



A & L PROFESSIONAL  
HOME INSPECTIONS, PLLC  
TREC LICENSE# 21647  
HOME INSPECTION REPORT



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**11723 Dorrance Ln, Meadows Place, TX 77477**

**Inspection Date:**

7/22/2021

**Prepared By:**

A & L Professional Home Inspections, PLLC.  
1424 Private Road 1069, Hallettsville, TX 77964

713-417-2292

A-L@inspectem.com

**Report Number:**

072221-1

**Inspector:**

Alan E. Osburn

A & L Professional Home Inspections, PLLC.

# PROPERTY INSPECTION REPORT

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**Prepared For:** Mario Betancourt  
(Name of Client)

**Concerning:** 11723 Dorrance Ln, Meadows Place, TX 77477  
(Address or Other Identification of Inspected Property)

**By:** Alan E. Osburn TREC #:21647 7/22/2021  
(Name and License Number of Inspector)

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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, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

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

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

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

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

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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No Comments



## REPORT OVERVIEW

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### House in Perspective

Average quality, multiple minor repairs and/or safety hazards were observed as noted in this report. Also it is important to note that the Homes branch wiring is aluminum. See the Electrical branch circuits subsection.

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### Main Entrance Faces

North

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### Weather Conditions

Overcast

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### Outside Temperature At The Time Of This Inspection:

90 Degrees Farenheit

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### The Home was Built In:

1971

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### Inspectors Comments

To make the reading of this report easier:

All deficiencies will be noted in red.

All comments will be noted in blue.

And all captions will be in black.

It may appear that some of the photographs or illustrations in this report do not have captions underneath them, if this is the case then the caption may have been carried over to the following page.

### I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

The Foundation is: Appeared to be performing as intended at the time of this inspection. No significant problems were observed on visible areas of the foundation. Although multiple locations and various types and sizes of cracks were observed on the exterior brick veneer may be indications that the foundation may need further evaluation by a structural engineer.

Comments:

More than one location of spalling was observed on the foundation. Spalling occurs when inner forces such as corroded rebar expands and cracks the concrete or surface cracks occur allowing water to seep in and freeze in the winter which expands and causes sections of concrete to pop off.

Corner cracks/corner pops were observed on the foundation and are stress fractures from the weight of the brick veneer on top of the foundation. As the walls expand and contract from temperature variations the foundation doesn't causing the weakest point on the foundation (the corners) to fracture. This item should be repaired/sealed to prevent further deterioration. In colder months moisture can penetrate these cracks, freeze, expand and cause the corner to fall off leaving no support for the brick or stone veneer above. This inturn could cause the mortar in the brick or stone above to crack. Recommend repair to prevent further deterioration.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.



Exposed and corroding rebar on the foundation may be the cause of the spalling in the concrete at this location and other locations.



Another example of the multiple locations of spalling on the foundation.



Corner pops/corner cracks were observed on the foundation.

B. Grading and Drainage

*Comments:*

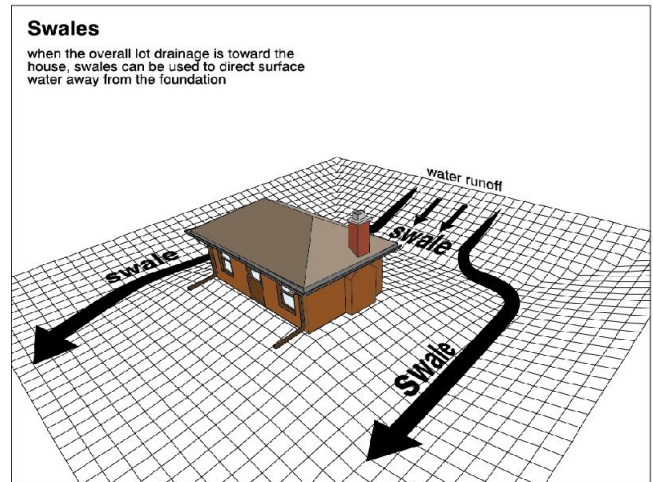
A negative slope flowing towards the foundation was observed at the back of the home. Grading Improvement should be performed to promote the flow of stormwater runoff away from the foundation. The grade should slope away from the foundation at a rate of six inches in the first ten feet or to a swale designed to drain the water off of the property.

Splash blocks should be installed under the downspouts in a manner that promotes storm water runoff to flow away from the foundation, ideally diverters could be installed to carry storm water runoff atleast five feet away from the foundation.

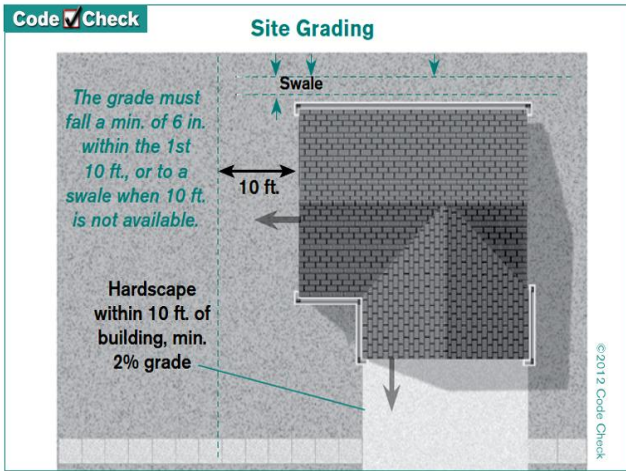
TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.



Multiple locations of missing splash blocks were observed. See the comments above.



This exaggerated illustration shows how a property should be graded to promote the flow of storm water runoff away from the foundation and off the property.



This illustration shows the proper dimensions to grade a property to promote the flow of storm water runoff away from the foundation.

- C. Roof Covering Materials  
*Types of Roof Covering:* **Fiberglass composition shingle**

*Viewed From:* The roof was observed from ground level with binoculars and or telescopic lenses, windows, balconies or a ladder from the roofs edge. Due to the pitch, height, weather, type of roofing material or lack of access to the multi story roof the inspector did not believe it would be safe to access and stay on the roof; therefore, only the systems and components of the roof coverings that were visible from ground level or the roofs edge with a ladder were inspected.

*Comments:*

Missing rake edge flashing was noted on the roofs edge. Drip edge/rake edge flashing protects the structure from water damage. Recommend repair to prevent costly damage to fascia boards and soffits and possible water penetration into the structure.

One or more down spouts were observed to be discharging storm water runoff at a 90 degree angle to the flow of the shingles. Shingles are designed to shed stormwater run off in a downward direction not stormwater discharging on them from a 90 degree angle. This area has a potential for future leaks and should be repaired.

Multiple locations of buckled, uplifted or deficient shingles were observed. These and other indicators such as excessive granule loss are indications that this is an older roof.

