E S P

HOME INSPECTION

This Professional Inspection Report Has Been Prepared Exclusively For:

Dave Hilgartner
335 Harbor Addition
Livingston , TX 77351
January 27, 2022

Inspected By: Erik Placker TREC # 21184

N.A.W.T. # 12580ITC
Technician # 0715869

ESP Home Inspection

INVOICE

335 Beech Creek Rd
Livingston, TX 77351

Phone 936-355-0191
esplacker@gmail.com

TREC 21184

SOLD TO:

Dave Hilgartner

TX

INVOICE NUMBER 220127-01EP
INVOICE DATE 01/27/2022

LOCATION 335 Harbor Addition

REALTOR

DESCRIPTION	PRICE	AMOUNT
Boat House	$75.00	$75.00
Bugs end WDI (Termite) Inspection	$100.00	$100.00
Inspection Fee	$425.00	$425.00
	SUBTOTAL	$600.00
	TAX	$0.00
	TOTAL	$600.00
	BALANCE DUE	**$600.00**

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to ESP Home Inspection. You can also pay with credit card by calling 936-355-0191.

PROPERTY INSPECTION REPORT FORM

Dave Hilgartner *Name of Client*	01/27/2022 *Date of Inspection*
335 Harbor Addition, Livingston , TX 77351 *Address of Inspected Property*	
Erik Placker *Name of Inspector*	21184 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection Time Started: **8 am** Time Finished: **11:45 am**
Property was: **Occupied** at the time of Inspection:
(When a property is Occupied during an Inspection various areas and items that are blocked from the Inspectors view)
Building Orientation (For Purpose Of This Report Front Faces): **South**
Weather Conditions during Inspection: **Sunny**
Outside temperature during inspection: **60 or Below Degrees**
Parties that were present during the inspection: **No other parties present during inspection.**

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 non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment 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 components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:
(i) items other than those listed within these standards of practice;
(ii) elevators;
(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
(iv) anything buried, hidden, latent, or concealed;
(v) sub-surface drainage systems;
(vi) 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, solar panels or smart home automation components; or
(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
(B) report:
(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
(ii) cosmetic or aesthetic conditions; or
(iii) wear and tear from ordinary use;
(C) determine:
(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
(iv) types of wood or preservative treatment and fastener compatibility; or
(v) the cause or source of a conditions;
(D) anticipate future events or conditions, including but not limited to:
(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;
(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) 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) verify sizing, efficiency, or adequacy of the gutter and downspout system;
(K) operate recirculation or sump pumps;
(L) remedy conditions preventing inspection of any item;
(M) apply open flame or light a pilot to operate any appliance;
(N) turn on decommissioned equipment, systems or utility services; or
(O) 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 and GENERAL LIMITATIONS included in this inspection report.

This report is not intended to be used for determining insurability or warrantability 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	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Combination Slab/Pier & Beam
Crawl Space (If Present) Viewed From: Crawled Structure

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Proper foundation management requires knowledge of soil type which has not been determined; If needed we recommend having a soil and/or foundation specialists inspect structure. The opinions expressed are one's of apparent conditions and not absolute fact and are only good on 01/27/2022 .

Foundation Needs Further Evaluation
Some of the pier and beam foundation structural components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam type structures. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

It appears that concrete masonry block piers were installed adjacent to the original wooden piers. This appears to be from deterioration and/or wood rot at the bottom of the wooden piers. Some of the masonry blocks have shifted and are either leaning and/or not in contact with the beam. Some of the block piers were not properly shimmed to support both beams/girders running parallel with each other. Repairs may be needed in order to ensure proper supporting and levelness of the foundation components.




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I	NI	NP	D




Evidence of previous and/or active wood destroying insects was detected under the screened in porch area of the crawlspace and upward around the door to the porch. A full evaluation of the amount of damage caused by the insects cannot be detected within the walls, voids, or other hidden areas without defacing the property and cannot be address in this report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage is present.


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I	NI	NP	D




Inadequate amount of piers and/or supports was observed at the foundation for both porches. Piers with proper footers should be installed directly below the intersection of two girders and piers should be placed at over spanning of girders and floor joist to prevent sagging.


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I	NI	NP	D


Wood rot and/or deterioration was observed at the bottom of various piers supporting the foundation for both porches.




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

I	NI	NP	D


There is evidence of past water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space. Moister will also cause foundations to shift or move over time.


Crawl space has wood to ground contact. Wood to ground contact is a conducive condition for wood rot and can allow wood destroying insects to enter the home. Homeowner needs to remove wood to ground contact and/or have a preventive type treatment done by a licensed pest company.


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

I	NI	NP	D


Additional Observations and/or Comments:
The face of the foundation is obstructed by plastic, wood and/or pavers. These conditions can allow wood destroying insects to enter the structure unseen. Other defects and/or deficiencies could be present.




