Compressor Freon Lines Is Missing.**

**There Is A Water Leak In The Wall Behind The Master Bathroom Toilet And It Looks To Have Been Leaking For Some Time.**

**The Hallway Bathroom Toilet Is Loose On The Floor.**

**All Exterior Water Lines Should Be Properly Insulated At All Times To Prevent Possible Freezing.**

**The Garage Door Opener Was Not Working And The Time Of The Inspection. Therefore I Was Unable To Check The Downward Tension Or Electric Eye Safety Feature On The Unit.**

Sincerely,

Chad Ware  
A Total Inspection  
713-253-9746

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

### Important Limitations and Disclaimers

This inspection does not attempt to determine the type of stucco veneer/cladding installed on the home. (Due to the fact that there are so many types and variations of stucco cladding this inspector is not qualified to make that determination). This inspection does not attempt to determine if there is any moisture behind the stucco veneer/cladding, moisture evaluation and testing should be performed by a certified stucco specialist. This inspection does not attempt to determine if the stucco veneer/cladding was installed properly.

The Inspector conducts a visual inspection of the property only. This is not a Building Code Inspection. This Report reflects the inspector's observations of the accessible features of the Property. It is based on the condition of the Property existing and apparent as the time of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems and inaccessibility of the Property. The Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date. The Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected.

**It is Extremely Important that the Client carefully review the entire report and following Notes:**

**Foundation:** Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**Attic:**

**Framing** - The Texas Real Estate Commission requires attics be inspected for "proper" framing. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this. These items were not available for this limited inspection. Any visible defects of the attic and framing will be noted below.

**Insulation-** Attic insulation is covering some structural, electrical and mechanical components. This has precluded an inspection of these components.

**Walls:**

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.

- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.

- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.

- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls and inside cabinets.

- The sheetrock walls in the home were not tested for Chinese drywall.

- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

**Windows:** Inspection of some windows in an "occupied" property may be limited due to furniture, window covers or stored items.

**Doors:** Improperly "hung" doors may cause some doors to "fall" towards the closed position after being opened. These doors may have been improperly "shimmed" when originally installed.

**Plumbing:** Under sink storage items may limit the detection of active water leaks and damaged areas from previous leakage.

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I   NI   NP   D

**Electrical, Mechanical, Roofing Plumbing, Pool and Spa**, items that are checked "**Deficiency**" should be further evaluated/repaired by a licensed professional in that field.

**Mold/fungi:** Please note that in light of current issues on mold/fungi contamination in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered **as possible areas of mold growth and should be tested.**

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

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

**I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee.** This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this **Date 9/12/2018.**

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

INSPECTED BY: \_\_\_\_\_ LICENSE #: **9144**