**TREC LIMITATIONS:** The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail

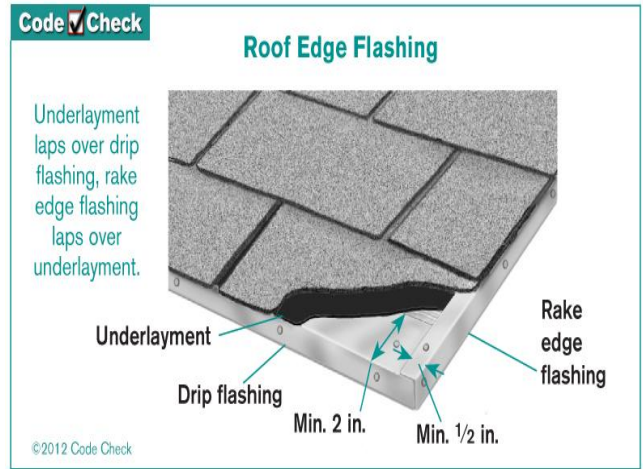


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damage; or provide an exhaustive list of locations of water penetrations or previous repairs.



There is no drip / rake edge flashing installed around the west side of the roofs edge. See the comments above and the following illustration.



This illustration shows properly installed drip / rake edge flashing around a roof's edge.



A downspout was observed to be discharging stormwater runoff at a 90-degree angle to the lay of the shingles. See the comments above.



Multiple locations of buckled, uplifted or deficient shingles were observed.

I NI NP D



Buckled shingles were observed.



Torn shingles were observed.



Another example of deficient shingles that were observed on the roof.

- D. Roof Structures and Attics  
*Viewed From:* Interior of Attic(s)

*Approximate Average Depth of Insulation:* 13+ inches, this is considered acceptable.

*Type of Attic Ventilation* Soffit Vents, gable vents and turbines. This should be considered acceptable attic ventilation.

*Comments:*

Damaged screens on the soffit were observed. Recommend repair to prevent vermin access into the structure.

The kitchen exhaust vent was observed to be discharging directly into the attic. This deficiency is allowing moisture to be discharged directly into the attic which can cause problems such as but not limited to delamination of the decking. Recommend repair by extending the vent

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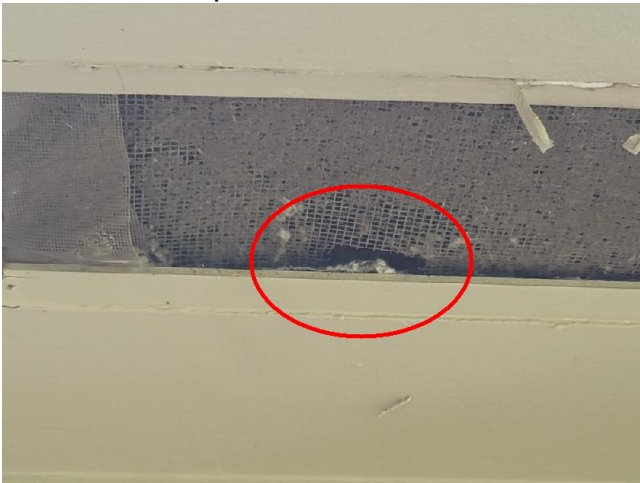
to the exterior.

Insulation in the attic was observed to be falling off the sidewalls. Recommend repair for increased energy efficiency.

The attic access should be insulated for greater Energy Efficiency.

Missing or damaged screen(s) on the gable vent(s) need to be replaced to prevent vermin access into the structure.

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.



Damaged screens on the soffit were observed. See the comments above.



The exhaust fan in the ceiling of the kitchen was observed to be discharging directly into the attic. See the comments above.



Insulation in the attic was observed to be falling off the sidewalls. See the comments above.



The attic access ladder should be insulated for increased energy efficiency.



Missing screens on the gables were observed. See the comments above.

E. Walls (Interior and Exterior)

*Comments:*

All holes and access points on the exterior walls should be sealed to prevent vermin access and water penetration into the structure.

Multiple locations of various types, sizes and degrees of cracks that both have and have not been patched were observed on the exterior walls, these cracks need to be sealed/repared to prevent water penetration into the structure and possible structural damage. If not sealed the cracks may continue to deteriorate.

The siding should have been installed in accordance with the 2" rule. The siding should be installed a maximum of 2" inches or a minimum of 1" inch above the shingles to prevent wicking moisture into the siding. Usually repairs are made the next time the roof or the siding is repaired or replaced. The NRCA suggests using 7 inch by 8 inch step flashing with a 4-inch leg onto the asphalt shingles and a 4-inch leg up the vertical surface with a 1" minimum space between the siding and the roofing shingles.

Missing kick out flashing was observed. Kick out flashing protects the exterior walls from water damage. Recommend repair.

The east facing exterior wall was observed to be bowing. This could be indications of a moving Foundation or could be structural movement which is common in homes of this age. Further evaluation by structural engineer may be necessary.

There is no soffit/bottom board installed under the box on the exterior wall beside the back door that houses shelving on the interior wall. Recommend repair to prevent rodent access into the structure.

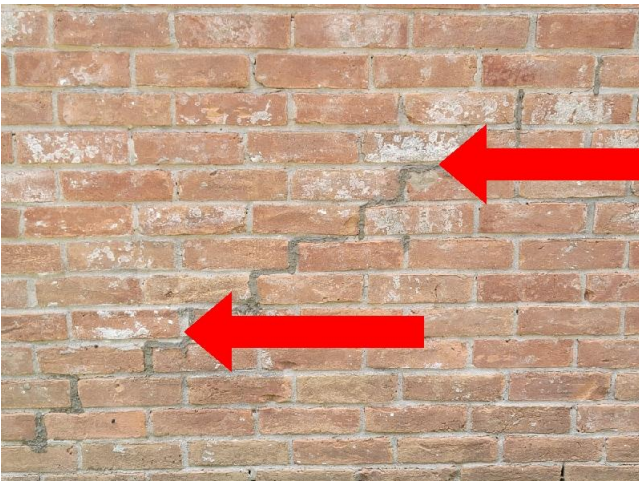
TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.



All holes and access points on the exterior walls need to be sealed/repared to reduce the risk of rodent and water penetration into the structure.



Multiple locations of various types, sizes and degrees of cracks that both have and have not been patched were observed on the exterior walls.



Another example of the multiple locations, types and sizes of cracks on the exterior walls that have and have not been patched.

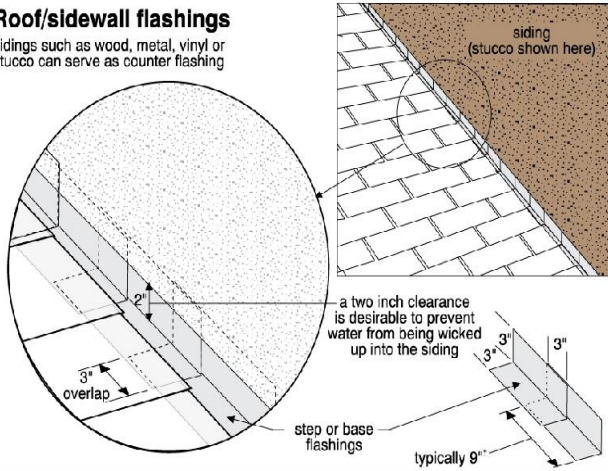


Multiple locations of siding were observed to be in contact with the shingles. See the comments above and the following illustration about the 2" rule.

