

Home Inspection Report

12202 Marion Ln, Santa Fe, TX 77539



Inspection Date:

Wednesday, September 9, 2020

Prepared For:

George Pitts

Prepared By:

A Taylord Home Inspections
4303 Santa Anita Ln
Pasadena, TX 77503

Phone: 281-685-2469

Fax:

Email: rjtaylor@yahoo.com

Report Number:

12202 Marion Ln

Inspector:

Ron Taylor

A Taylord Home Inspections

4303 Santa Anita Ln
Pasadena, TX 77503

Phone 281-685-2469

TREC 12170.

INVOICE

SOLD TO: George Pitts TX

INVOICE NUMBER	12202 Marion Ln
INVOICE DATE	09/09/2020
LOCATION	12202 Marion Ln
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Home Inspection Fee	\$425.00	\$425.00
9/9/2020	(\$425.00)	(\$425.00)
	SUBTOTAL	\$425.00
	TAX	\$0.00
	TOTAL	\$425.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: George Pitts
(Name of Client)

Concerning: 12202 Marion Ln, Santa Fe, TX 77539
(Address or Other Identification of Inspected Property)

By: Ron Taylor, Lic #12170. 09/09/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Parties Present at Inspection: Buyer, Agent
Building Orientation: West
Building Status: Vacant
Year Built: 1977
Building Size: 1745
Weather Conditions: Cloudy, 80-90
Special Notes: _____

**NOTICE: THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT NAMED ABOVE.
THE COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT.
[THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.](#)**

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

1. items other than those listed herein;
2. elevators;
3. detached structures, decks, docks, fences, or waterfront structures or equipment;
4. anything buried, hidden, latent, or concealed; or
5. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

1. past repairs that appear to be effective and workmanlike;
2. cosmetic or aesthetic conditions; or
3. wear and tear from ordinary use;

(C) determine:

1. insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
2. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
3. the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other

environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or

4. types of wood or preservative treatment and fastener compatibility;

(D) anticipate future events or conditions, including but not limited to:

- 1. decay, deterioration, or damage that may occur after the inspection;**
- 2. deficiencies from abuse, misuse or lack of use,**
- 3. changes in performance of any part, component, or system due to changes in use or occupancy;**
- 4. the consequences of the inspection or its effects on current or future buyers and sellers;**
- 5. common household accidents, personal injury, or death;**
- 6. the presence of water penetration(s); or**
- 7. future performance of any item;**

(E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) operate recirculation or sump pumps; (K) remedy conditions preventing inspection of any item;

(L) apply open flame to operate any appliance; (M) turn on decommissioned equipment, systems, or utility services; or

(N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

Cracks were observed on the exterior walls/ foundation Various Locations. This implies that some movement of the structure has occurred, as is typical of most houses given the type of soils in the Southeast Texas area..



A tree is growing very close to the foundation perimeter at the front of the structure. Trees growing near the house can cause foundation moisture related problems as well as potentially damage to the foundation grade beam. Recommend monitoring this tree for future problems. No Visible problems associated with the tree at the time of inspection.



Client noted: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of inspection.

SUGGESTED FOUNDATION MAINTENANCE & CARE- Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. it is

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important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event of structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

The downspout(s) should discharge water at least five (5) feet from the house. Recommend installing extensions on the gutter downspout elbows.



TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect 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.

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Walked on roof

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

The shingles are beginning to lose some of the granules/topcoat, indicating the roof is showing signs of it's age. Recommend spot repairs as needed and budgeting for a replacement 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 damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

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D. Roof Structures and Attics

Viewed From: Entered Attic, limited visibility

Approximate Average Depth of Insulation: 9 inches

Comments:

The insulation in the attic is somewhat uneven in depth. Recommend evening out the insulation to prevent gaps in the insulation coverage. Recommend repair.



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.

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E. Walls (Interior and Exterior)

Comments:

Interior walls:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior walls:

Minor cracking was observed on the exterior walls of the structure-- Various Locations. This implies that some structural movement of the structure has occurred, as is typical of most structures in many parts of Texas area due to the expansive clays present. Recommend monitoring for future movement and repairs to the brick mortar to prevent water penetration and possible damage to the structure.