☑ ☐ ☐ ☑ **B. Grading and Drainage**

The following observations, deficiencies and/or exceptions if any associated with the grading & drainage that were observed on this structure are noted below:

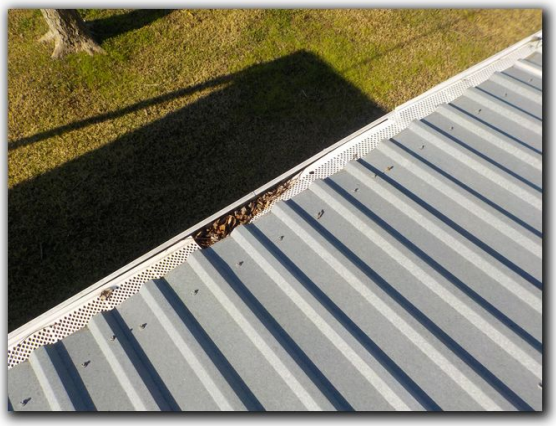
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Negative site drainage was observed on the east and west sides of the structure. Proper drainage is needed to help prevent water from entering the crawlspace area.




The leaf guards for the gutters was observed to be damaged and/or missing in multiple areas. Recommend cleaning the gutters and repairing the leaf guards.

The guttering system downspout is missing on the carport.

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

I	NI	NP	D

Additional Observations and/or Comments:

Buyers Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

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

I	NI	NP	D

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

Type(s) of Roof Covering: Metal type roof
Viewed From: Walked on roof
Type of Decking: Plywood type decking

This structure has a **25 - 30 year type Roof** and was estimated to be in the **Middle Third** of its Life.

You are strongly encouraged to have a properly licensed/certified roofing contractor physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

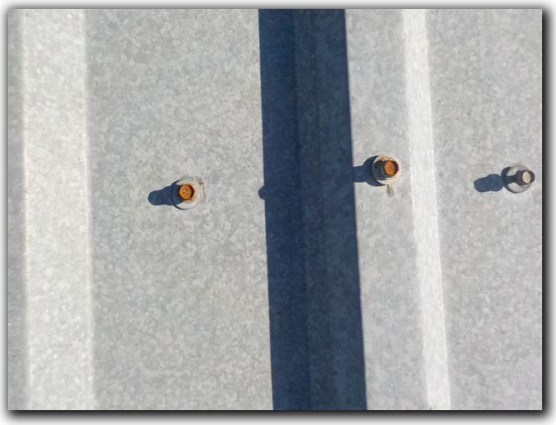
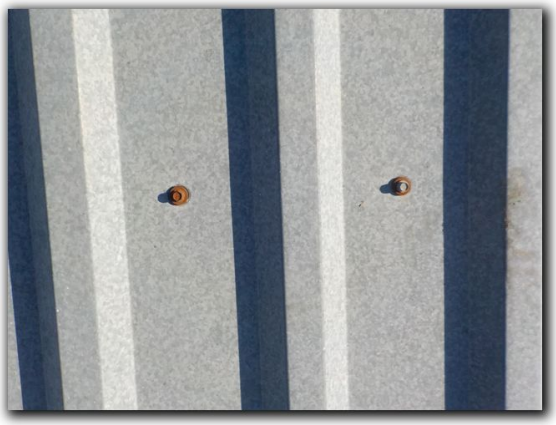
There are fasteners on the metal roof that are raised . These usually can be screwed down to secure the fastener. It is a good idea to inspect the roof annually for fasteners that are getting loose

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

I	NI	NP	D




The roof fasteners are starting to rust and/or showing signs of aging. In general metal roof fasteners have a life expectancy of 12-15 years. It appears that the ones present may be nearing replacement.

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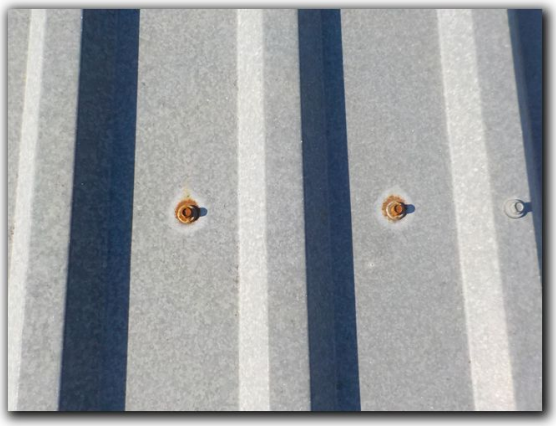
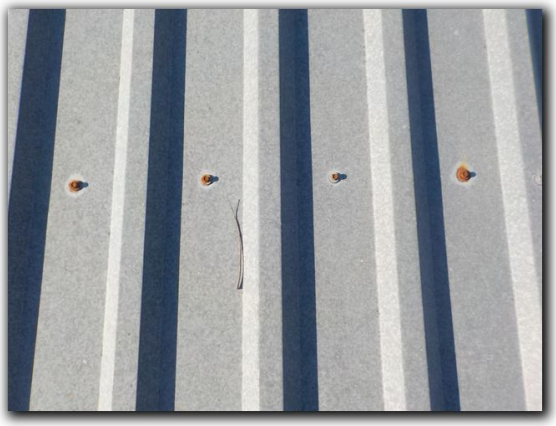



There are areas of the metal roof that have surface rust. I recommend painting or repairing the rusted areas to prevent further deterioration.