I NI NP D

### Roof/sidewall flashings

sidings such as wood, metal, vinyl or stucco can serve as counter flashing



Missing kickout flashing around the chimney were observed. See the comments above and the following illustration.

This illustration firms the statement above about the 2-inch rule.

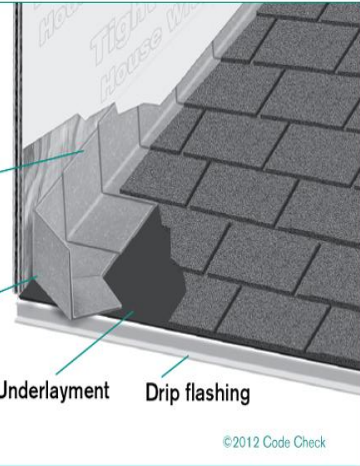
Code  Check

### Kickout Flashing

Step flashing

Kickout flashing

Underlayment Drip flashing



This east facing exterior wall was observed to be bowing.

This illustration shows a properly installed kickout flashing on a sidewall.



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There is no soffit/bottom board installed under the box on the exterior wall beside the back door that houses shelves on the interior wall. See the comments above.

F. Ceilings and Floors

*Comments:*

Aside from any cosmetic issues the ceilings appeared to be in satisfactory condition at the time of this inspection.

Aside from any cosmetic issues the floors appeared to be in satisfactory condition at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

G. Doors (Interior and Exterior)

*Comments:*

The garage door to the house is not self closing or does not properly close all the way as required by today's standards. This is a safety hazard as it poses a risk of carbon monoxide entering the home from the garage. Recommend repair with the addition of at least one self closing hinge as soon as possible.

Doors that are sticking, rubbing or hard to open or close or will not stay shut should be trimmed or adjusted as necessary to work properly.

Damaged, missing or non-functional door hardware should be repaired or replaced.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.



The garage door to the house is not self-closing. This is considered to be a safety hazard. See the comments above.



Damage or missing door hardware was observed and needs to be repaired.

H. Windows

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*Comments:*

A representative number of accessible windows on the "interior" were inspected and found to be in satisfactory working condition at the time of this inspection.

All accessible windows on the "exterior" were inspected and found to be in satisfactory condition at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or exhaustively check every window; or identify specific locations of damage.

- I. Stairways (Interior and Exterior)

*Comments:*

All components of the staircase(s) appeared to be in satisfactory condition at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

- J. Fireplaces and Chimneys

*Comments:*

Cracks were observed on the exterior of the chimney and appear to be from structural movement which is common in homes at this age.

The fireplace damper does not operate and requires repair.

Deteriorated mortar was observed on the chimney below a missing kickout flashing on the roof. Recommend repair to prevent water penetration into the structure.

The chimney cap on top of the chimney was observed to be loose and there is no spark arrestor installed. Recommend repair.

Inoperative gas valve. The gas control valve for the fireplace will not turn; therefore, it cannot be determined whether it is stuck in the on or off position. Recommend repair.

There is no air/fuel mixer installed on the gas pipe in the fireplace. Recommend repair.

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.



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Cracks were observed on the exterior of the chimney. See the comments above.



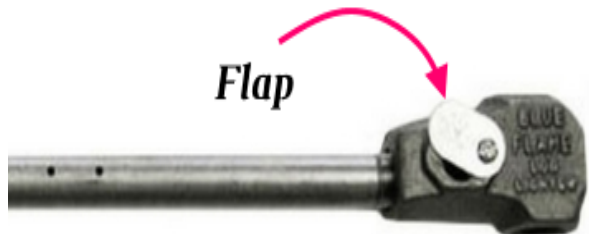
Deteriorated mortar was observed on the chimney below a missing kickout flashing on the roof. See the comments above.



The chimney cap on top of the chimney was observed to be loose and there is no spark arrestor installed.



Inoperative gas valve. The gas control valve for the fireplace will not turn; therefore, it cannot be determined whether it is stuck in the on or off position.



I	NI	NP	D
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There is no air/fuel mixer installed on the gas pipe in the fireplace. See the following illustration.

This is a photograph of a air / fuel mixer installed on the gas pipe for a gas fireplace.

- K. Porches, Balconies, Decks, and Carports

Comments:  
N/A

- L. Other

Comments:  
Multiple locations of trip hazards were observed on the back patio.

A live catch trap was observed in the attic and is an indication that rodents were or are present in the structure.



Multiple locations of trip hazards were observed on the back patio.



A live catch trap was observed in the attic and is an indication that rodents were or are present in the structure.

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels  
Service Entrance: • **Underground**

Type of Service Wires: **Copper**

Size of Service: **100 Amp / 120/240v Service**

Was The Green Neutral Bonding Screw Present **No**

Comments:

The neutral buss is laying in the bottom of the service panel unconnected to the panel and not bonded to the panel in anyway. Recommend an electrician evaluate and Service as necessary.

There are missing/unreadable labels on the circuit breakers in the

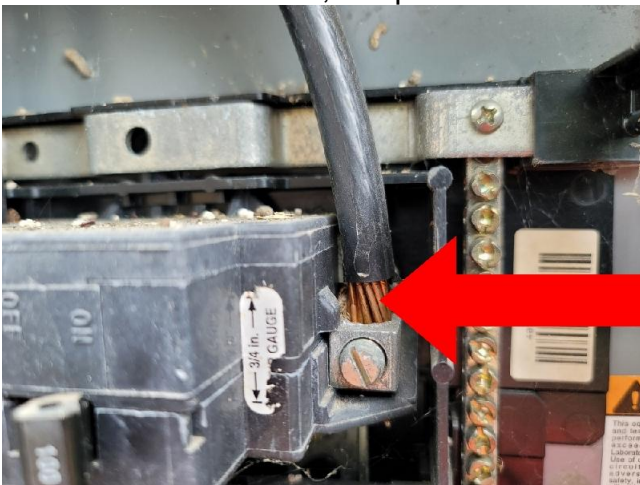
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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service panel. This is a safety hazard. Recommend an electrician evaluate and apply proper labeling.

The service panel should be caulked all the way around where it connects to the wall to prevent water penetration.

