



## PROPERTY INSPECTION REPORT

Prepared For: Jill Zavaleta  
(Name of Client)

Concerning: 13110 Blue Flora  
(Address or Other Identification of Inspected Property)

By: Chris Kanyuck #7449 04/28/2021  
(Name and License Number of Inspector) (Date)

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

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required 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.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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

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

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

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

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

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

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**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**

This inspection is of a newly constructed home and is intended to help the builder and home owner identify some items that may help the construction process go more smoothly. It is **not intended to be a builder's final punch-out list**. Not all needed improvements will be identified during this inspection. Additional construction, repairs and modification should still be anticipated. This Inspection should not be considered a guarantee or warranty of any kind.

The International Residential Code (IRC) numbers that are described within are to help the builder reference code information that will be helpful in understanding the line item.  
 The Texas Real Estate Commission (TREC) numbers are used to help describe some of the deficiencies that are required for all home inspectors to report on.

**Directions are given as if standing in front of and facing the subject property.**

Property Description: One Story Two Story Three Story Single Family Condo/Townhome

Residence: Occupied Furnished Vacant New Construction

Parties Present: Client Client Agent Owner Listing Agent Termite inspector

Weather Conditions Dry Rain Recent Rain Below 60 Degrees (A/C's are not inspected)



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

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

*Comments:*

In my opinion, the foundation is providing the needed support for the structure based on a limited visual observation on the date of the inspection.

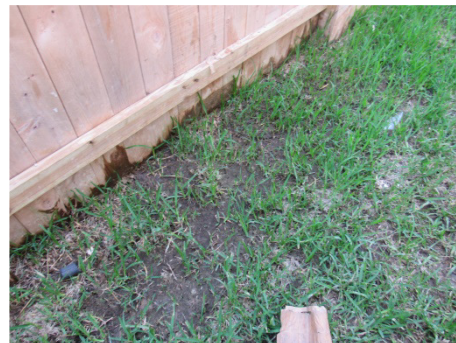
While some foundation cracking was noted, as is common in many home, these cracks are not indicating a structural problem at this time.

**B. Grading & Drainage** *Comments:*

The swales (in effect, a wide and shallow ditch) on the left side of the home appear to have areas that will hold water. Proper drainage of the side yard to the street is needed. The drainage swale should be improved to divert storm water away from the house and ultimately off the lot.

The gutters have construction debris in them and are in need of cleaning in order to properly drain.

Splashblocks or extensions are required at the end of the gutter downspouts to avoid soil erosion and to discharge roof drainage away from the foundation. IRC R801.3



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt composition shingle

*Viewed From:* Viewed areas with binoculars and other areas with a ladder at some of the eaves

*Comments:*

There are some nail holes in the roof shingles over the front porch that needs to be sealed.



- 

**D. Roof Structure & Attic**

*Viewed From:* Entered attic and performed a visual inspection

*Approximate Average Depth of Insulation:* 11 inches

*Comments:*

Additional soffit vents are needed at the back of the home and for the garage attic. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. This should be done in accordance to the IRC R806

There are some areas that are missing insulation and others areas that are insufficiently insulated. Improvements would likely be cost effective over time.

There are missing purlin braces (horizontal roofing support that runs between rafters, near their mid-span of the roof) that appear to have been removed located by the heating system, these should be replaced or reconfigured.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