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

Viewed From: From Interior of Attic
Approximate Average Depth of Insulation: 4” to 6”
Insulation Type: Batt or Blanket
Description of Roof Structure: Rafter Assembly
Attic Accessibility: Partial / Limited
Roof ventilation was being provided by **No Ventilation Noted**

The following observations, deficiencies and/or exceptions if any associated with the roofing structure and attic that were observed on this structure are noted below:

Paint was observed to be peeling at the fascia covering above the lower roof level.

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

I	NI	NP	D


Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.


Additional Observations and/or Comments:

The only attic space available was observed over the upstairs bathroom area. It is difficult to access the attic space due to the stairs creating an unlevel patform directly below the access.


The eaves and fascia on this structure have a man made covering such as aluminum, vinyl etc... Such siding sometimes creates or holds moisture against wood studs or other framing material. Those areas have not been inspected. Inspection of these areas would require the removal of the siding.

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

I	NI	NP	D

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

Description of Interior Walls: Gypsum board type

The following observations, deficiencies and/or exceptions if any associated with the interior walls that were observed on this structure are noted below:

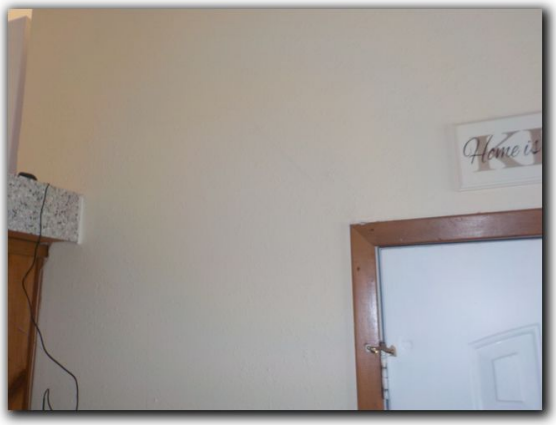
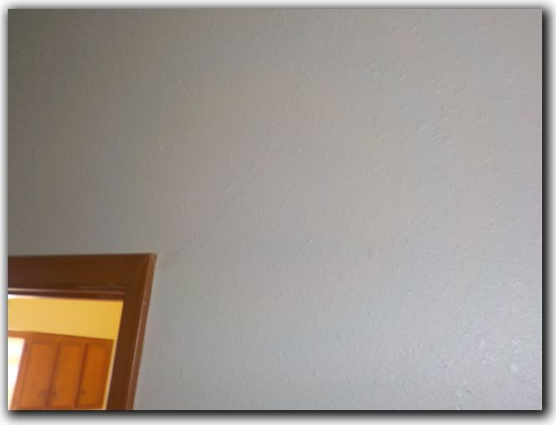
There was an unknown dark like substance observed around the downstairs exterior door. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.

Common hairline wall cracks were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (In any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.

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

I	NI	NP	D



Additional Observations and/or Comments:

Property was occupied at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed certain signs may be revealed..However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.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I	NI	NP	D

Description of Exterior Cladding: Vinyl Siding & Wood Type Veneer

The following observations, deficiencies and/or exceptions if any associated with the exterior walls that were observed on this structure are noted below:

Stress cracks were noted to have been repaired on the exterior walls in various areas. This implies that some structural movement of the building has occurred, as is typical of most houses.

Paint was observed to be peeling at the metal type window trim above the roof structure.

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

I	NI	NP	D

The exterior walls on this structure have a man made covering such as aluminum, vinyl or some other type of siding. Such siding sometimes creates or holds moisture against wood studs or other framing material. Those areas have not been inspected. Inspection of these areas would require the removal of the siding.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Interior ceilings:

The following observations, deficiencies and/or exceptions if any associated with the interior ceilings that were observed on this structure are noted below:

Common ceiling joint cracks were observed in various locations throughout the house.

Interior floors:

The following observations, deficiencies and/or exceptions if any associated with the interior floors that were observed on this structure are noted below:

The vinyl floor covering was observed to have moisture damage and/or stains in the downstairs laundry and bathroom. This may be from previous water intrusion that was explained in the sellers disclosure.