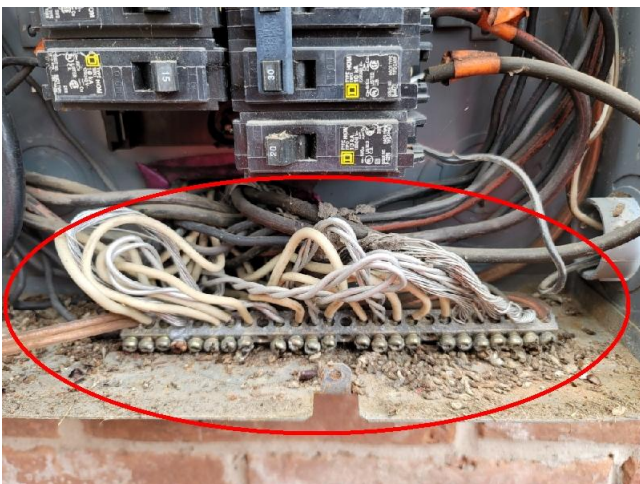
TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.



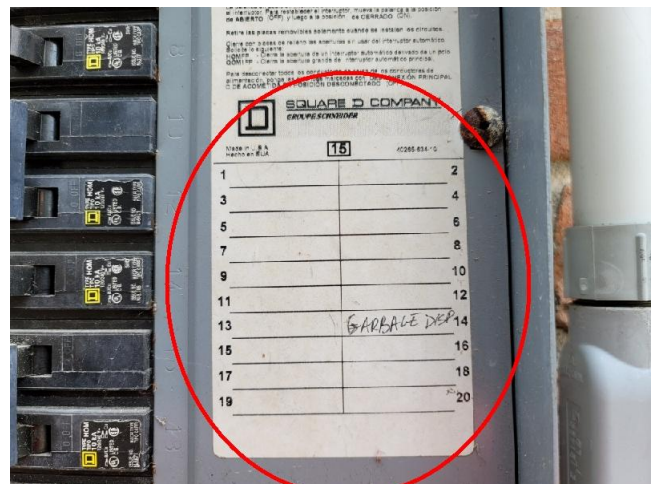
This Photograph confirms the statement above that these are copper service connectors.



This Photograph confirms the statement above that this is a 100-amp service.



The neutral buss is laying in the bottom of the service panel unconnected to the panel and not bonded to the panel in anyway. See the comments above.



Multiple locations of missing or unreadable labels on a circuit breakers were observed. This is considered a safety hazard. See the comments above.



The service panel should be caulked around its perimeter to reduce the risk of water penetration into the service panel.

- B. Branch Circuits, Connected Devices, and Fixtures  
*Type of Wiring:* Aluminum

*Is The Gas Meter Bonded:* No. See the comments below.

*Smoke Detectors:* The smoke detectors were present and appeared to be in satisfactory working condition at the time of this inspection.

*Comments:*

The gas meter was not bonded at the time of this inspection. Metal gas piping should be bonded to the supply system grounded conductor. ... Section 250-104(b) does require that metal gas piping should be bonded to the grounding electrode system. This can be done by terminating at the neutral bar, or any of the electrodes in the grounding electrode system. The TREC Standards of Practice require all Texas home inspectors to report as deficient any gas meter pipe that is not bonded. Some jurisdictions and municipalities do not require the gas meter to be bonded as well as homes built before this requirement was in place.

TREC license inspectors are required to report as deficient aluminum branch conductors. branch wiring in the service panel connected to the circuits was observed to be aluminum as well as more than one outlet or switch cover was removed inside the home and it was determined that the branch conductors throughout the home are aluminum as well. The U.S. Consumer Product Safety Commission (CPSC) reports that homes with aluminum wiring are 55 times more likely to have "fire hazard conditions" than homes wired with copper. Between approximately 1965 and 1973, single-strand (solid) aluminum wiring was sometimes substituted for copper branch-circuit wiring in residential electrical systems. Aluminum and copper wiring, with each metal clearly identifiable by its color due to the sudden escalating price of copper. After a decade of use by homeowners and electricians, inherent weaknesses were discovered in the metal that lead to its disuse as a branch wiring material. Aluminum will become defective faster than copper due to certain qualities inherent in the metal.

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Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous over time. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition, the presence of single-strand aluminum wiring may void a home's insurance policies. It may be wise to talk with your insurance agent about whether they consider the presence of aluminum wiring in the home a safety/fire hazard, a defect, and a problem that requires changes to their policy language.

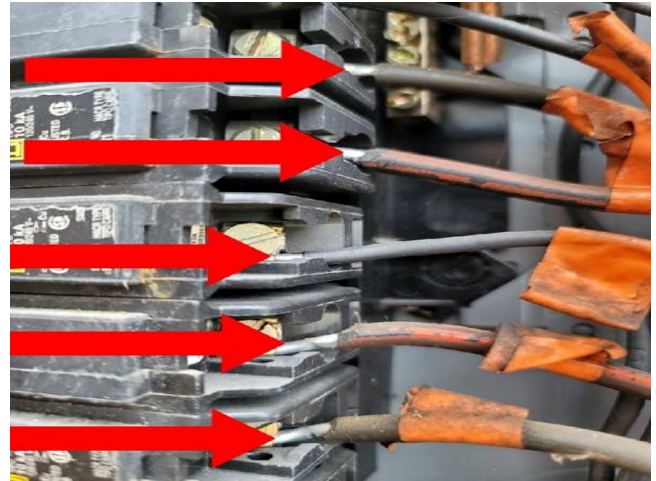
All exterior light fixtures and outlets need to be caulked at the junction between the fixture and the wall to prevent water penetration into the structure and the fixture.

The installation of ground fault circuit interrupters (GFCI's) where required has been mandatory since 1971. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Recommend an electrician evaluate and service as necessary.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

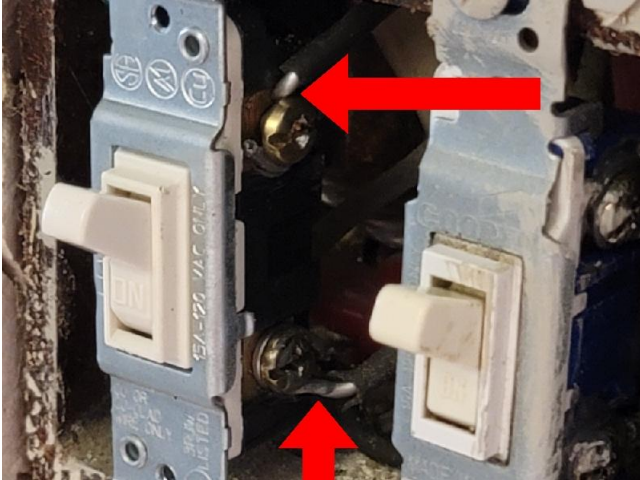


This photograph confirms the statement above that the gas meter was not bonded at the time of this inspection.



Single strand aluminum wiring was observed to be connected to the circuit breakers in the panel. This is considered a deficiency. See the comments above.

I NI NP D



One or more outlets or switch covers were removed and it was determined that aluminum branch wiring was used in the home.