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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.

F. Ceilings and Floors

Comments:

Ceiling:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

Floors:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

G. Doors (Interior and Exterior)

Comments:

Interior Doors:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors:

Damaged or missing door hardware-- Front entry. Recommend repair or replacement.

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The door(s) have double sided deadbolts Rear entry. This can be a safety issue when emergency escape is necessary. Recommend replacing the double sided deadbolts with single sided deadbolts with a hand operated throw at the interior.

Garage Door(s)

All Components were found to be performing and in satisfactory condition on the day of the inspection.

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H. Windows

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

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I. Stairways (Interior and Exterior)

Comments:

-

J. Fireplaces and Chimneys

Location: Living room

Type: Wood burning

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

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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K. Porches, Balconies, Decks, and Carports

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

L. Other

Comments:

No visible evidence of any active wood destroying insects at time of inspection. TDA-TPCL License #0570387, CA #0562640.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel:225 amp

Location:South



Comments:

There is a tripped breaker in the panel box. Tripped breakers are not reset as they may be tripped as a result of an electrical problem or electrical work that is not complete. Recommend having the circuit examined and repaired as necessary.



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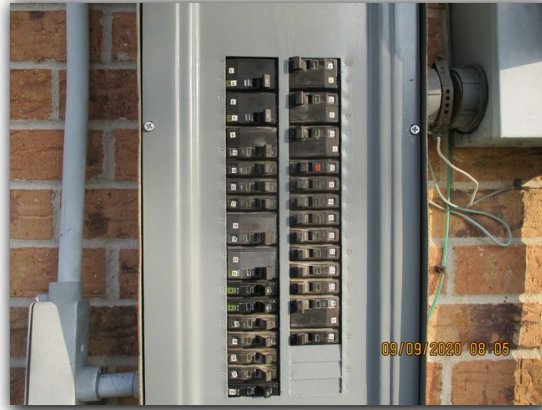
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N.E.C. 408.4 Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors

FYI. The 2008 National Electric Code now requires No-Arc or No-Fault protection (AFCI) be installed for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas.



N.E.C. - 250.50 Grounding Electrode System.

All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used.

N.E.C. 250.53 A metal underground water pipe shall be supplemented by an additional electrode, such as a rod, pipe or plate electrode.

N.E.C. 250.64 The grounding electrode conductor shall be continuous, securely fastened and protected from physical damage.

N.E.C. 250.94 Bonding for other systems, An inter-system bonding termination for connecting inter-system bonding conductors required for other systems shall be provided external to enclosures at the service equipment or metering equipment and at the disconnecting means for any additional buildings or structures.

Sub Panel

Box Location: Rating Not Determined / Box Not Properly Labeled Rear Exterior

N.E.C. 408.4 Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors

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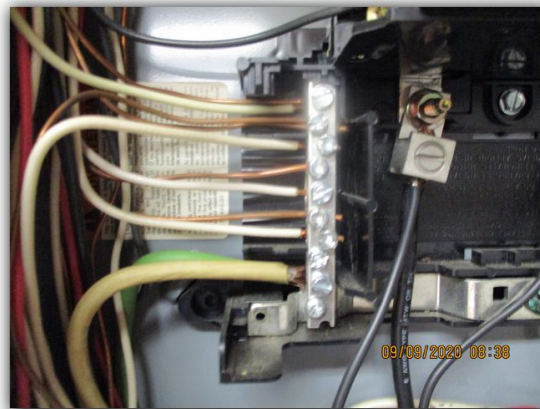
Sub Panel

Box Location: Rating Not Determined / Box Not Properly Labeled Garage Interior

N.E.C. 408.4 Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors



The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.



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Sub Panel

Box Location: Rating Not Determined / Box Not Properly Labeled Garage Interior



There is inadequate clearance at the front and sides of the panel box. Recommend relocating the panel box for increased safety and to conform to current building standards.



N.E.C. 408.4 Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

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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 over current devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of over current devices; or operate over current devices.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

As is common in older houses there are not enough switches/ outlets/ receptacles to meet to today's standards, this is usually corrected on a need to bases.