*Missing insulation*



*Missing roof brace*



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

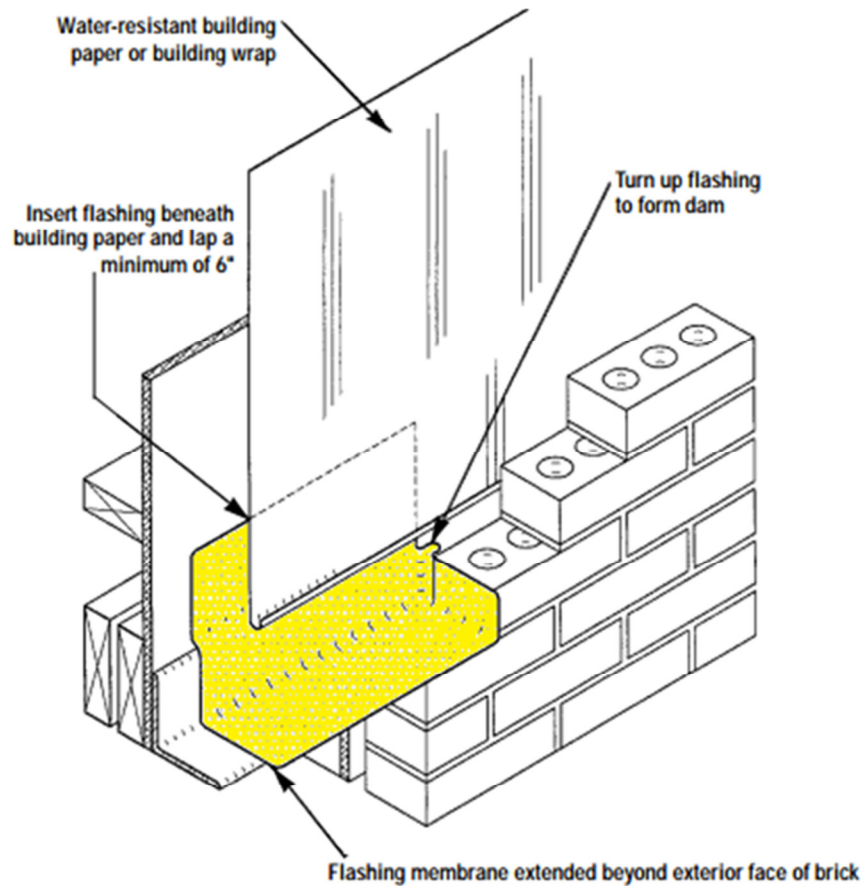
   **E. Walls (Interior & Exterior) Comments:**

Brick wall tuck pointing is needed to fill holes and voids in the mortar between the brick.

Properly installed flashing was not observed over the garage door steel lintel. This flashing was observed to be installed over the windows but not over the garage door. This flashing should be installed to help protect the garage door lintel.

[ref: TREC 535.228(k)(2)(E)(iii); IRC R703 Flashing.]

Flashing Detail



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**F. Ceilings & Floors** *Comments:*

The ceilings and floors were inspected to the standards of the Texas Real Estate Commission and no deficiencies were found.

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

The front door was not properly installed to fit the door jam and weather stripping causing the loss of conditioned air from the home. Repairs are needed.

The door between the garage and the interior of the house is equipped with spring loaded hinges that need to be adjusted for this door to close properly.

There are one or more doors that are missing door stops that should be added to prevent damage to the walls.

**H. Windows** *Comments:*

The second floor brick windowsills have not been properly painted and sealed.

Window storm coverings fasteners were not observed at the time of the inspection. These fasteners will be needed to install plywood shutters.



**I. Stairways (Interior & Exterior)** *Comments:*

Finish work is needed for the stair balusters.

**J. Fireplace/Chimney** *Comments:*

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

Finish work is needed for the back porch.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**L. Fencing and Gates** *Comments:*

The wooden fence is in contact with the structure. This condition is considered to be conducive to wood destroying insect infestation according to the Texas Department of Agriculture, which is the governing body for pest control in the State of Texas, furthermore this condition may hinder a lender approving a loan on the home.

The left side gate needs to be trimmed for it to work properly and not drag the ground.

**M. Flatwork** *Comments:*

The wrong type of form material (wood) has been used between the foundation at the driveway and walkway to the home. 1/2" asphalt board should have been installed in this area. It is hard at best to add asphalt board after the concrete has been laid. There are sealant materials that can easily fill these voids after the wood has been removed.

There is a section of the sidewalk that is cracked. This section of the sidewalk would need to be replaced for a repair.

There is a form board at the A/C pad that needs to be removed.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## II. ELECTRICAL SYSTEMS

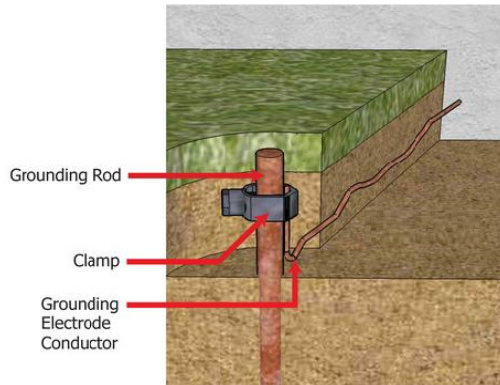
### A. Service Entrance and Panels *Comments:*

The main panel door was hard to open. Adjustments are need for this door to operate properly.