All exterior light fixtures need to be caulked at their base to prevent water penetration into the fixture or structure.



The GFCI outlet beside the kitchen sink is improperly wired. It will not trip when tested and even when manually tripped it still functions. This is a safety hazard. See the comments above.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment  
*Type of Systems:* Central Forced Air Furnace

*Energy Sources:* Gas

*Comments:*

All components of the heating system appeared to be in satisfactory condition and appeared to operate satisfactorily at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant,

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

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type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, window units or portable heaters, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

B. Cooling Equipment

*Type of Systems:* Central Forced Air System

*The Delta-T or (temperature drop across the coil) at the time of this Inspection was:*  
18 degrees.

The temperature differential between the supply and return sides of the of the AC system across the coil also called the "Delta-T" should be between 16 and 22 degrees. Other parameters such as ambient temperature, dew point and humidity at the time of the inspection can affect the Delta-T.

*Comments:*

As is not uncommon for homes of this age and location, the air conditioning system is older and may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. It may be wise to consult an HVAC technician as to recommendations and options.

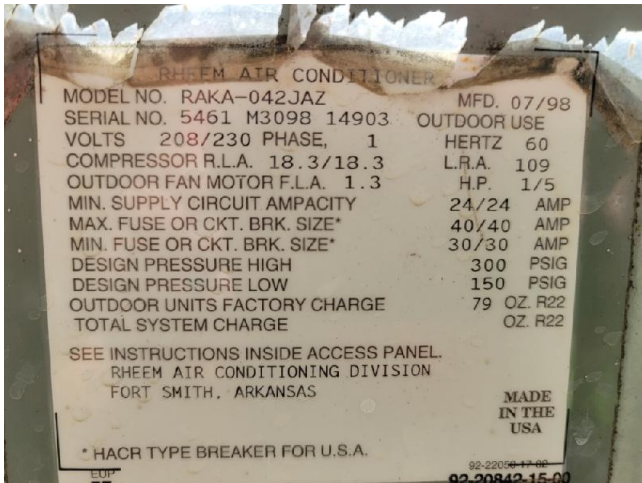
Damaged/Missing or deteriorated insulation on the AC refrigerant lines should be repaired/replaced. This condition could cause the AC refrigerant lines to freeze over effectively stopping the unit in the hotter months and creates a possible risk of damaging the unit. Recommend an HVAC technician evaluate and Service as necessary.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature has been less than 60 degrees Fahrenheit in the past 24 hours; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system;

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I	NI	NP	D
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uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.



This outdoor condensing unit for the Rheem air conditioner was manufactured in July of 1998 making it about 23 years old. See the comments above.

Damaged or missing insulation on the AC refrigerant lines at the condenser were observed. See the comments above



The temperature drop across the coil of the AC unit at the time of this inspection was 18 degrees. This is considered acceptable.

C. Duct Systems, Chases, and Vents

Comments:

The insulation on the HVAC ducts in the Attic appears to have been chewed away by rodents to access moisture / condensation to drink. Recommend repair for a increased Energy Efficiency.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing



I	NI	NP	D
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values; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.



The insulation on the HVAC ducts in the Attic appears to have been chewed away by rodents to access moisture / condensation to drink.

#### IV. PLUMBING SYSTEM

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

*Location of water meter:* Within about 10 Feet of Front Curb.

*Location of main water supply valve:* On the exterior wall at the northeast corner of the home. See the photograph below.

*Static water pressure reading:* 54 psi (40-80 psi is considered acceptable)

*Comments:*

The functional flow of water from two or more fixtures at the same time while flushing a toilet appeared to be satisfactory at the time of this inspection.

It is recommended that a backflow preventer/anti siphon device be added to the hose bib(s). Missing vacuum breakers/anti siphon devices are a safety/health hazard due to the possibility of contamination to the water supply. Vacuum breakers/anti siphon devices can be purchased at most home improvement stores. Recommend installing them for safety reasons.

Plumbing fixtures installed in shower stall enclosures need to be caulked/grouted to reduce the risk of water penetration into of structure and possible structural damage.

I	NI	NP	D
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The toilet or toilets run on after flushing. Improvement to the tank mechanism is likely to be needed.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.



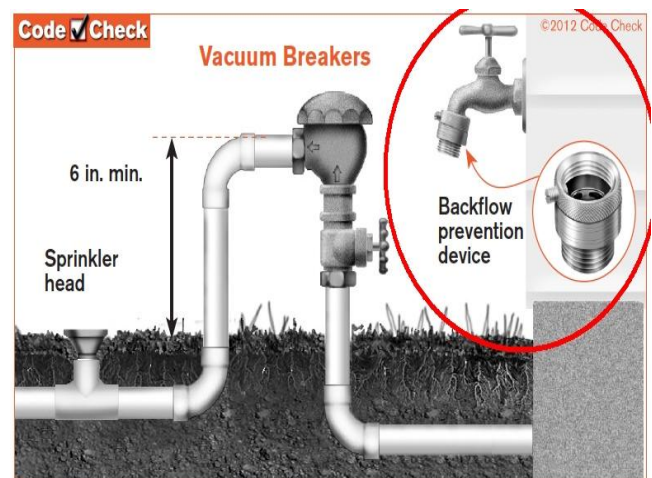
This Photograph confirms the location of the water meter within about 10" feet of the front curb.



This Photograph shows the location of the main water supply shut off valve located on the exterior wall at the northeast corner of the home.



54 PSI main water supply pressure is considered acceptable.



This illustration shows a properly installed anti-siphon device/backflow preventer on an exterior hose bib.

I NI NP D



All Plumbing fixtures installed in a shower or bathtub enclosure need to be caulked at their base to reduce the risk of water penetration into the structure and possible structural damage.

The downstairs toilet continues to run after being flushed. See the comments above.

B. Drains, Wastes, and Vents

*Comments:*

All visible and accessible drains, wastes and vents appeared to be in satisfactory condition at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

C. Water Heating Equipment

*Energy Sources:* Gas

*Capacity:* 40 Gallons

*Comments:*

The TPRV valve was not tested by operation as there is a high probability that once the valve has been manually opened it may not properly close causing the valve to leak which may cause water damage to the structure or drain the tank.

The exhaust vent to the water heater where it penetrates the roof is loose and needs to be secured.