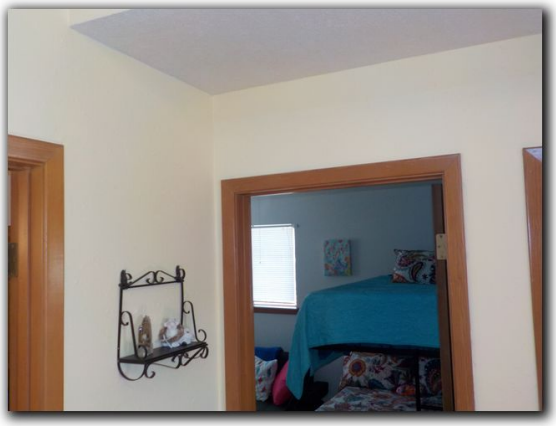
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

The following observations, deficiencies and/or exceptions if any associated with the doors that were observed on this structure are noted below

Some of the interior doors frames are out of square and the door has been adjusted to fit the opening. This usually is an indicator of movement within the structure.



☑ ☐ ☐ ☑ **H. Windows**

The following observations, deficiencies and/or exceptions if any associated with the windows that were observed on this structure are noted below:

Broken glass panes were noted at one of the high wall windows in the kitchen. Broken glass is considered a recognized safety hazard and limits the energy efficiency of the glass.

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

I	NI	NP	D


Windows with broken seals were noted at all of the downstairs double pane windows . This allows moisture inside between the panes of glass. This causes fogging to take place, which will eventually cause staining to the point of zero visibility.



The upstairs windows are relatively low quality single pane windows. They are in a state of mild disrepair. Weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.

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I	NI	NP	D




In bathrooms with no windows, an exhaust fan should be installed to remove moisture from the air.

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

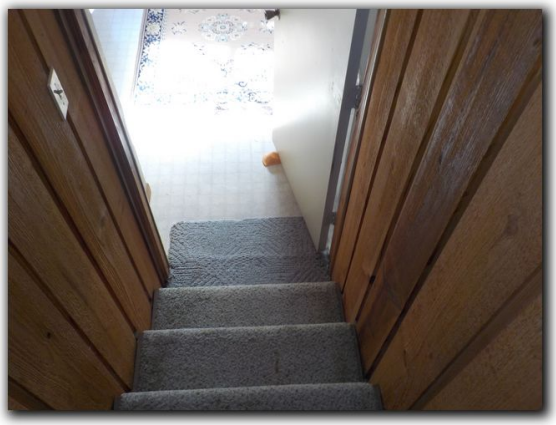
Interior Stairs:

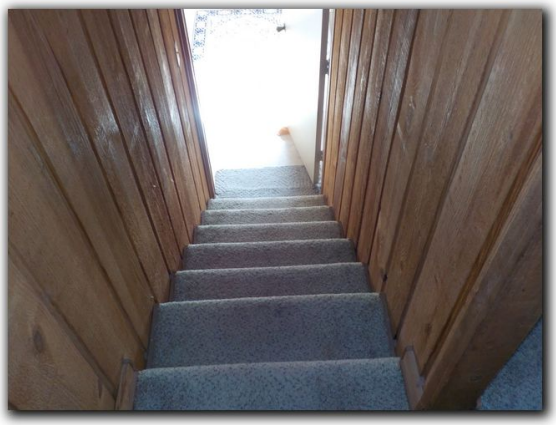
The following observations, deficiencies and/or exceptions if any associated with the interior stairs that were observed on this structure are noted below:

There is no guard railing in place for the flight of stairs to the upper level of the home. A guard rail with

balusters with openings no larger than 4-inches should be installed. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. You may consider corrective measures for improved safety.

There is no handrail in place for the stairwell. For improved safety, a handrail should be installed.





Exterior Steps:

The following observations, deficiencies and/or exceptions if any associated with the exterior steps that were observed on this structure are noted below:

The exterior steps are resting on the ground. Wood to Ground contact is a conducive condition to wood destroying insects and wood rot. This configuration should be avoided.

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I	NI	NP	D

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

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

Porches / Patio

The following observations, deficiencies and/or exceptions if any associated with the porches that were observed on this structure are noted below:

Porches, decks, ramps or balconies that are located 30-inches or more off the adjacent ground (floor or grade) should have guard rails in place for reasons of safety. The guard railing should be installed at a minimum height of 36-inches and guard openings should be no larger than 4 inches. The railing at the covered deck is too short and openings too large.

Carport

The following observations, deficiencies and/or exceptions if any associated with the porches that were observed on this structure are noted below:

It is recommended to install joist hangers at the rafters for the carport roof structure.

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I	NI	NP	D




II. ELECTRICAL SYSTEMS

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

The main service conductors entered this structure from **Overhead and were tied to a 200** amp meter, and was located on the **exterior** of the structure. The wires from meter to main panel box **appearing** to be **Copper** wiring.

A grounding conductor **was applied and appeared to be properly connected.** All boxes and conduit **does not appear to be bonded properly.**

Main Panel Box Rating : 200 amps Box Location: Northeast Exterior Wall
Main Disconnect Rating: 200 amps Cabinet Manufacturer: Square D
Meter Number: 99013141

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

I was unable to locate a grounding conductor and grounding rod near the main panel.