For houses built after September 2008, Current building standards require that ALL outlets/receptacles in the garage and exterior must be GFCI protected. Recommend installation of these safety devices. The Texas Real Estate Commission rules and regulations require that the lack of these devices in this area must be noted as deficient. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. FYI. Some of the city Building inspection departments allow non-GFCI protected receptacle for the Garage door opener(s).

Current building standards require that all outlets over kitchen counters including islands and bathroom be GFCI protected. Recommend installation of these safety devices.

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A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection-- kitchen counters. This receptacle should be replaced.

Wiring exposed on the exterior walls at the rear of the structure Recommend protecting the wire by a conduit.



Extension cords should not be used as permanent wiring--garage. Recommend replacing the extension cords with permanent wiring.



Wiring exposed on interior walls should be relocated or protected--garage. Recommend repair.

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The light switch was found not to be working properly in the garage and rear patio. Recommend Repair or replacement.

Missing Smoke detectors. Current building standards require one smoke detector in a hallway leading to sleeping areas, one smoke detector per bedroom, and one smoke detector per floor of the building. Smoke detectors are required to be interconnected.

N.E.C. 210.52 Generally, receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6-feet from a receptacle outlet. A receptacle shall be installed in each wall space 2-feet or more in width.

N.E.C. 210.11 and 422.12 In addition to the branch circuits installed to supply general illumination and receptacle outlets in dwelling units, the following minimum requirements apply: • Two 20-amp circuits for the kitchen receptacles • One 20-amp circuit for the laundry receptacles • One 20-amp circuit for the bathroom receptacles • One separate, individual branch circuit for central heating equipment

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the inter connectivity 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.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:Central forced air

Energy Sources:Electric

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

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 is less than 60 degrees

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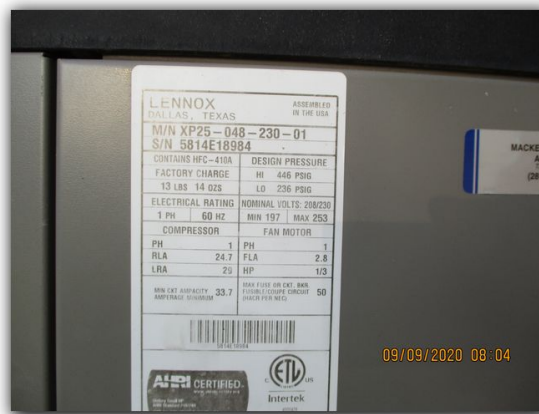
Fahrenheit; radiant heaters, steam heat systems, or non-vented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the 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

Approximate Condenser age: 2014

Approximate Condenser size: 4 ton



Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

Client note: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered between 15 to 23 degrees F, total difference between the return and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Well

Location of main water supply valve: rear exterior house

Static water pressure reading: 60 psi

Type of supply piping: Copper/ PVC/CPVC noted

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Comments:

It is recommended that an anti-siphon device be added to the hose connection(s). Recommend Repair.



The hall bathroom shower faucet(s) are very stiff, not going to "full" cold. Recommend repair or replacement.

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, pot ability, 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.

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B. Drains, Wastes, and Vents

Type of sewage/ waste supply:ABS/ PVC

Location of main clean out:Backyard

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

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I NI NP D

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: Tankless

Approximate age: unknown

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.



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.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

V. APPLIANCES

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A. Dishwashers

Comments:

The dishwasher is not working and should be repaired or replaced.

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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Type of vent: Recirculating

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

D. Ranges, Cooktops, and Ovens

Type of system: Electric cooktop, oven

Comments:

The oven is an older unit. While replacement is not needed right away, it would be wise to budget for a new oven. In the interim, a higher level of maintenance can be expected.

The oven is not working. Recommend further examination and repair as needed.

E. Microwave Ovens

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Current building standards require that exhaust fan vent(s) should discharge to the building exterior. Recommend Repair.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

Locks should be removed or disabled from garage doors with garage door openers as per manufacturers recommendations. The Texas Real Estate Standards of Practice require this item to be marked as deficient.



The garage door opener did not automatically reverse when tested. Recommend further examination and repair as needed.

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H. Dryer Exhaust Systems

Comments:

All Components were found to be performing and in satisfactory condition on the day of the inspection.