There is no draft hood installed on top of the gas water heater. The hood sits on legs at the top of the water heater where the combustion

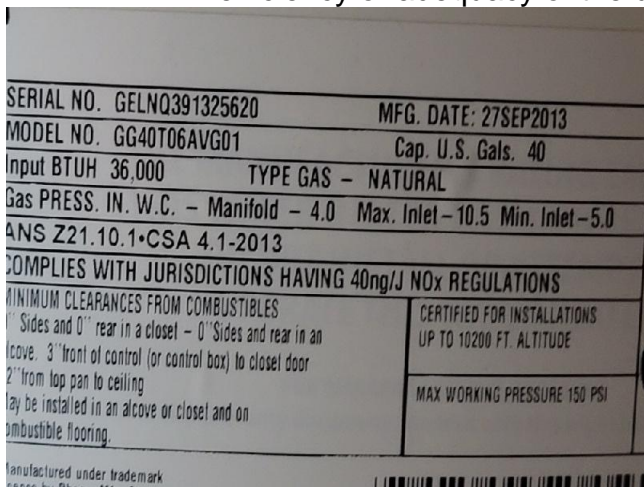
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gases exit the tank. It connects to the vent that carries the exhaust out of the house. The openings under the draft hood allow ambient air to be drawn into the vent to relieve pressure at the burner. Recommend repair by a qualified plumber.

The Sediment trap on the gas supply line to the water heater as required by today's standards is missing. The sediment trap is designed to trap sediment in the gas line before it enters the orifice on the water heater. Recommend a plumber evaluate and Service as necessary.

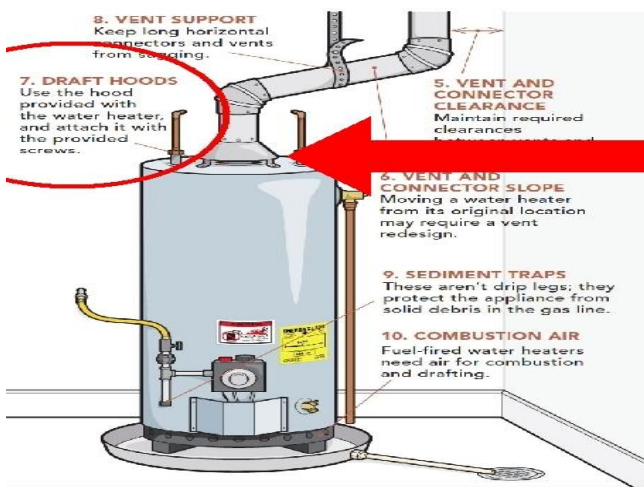
TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.



This water heater was manufactured on September 27th of 2013.



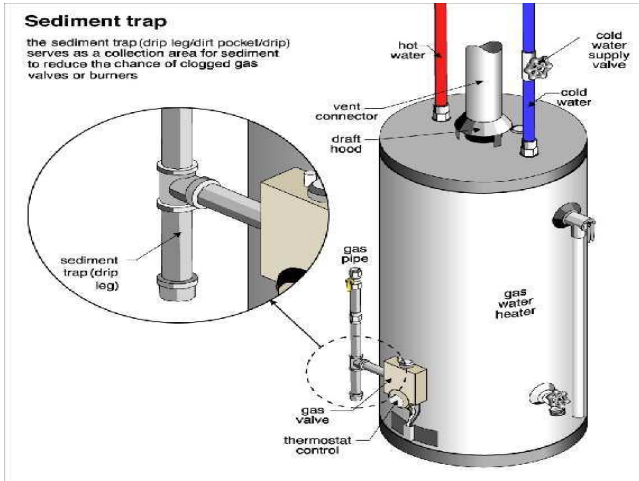
There is no draft hood installed on the exhaust vent on top of the water heater.



This illustration shows a properly installed draft hood on top of a gas water heater.



There is no sediment trap installed on a gas supply line to the water heater. See the comments above and the following illustration.



This illustration shows a properly installed sediment trap on the gas supply line to a gas water heater.

- D. Hydro-Massage Therapy Equipment

*Comments:*

N/A

- E. Other

*Comments:*

N/A

## V. APPLIANCES

- A. Dishwashers

*Comments:*

Appeared to be working satisfactory at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

- B. Food Waste Disposers

*Comments:*

The food waste disposer appeared to be working satisfactorily at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

- C. Range Hood and Exhaust Systems

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Comments:

The TREC Standards of Practice state that a range hood exhaust vent that does not vent to the exterior will be reported as deficient.

Section M1503 Range Hoods M1503.1 General Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

When installed using the manufacturers installation instructions and the instructions state that an exterior exhaust vent installation is not needed then the manufacturer's installation instructions override code.

The light to the range hood vent was not working at the time of this inspection. Probable cause is a burned out bulb. Recommend replacing to evaluate further.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



The range hood exhaust vent does not exhaust to the exterior as required by today's standards. See the comments above.

- D. Ranges, Cooktops, and Ovens

Comments:

The oven light was inoperative at the time of this inspection. Probable cause is a burned-out bulb. The bulb should be changed to evaluate further.

Using normal operating controls the right rear burner on the electrical cooktop would not operate. Recommend a technician evaluate and

Service as necessary.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



Using normal operating controls the right rear burner on the electrica cooktop would not operate.

- E. Microwave Ovens

Comments:

There was no microwave oven installed at the time of this inspection.

- F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Not present at the time of this inspection.

- G. Garage Door Operators

Comments:

The pull mechanism was disconnected on both of the automatic garage door operators. Also part of the door frame had been pulled off on one of the garage doors as well as items being piled against it preventing it from being opened manually. This garage door opener and garage door needs to be repaired to operate properly.

The other garage door opener has also been disconnected from the garage door and no power either door was present.

Both garage door openers have unprotected old style assist springs to assist in opening the doors. They should be replaced with springs that are have a rod through them located above the door for safety reasons. As these Springs are known to break and cause injury or property damage.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning

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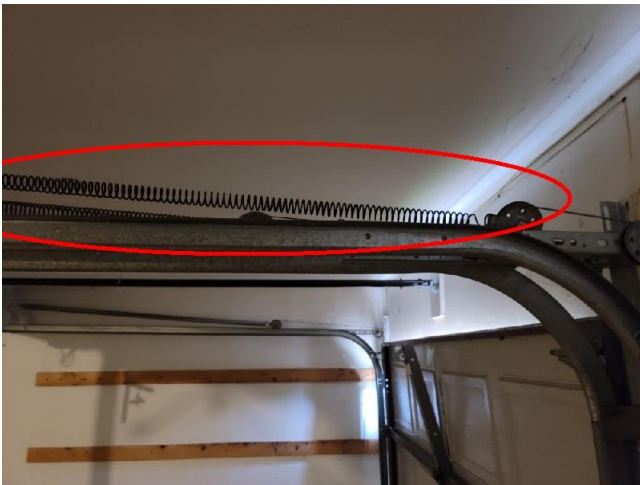
functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



Both automatic garage door operators have been disconnected.



Both automatic garage door openers were unplugged at the time of this inspection.



Unprotected Springs were observed on the garage doors. See the comments above.