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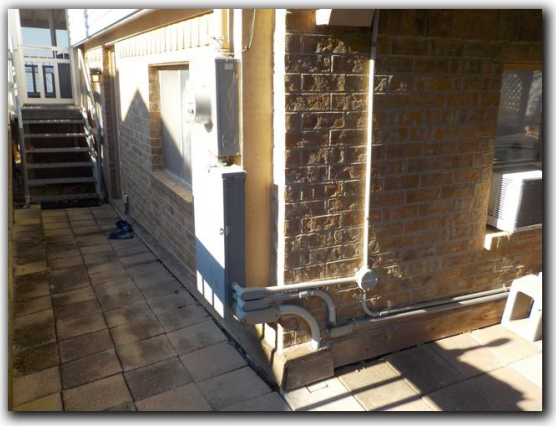
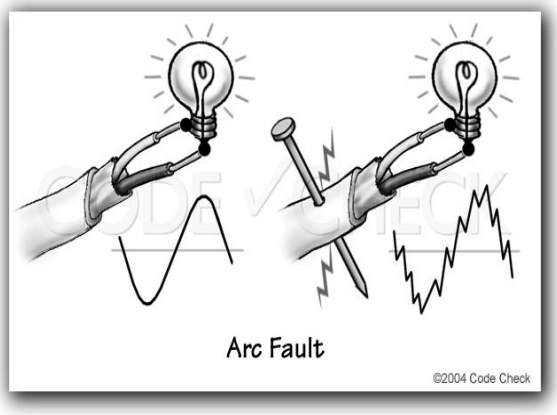
I	NI	NP	D



Arc Fault Breakers were not installed.

Buyer Advisory Notice Note: Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. **Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient**. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I



Sub Panel #1 Box Rating : 70 amps
Box Location: Boat House
Cabinet Manufacturer: General Switch

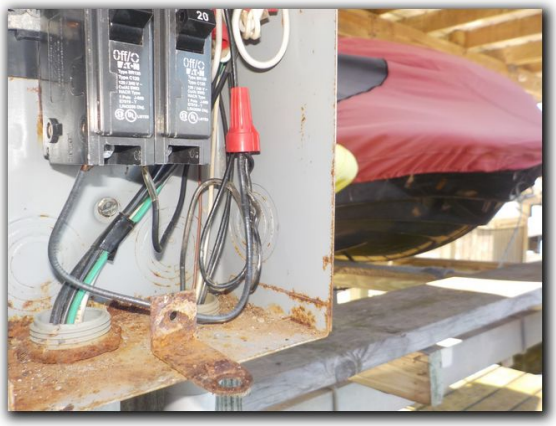
The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following

The ground wires should be bonded (connected) to the sub-panel electrical cabinet.

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

I	NI	NP	D

It appears that multiple circuits are wired to one breaker inside the panel box. A load calculation test would have to be performed by a licensed electrician and is recommended.



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

Type of Wiring: Copper

The following observations, deficiencies and/or exceptions if any associated with the Branch Electrical Circuits that were observed on this structure are noted below:

Wires that were improperly spliced or terminated were noted in the crawlspace and under the kitchen sink. Wire ends or splices are recommended to be in junction boxes that are properly mounted and covered. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.

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

I	NI	NP	D

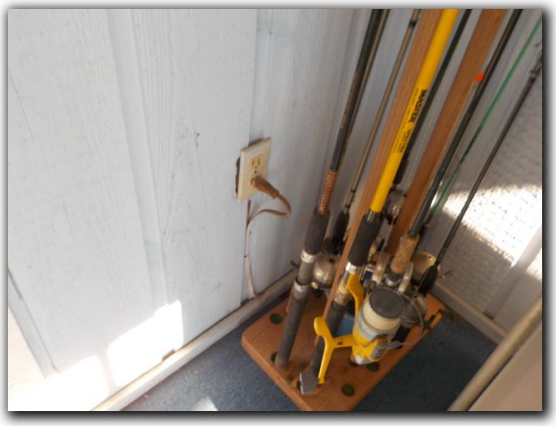


Extension cords were found being used as permanent wiring to both sump pumps. Extension cords are not designed for this application and should not be used as permanent wiring.


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

I	NI	NP	D


Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.




All exterior receptacles and switches should have weather tight covers.