H. Dryer Exhaust Systems

*Comments:*

The dryer vent system appeared to be in satisfactory condition at the time of this inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

I. Other



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Comments:  
N/A

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:  
N/A

*Backflow Preventer/Anti Siphon Device Present:*

*Backflow Preventer Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Rain Sensor Present:*

*Rain Sensor Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #1 Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #2 Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #3 Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #4 Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #5 Comments:*

A. Landscape Irrigation (Sprinkler) Systems  
*Zone #6 Comments:*

*Zone #7 Comments:*

*Zone #8 Comments:*

*Zone #9 Comments:*

*Zone #10 Comments:*

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B. Swimming Pools, Spas, Hot Tubs, and Equipment  
*Type of Construction:*

*Comments:*  
N/A

C. Outbuildings  
*Comments:*  
N/A

D. Private Water Wells (A coliform analysis is recommended.)  
*Type of Pump:*

*Type of Storage Equipment:*

*Was A Coliform Bacteria Test Performed*

*Comments:*  
N/A

E. Private Sewage Disposal (Septic) Systems  
*Type of System:*

*Were Schematics or Diagrams Provided:*

*Last Known Date Of Service:*

*Location of Drain Field:*

*Comments:*  
N/A

F. Other:  
*Comments:*

N/A



## Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

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### STRUCTURAL SYSTEMS

#### Foundations

More than one location of spalling was observed on the foundation. Spalling occurs when inner forces such as corroded rebar expands and cracks the concrete or surface cracks occur allowing water to seep in and freeze in the winter which expands and causes sections of concrete to pop off.

Corner cracks/corner pops were observed on the foundation and are stress fractures from the weight of the brick veneer on top of the foundation. As the walls expand and contract from temperature variations the foundation doesn't causing the weakest point on the foundation (the corners) to fracture. This item should be repaired/sealed to prevent further deterioration. In colder months moisture can penetrate these cracks, freeze, expand and cause the corner to fall off leaving no support for the brick or stone veneer above. This inturn could cause the mortar in the brick or stone above to crack. Recommend repair to prevent further deterioration.

#### Grading and Drainage

A negative slope flowing towards the foundation was observed at the back of the home. Grading Improvement should be performed to promote the flow of stormwater runoff away from the foundation.

The grade should slope away from the foundation at a rate of six inches in the first ten feet or to a swale designed to drain the water off of the property.

Splash blocks should be installed under the downspouts in a manner that promotes storm water runoff to flow away from the foundation, ideally diverters could be installed to carry storm water runoff atleast five feet away from the foundation.

#### Roof Covering Materials

Missing rake edge flashing was noted on the roofs edge. Drip edge/rake edge flashing protects the structure from water damage. Recommend repair to prevent costly damage to facia boards and soffits and possible water penetration into the structure.

One or more down spouts were observed to be discharging storm water runoff at a 90 degree angle to the flow of the shingles. Shingles are designed to shed stormwater run off in a downward direction not stormwater discharging on them from a 90 degree angle. This area has a potential for future leaks and should be repaired.

Multiple locations of buckled, uplifted or deficient shingles were observed. These and other indicators such as excessive granule loss are indications that this is an older roof.

#### Roof Structures and Attics

Damaged screens on the soffit were observed. Recommend repair to prevent vermin access into the structure.

The kitchen exhaust vent was observed to be discharging directly into the attic. This deficiency is



## Summary Page

allowing moisture to be discharged directly into the attic which can cause problems such as but not limited to delamination of the decking. Recommend repair by extending the vent to the exterior.

Insulation in the attic was observed to be falling off the sidewalls. Recommend repair for increased energy efficiency.

The attic access should be insulated for greater Energy Efficiency.

Missing or damaged screen(s) on the gable vent(s) need to be replaced to prevent vermin access into the structure.

### **Walls (Interior and Exterior)**

All holes and access points on the exterior walls should be sealed to prevent vermin access and water penetration into the structure.

Multiple locations of various types, sizes and degrees of cracks that both have and have not been patched were observed on the exterior walls, these cracks need to be sealed/repared to prevent water penetration into the structure and possible structural damage. If not sealed the cracks may continue to deteriorate.

The siding should have been installed in accordance with the 2" rule. The siding should be installed a maximum of 2" inches or a minimum of 1" inch above the shingles to prevent wicking moisture into the siding. Usually repairs are made the next time the roof or the siding is repaired or replaced. The NRCA suggests using 7 inch by 8 inch step flashing with a 4-inch leg onto the asphalt shingles and a 4-inch leg up the vertical surface with a 1" minimum space between the siding and the roofing shingles.

Missing kick out flashing was observed. Kick out flashing protects the exterior walls from water damage. Recommend repair.

The east facing exterior wall was observed to be bowing. This could be indications of a moving Foundation or could be structural movement which is common in homes of this age. Further evaluation by structural engineer may be necessary.

There is no soffit/bottom board installed under the box on the exterior wall beside the back door that houses shelving on the interior wall.  
Recommend repair to prevent rodent access into the structure.

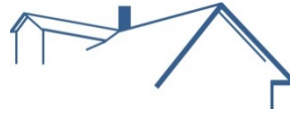
### **Ceilings and Floors**

Aside from any cosmetic issues the ceilings appeared to be in satisfactory condition at the time of this inspection.

Aside from any cosmetic issues the floors appeared to be in satisfactory condition at the time of this inspection.

### **Doors (Interior and Exterior)**

The garage door to the house is not self closing or does not properly close all the way as required by today's standards. This is a safety hazard as it poses a risk of carbon monoxide



## Summary Page

entering the home from the garage. Recommend repair with the addition of atleast one self closing hinge as soon as possible.

Doors that are sticking, rubbing or hard to open or close or will not stay shut should be trimmed or adjusted as necessary to work properly.

Damaged, missing or non-functional door hardware should be repaired or replaced.

### Windows

A representative number of accessible windows on the "interior" were inspected and found to be in satisfactory working condition at the time of this inspection.

All accessible windows on the "exterior" were inspected and found to be in satisfactory condition at the time of this inspection.

### Stairways (Interior and Exterior)

All components of the staircase(s) appeared to be in satisfactory condition at the time of this inspection.

### Fireplaces and Chimneys

Cracks were observed on the exterior of the chimney and appear to be from structural movement which is common in homes at this age.

The fireplace damper does not operate and requires repair.

Deteriorated mortar was observed on the chimney below a missing kickout flashing on the roof. Recommend repair to prevent water penetration into the structure.

The chimney cap on top of the chimney was observed to be loose and there is no spark arrestor installed. Recommend repair.

Inoperative gas valve. The gas control valve for the fireplace will not turn; therefore, it cannot be determined whether it is stuck in the on or off position. Recommend repair.

There is no air/fuel mixer installed on the gas pipe in the fireplace. Recommend repair.

### Porches, Balconies, Decks, and Carports

N/A

### Other

Multiple locations of trip hazards were observed on the back patio.

A live catch trap was observed in the attic and is an indication that rodents were or are present in the structure.

## ELECTRICAL SYSTEMS



## Summary Page

### Service Entrance and Panels

The neutral buss is laying in the bottom of the service panel unconnected to the panel and not bonded to the panel in anyway. Recommend an electrician evaluate and Service as necessary.

There are missing/unreadable labels on the circuit breakers in the service panel. This is a safety hazard. Recommend an electrician evaluate and apply proper labeling.

The service panel should be caulked all the way around where it connects to the wall to prevent water penetration.

### Branch Circuits, Connected Devices, and Fixtures

The gas meter was not bonded at the time of this inspection. Metal gas piping should be bonded to the supply system grounded conductor. ... Section 250-104(b) does require that metal gas piping should be bonded to the grounding electrode system. This can be done by terminating at the neutral bar, or any of the electrodes in the grounding electrode system. The TREC Standards of Practice require all Texas home inspectors to report as deficient any gas meter pipe that is not bonded. Some jurisdictions and municipalities do not require the gas meter to be bonded as well as homes built before this requirement was in place.

TREC license inspectors are required to report as deficient aluminum branch conductors. branch wiring in the service panel connected to the circuits was observed to be aluminum as well as more than one outlet or switch cover was removed inside the home and it was determined that the branch conductors throughout the home are aluminum as well. The U.S. Consumer Product Safety Commission (CPSC) reports that homes with aluminum wiring are 55 times more likely to have "fire hazard conditions" than homes wired with copper.

Between approximately 1965 and 1973, single-strand (solid) aluminum wiring was sometimes substituted for copper branch-circuit wiring in residential electrical systems. Aluminum and copper wiring, with each metal clearly identifiable by its color due to the sudden escalating price of copper. After a decade of use by homeowners and electricians, inherent weaknesses were discovered in the metal that lead to its disuse as a branch wiring material. Aluminum will become defective faster than copper due to certain qualities inherent in the metal. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous over time. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition, the presence of single-strand aluminum wiring may void a home's insurance policies. It may be wise to talk with your insurance agent about whether they consider the presence of aluminum wiring in the home a safety/fire hazard, a defect, and a problem that requires changes to their policy language.

All exterior light fixtures and outlets need to be caulked at the junction between the fixture and the wall to prevent water penetration into the structure and the fixture.

The installation of ground fault circuit interrupters (GFCI's) where required has been mandatory since 1971. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Recommend an electrician evaluate and service as necessary.

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### Heating Equipment



## Summary Page

All components of the heating system appeared to be in satisfactory condition and appeared to operate satisfactorily at the time of this inspection.

### Cooling Equipment

As is not uncommon for homes of this age and location, the air conditioning system is older and may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. It may be wise to consult an HVAC technician as to recommendations and options.

Damaged/Missing or deteriorated insulation on the AC refrigerant lines should be repaired/replaced. This condition could cause the AC refrigerant lines to freeze over effectively stopping the unit in the hotter months and creates a possible risk of damaging the unit. Recommend an HVAC technician evaluate and Service as necessary.

### Duct Systems, Chases, and Vents

The insulation on the HVAC ducts in the Attic appears to have been chewed away by rodents to access moisture / condensation to drink. Recommend repair for a increased Energy Efficiency.

## PLUMBING SYSTEM

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

The functional flow of water from two or more fixtures at the same time while flushing a toilet appeared to be satisfactory at the time of this inspection.

It is recommended that a backflow preventer/anti siphon device be added to the hose bib(s). Missing vacuum breakers/anti siphon devices are a safety/health hazard due to the possibility of contamination to the water supply. Vacuum breakers/anti siphon devices can be purchased at most home improvement stores. Recommend installing them for safety reasons.

Plumbing fixtures installed in shower stall enclosures need to be caulked/grouted to reduce the risk of water penetration into of structure and possible structural damage.

The toilet or toilets run on after flushing. Improvement to the tank mechanism is likely to be needed.

### Drains, Wastes, and Vents

All visible and accessible drains, wastes and vents appeared to be in satisfactory condition at the time of this inspection.

### Water Heating Equipment

The TPRV valve was not tested by operation as there is a high probability that once the valve has been manually opened it may not properly close causing the valve to leak which may cause water damage to the structure or drain the tank.

The exhaust vent to the water heater where it penetrates the roof is loose and needs to be secured.



## Summary Page

There is no draft hood installed on top of the gas water heater. The hood sits on legs at the top of the water heater where the combustion gases exit the tank. It connects to the vent that carries the exhaust out of the house. The openings under the draft hood allow ambient air to be drawn into the vent to relieve pressure at the burner. Recommend repair by a qualified plumber.

The Sediment trap on the gas supply line to the water heater as required by today's standards is missing. The sediment trap is designed to trap sediment in the gas line before it enters the orifice on the water heater. Recommend a plumber evaluate and Service as necessary.

### Hydro-Massage Therapy Equipment

N/A

### Other

N/A

## APPLIANCES

### Dishwashers

Appeared to be working satisfactory at the time of this inspection.

### Food Waste Disposers

The food waste disposer appeared to be working satisfactorily at the time of this inspection.

### Range Hood and Exhaust Systems

The TREC Standards of Practice state that a range hood exhaust vent that does not vent to the exterior will be reported as deficient.

Section M1503 Range Hoods M1503.1 General Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

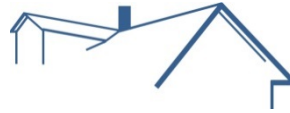
When installed using the manufacturer's installation instructions and the instructions state that an exterior exhaust vent installation is not needed then the manufacturer's installation instructions override code.

The light to the range hood vent was not working at the time of this inspection. Probable cause is a burned out bulb. Recommend replacing to evaluate further.

### Ranges, Cooktops, and Ovens

The oven light was inoperative at the time of this inspection. Probable cause is a burned-out bulb. The bulb should be changed to evaluate further.





## Summary Page

Using normal operating controls the right rear burner on the electrical cooktop would not operate. Recommend a technician evaluate and Service as necessary.

### Microwave Ovens

There was no microwave oven installed at the time of this inspection.

### Mechanical Exhaust Vents and Bathroom Heaters

Not present at the time of this inspection.

### Garage Door Operators

The pull mechanism was disconnected on both of the automatic garage door operators. Also part of the door frame had been pulled off on one of the garage doors as well as items being piled against it preventing it from being opened manually. This garage door opener and garage door needs to be repaired to operate properly.

The other garage door opener has also been disconnected from the garage door and no power either door was present.

Both garage door openers have unprotected old style assist springs to assist in opening the doors. They should be replaced with springs that have a rod through them located above the door for safety reasons. As these Springs are known to break and cause injury or property damage.

### Dryer Exhaust Systems

The dryer vent system appeared to be in satisfactory condition at the time of this inspection.

### Other

N/A

## OPTIONAL SYSTEMS

### Landscape Irrigation (Sprinkler) Systems

N/A

### Swimming Pools, Spas, Hot Tubs, and Equipment

N/A

### Outbuildings

N/A

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



## Summary Page

N/A

### Private Sewage Disposal (Septic) Systems

N/A

### Other:

May God bless all the effort you have put in to the purchase of your new home with many years of joy and happiness.