There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

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I	NI	NP	D

The ceiling fan is not balanced properly and wobbles when operated in the laundry room.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

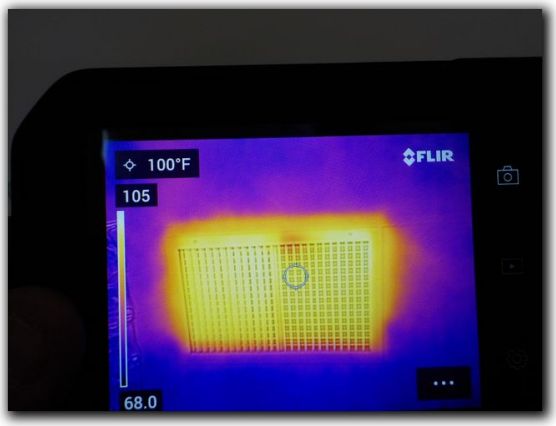
Type of System: Packaged Unit (supply to main level and downstairs bathroom only)
Energy Source: Electric

Brand Name: Payne
Today's Avg Temperature Reading: 101 Degrees
Model Number PA1ZNA036000ABAA Serial Number 2503G51404
Approximate System Age: 2003

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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

I	NI	NP	D



The following observations, deficiencies and/or exceptions if any associated with the HVAC System that were observed on this structure:

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

I was unable to locate or observe a service disconnect at or around the heating unit.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Type of System: Packaged Unit (supply to main level and downstairs bathroom only) & Windows Unit x 5

Today's Temperature Differential (Delta-T): Unable to check (too cold)
Approximate System Age: 2003
Approximate System Size: 3 ton
Brand Name: Payne
Model Number Same as heating Serial Number "

The following observations, deficiencies and/or exceptions if any associated with the HVAC System that were observed on this structure:

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

I	NI	NP	D

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

There was 5 windows unit installed in every bedroom. These units are cooling only.




Clients Notice: These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

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

Filter Size: 16 x 24 Location(s): Interior Wall Mounted

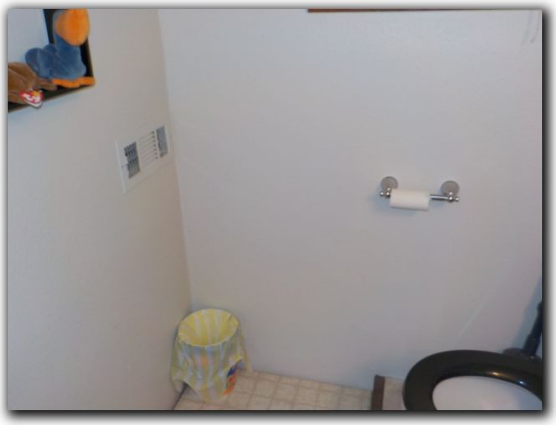
The following observations, deficiencies and/or exceptions if any associated with HVAC System that were observed on this structure:

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

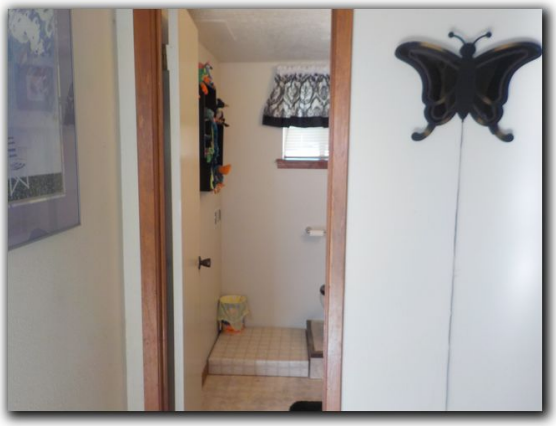
I	NI	NP	D

The supply and return plenum is located on the exterior wall and is exposed. Efficiency loss can occur when the plenum is not insulated and is exposed to the exterior elements.

There is only two supply registers for the structure. This is mainly due to the roof structure design of the home and the location of the unit. It may be difficult to control the temperature throughout the house with only 2 supply registers.



The only return register is located on the middle floor at the stairwell. The door from the downstairs to the stairwell and the downstairs bathroom door will need to be left in the open position to help prevent a negative pressure result and to help control the temperature throughout both levels.



The air filter is dirty and is in need of replacement.

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I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: Front Yard
Location of main water supply valve: At Meter
Static water pressure reading: 60 to 65 psi
Type of supply piping material: PVC & CPVC

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps; not required to inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, solar water heating systems, water conditioning equipment, filter systems or fire sprinkler systems; the inaccessible gas supply system for leaks; not required to 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.

The following deficiencies, observations and/or exceptions if any associated with the Plumbing Supply System that was observed on this structure:

Water Supply System
A slow water leak was observed at a supply connection inside the stairwell closet.

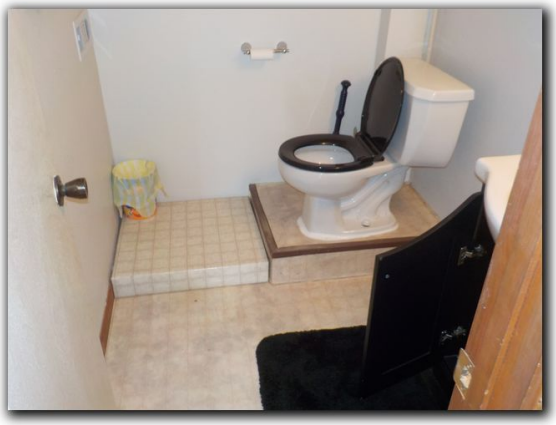
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D


All exposed exterior water supply lines should be insulated to help protect them from possible freeze damage.


Downstairs Hall Bathroom

The floor elevation changes at the commode. This could present a trip hazard. The change in elevation is to allow a chase for the plumbing to travel through. This is an as-built condition. Care should be taken.

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I	NI	NP	D

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

Type of Drain Pipe Material: PVC
Clean Outs Location: Side Yard
Functional Drain Flow: Yes

6 Cold and/or Hot water faucets, were ran for approximately **20** minutes at a rate of **1** gallon per minute per drain for a total estimate of **120 gallons** that flowed through the drains.

The following observations, deficiencies and/or exceptions if any associated with Plumbing Drain System that was observed on this structure:

There was no P-trap observed for the washing machine drain line. This does not meet current plumbing standards and should be repaired as needed.

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

Energy Source: Electric
Capacity: 30 Gallons

Mfg. Unit 1: Whirlpool **Approximate Age: 2009**
Model Number: MHE2F30HS035V **Serial Number: 1009T429606**
Location: Crawl Space **Safety Pan: No**
Avg. Hot Water Temperature: 124° **Recommended Hot Water is between 115 – 120°**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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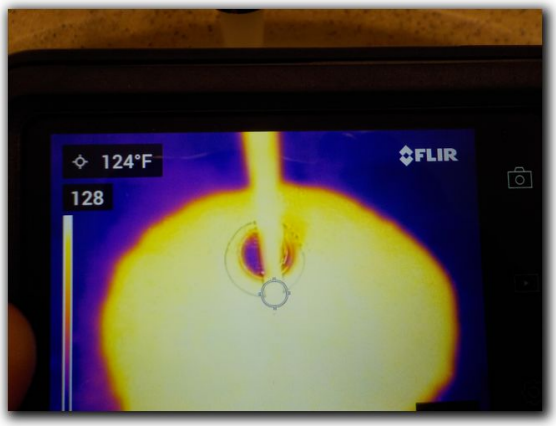
I	NI	NP	D



The following observations, deficiencies and/or exceptions if any associated with Water Heating System that was observed on this structure::

The spliced wires at the top of the water heater should be properly enclosed for reasons of safety.

Water tank is showing signs of rusting. Recommend a periodic check on the tanks condition.

Although the water heater is in the crawlspace, a pan and drain line is recommended. The ground is lower directly behind the unit and against the foundation. In the event of a leak it appears that the water could drain to the low area and possibly penetrate into the structure.

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I	NI	NP	D

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

☐ ☑ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter/Propane Tank: West Side
Type of gas distribution piping material: Copper

The following deficiencies, observations and/or exceptions if any associated with the Gas Distribution Supply System that was observed on this structure:

The gas line to the structure has been disconnected from the tank. Note: There was no gas appliances observed for the structure.

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Manufacturer: Frigidaire

This component appears to be performing adequately at the time of this inspection.

The following observations, deficiencies and/or exceptions if any associated with the Dishwasher that was observed in this structure:

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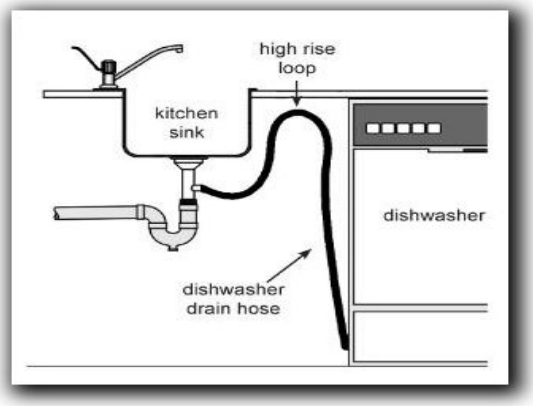
I	NI	NP	D

The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Manufacturer: Badger

This component appears to be performing adequately at the time of this inspection.

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

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

Manufacturer: Whirlpool
Energy Source: Electric

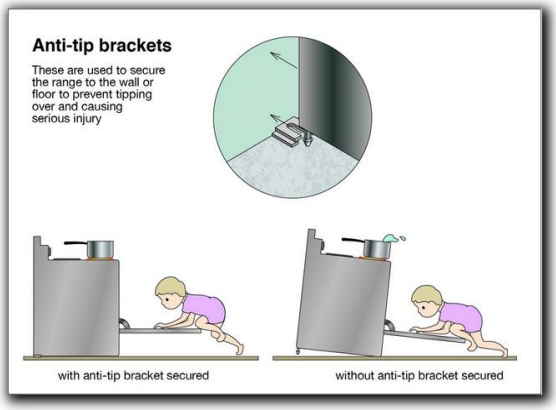
This component appears to be performing adequately at the time of this inspection.

The following observations, deficiencies and/or exceptions if any associated with the Range, Cook top or Ovens that was observed in this structure:

The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

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

I	NI	NP	D



☐ ☑ ☑ ☐ **E. Microwave Ovens**

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

☐ ☑ ☑ ☐ **G. Garage Door Operators**

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

This component appears to be performing adequately at the time of this inspection.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☐ **A. Outbuildings**

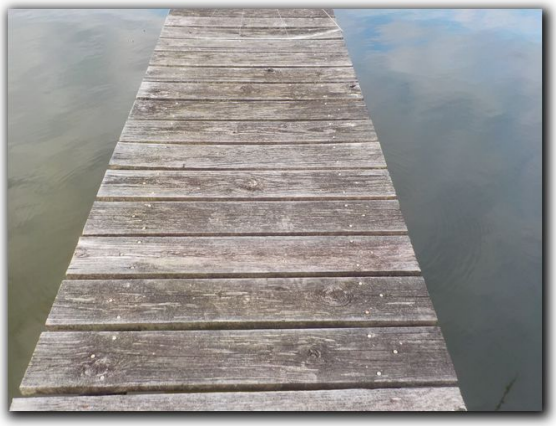
The following observations, deficiencies and/or exceptions if any associated with the Boat House that were observed on this structure:

Normal wear was observed at the piers for the boat house. This is a common condition and is not considered a concern at this time.

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

I	NI	NP	D


Common weathering of the deck material was observed. Routine maintenance as in cleaning and sealing the wood should be considered to help prolong the life expectancy.



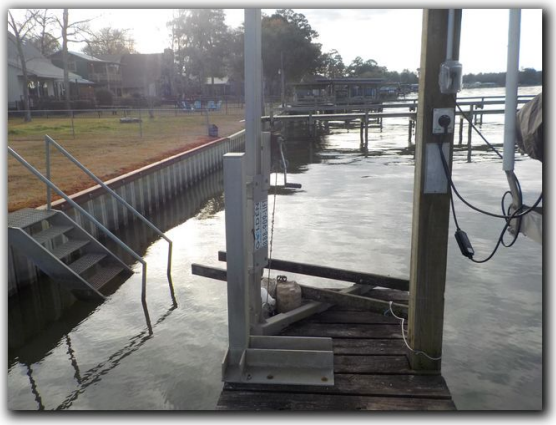

Recommend insulating all exterior exposed water lines to the boat house.


Both lifts were found to be performing as intended at this time. The manual jet ski lift was docked on the deck and was not operated at this time.

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

I	NI	NP	D





The steel bulkhead components were found to be performing as intended.


☑ ☐ ☐ ☐ **B. Private Sewage Disposal Systems**

Type of System: Not Determined
Location of Drain Field: unknown

The following observations, deficiencies and/or exceptions if any associated with the Private Sewage Disposal that were observed on this structure are noted below:

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

I NI NP D

The MLS listing said the property has city sewer. Due to the elevation of the home to the street the inspector felt that a private sewage system may be present. The west side of the structure would be the most likely place for the system if present. The inspector did not locate any tanks but did perform a stress test as explained below. Recommend consulting with the homeowner, listing agent and possibly the Trinity River Authority to confirm if a private sewer system is present.

There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 120 gallons of water was added to the system. The inspection included a general visual survey of the yard at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the possible drain field.

WARNINGS:

If the system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a septic contractor open, clean, and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced, if the property owner will permit this step we recommend it.

Excavation and pumping are beyond the scope of our loading and dye-test procedure. Practices in some states require pumping and inspection at sale.

Septic systems are basically a "buried" installation, which is hidden from normal visual inspection. Many possible problems may not show themselves at the time of a visual inspection, and thus one cannot make accurate prediction of the future condition of the system.

Determination of location, condition, or life expectancy of buried septic components is not possible from a visual inspection. Costly problems may not be visible.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.

The inspection includes visual examination of probable tank and absorption system areas, surface and perimeter, at the beginning, during, and at the end of a loading or dye test, if such was ordered and performed.

Condition and / or type of subsurface equipment have not been inspected. If a determination of field lines is needed we recommend having a qualified, certified and licensed septic installing specialist inspect

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I	NI	NP	D

system.

Location and / or number of tanks cannot be guaranteed, without special equipment in which the tanks can be dug up. If you need this, I recommend having a qualified, certified and licensed septic installing specialist inspect system.

Septic system performs as to the number of occupants who use the system and weather conditions. An increase of occupants and rainfall can sometime cause the system to malfunction.

Tanks not pumped regularly are at extra risk of hidden, potentially costly damage to the absorption system. Tanks pumped immediately prior to the inspection may prevent normal system testing (by loading with water) and may indicate a history of recent problems or failures.