The AFCI/GFCI combo breakers tested faulty with a separate testing device. See the notes below.

The grounding rod has not been driven into the ground deep enough, there should be an 8 foot rod driven into the ground flush with a grounding rod wire connection made under the surface with a connecting clamp that is rated to be in the ground. IRC 3608. NEC 250.53G

Grounding Rod



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 

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

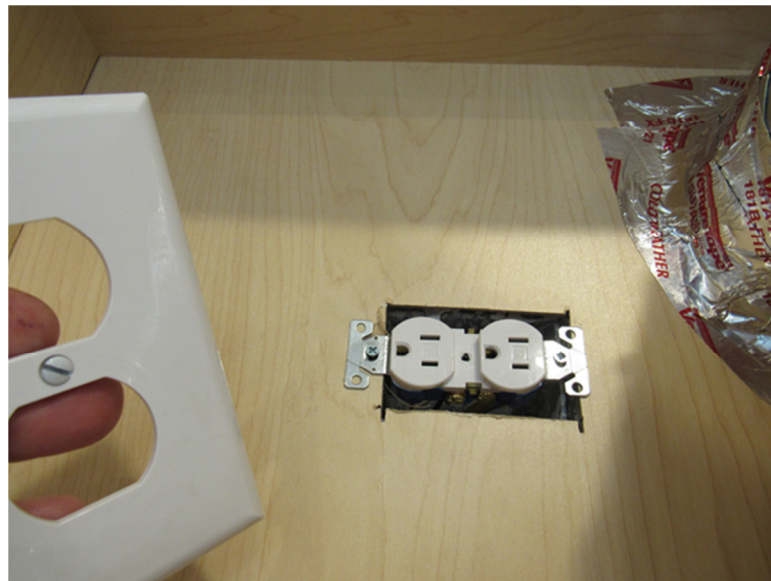
*Type of Wiring:* Copper

*Comments:*

The outlets under the kitchen sink that are being used for the garbage disposal and dishwasher tested faulty with a separate testing device. These outlets are within 6 feet from the top edge of the bowl of the sink and they need to have ground fault circuit interrupter (GFCI) protection. IRC 3902.7 & 210.8(A)(8) (2018)

Outlets in the laundry room tested faulty with a separate testing device. These outlets in the laundry room need to have ground fault circuit interrupter (GFCI) protection. IRC E3902.9

The outlet in the cabinet over the microwave is not properly installed. A surface extension is needed to help protect the finished surface from the potential of fire.



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

- 

**A. Heating Equipment**

*Type of Systems:* Central Forced Air Furnace

*Energy Sources:* Gas

*Comments:*

The heating system is working properly.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**B. Cooling Equipment**

*Type of Systems:* Central Forced Air System

*Comments:*

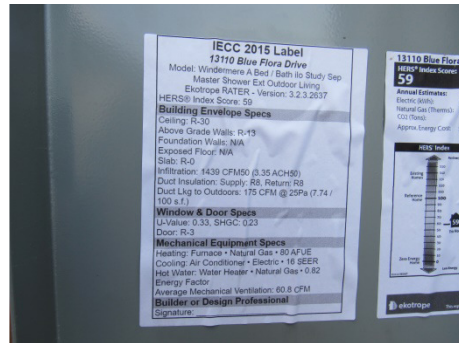
The A/C condensing unit has a MFD: 2/2021      Size: 4 ton

The temperature drop measured across the evaporator coil of the air conditioning system was 15 degrees. This is considered to be at the low level of acceptable. Although the A/C was found to be working on the day of the inspection, servicing of the system is needed for this system to work more efficiently.

The auxiliary and secondary drain system does not have a condensate float switch or a water monitoring device. These switches are installed to prevent water overflowing the secondary drain pans. This system should conform to IRC M1411.3

There is a hole that needs to be sealed to prevent vermin entry where the A/C lines enter through the wall.

The A/C condensing unit fan was noted to be out of balance. This condition will shorten the life expectancy of the unit. Repairs are needed.



**C. Duct System, Chases, and Vents** *Comments:*

The fresh air intake system did not operate during the inspection. This system would need to be evaluated to determine if there are any adjustments or repairs that are needed.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

#### IV. PLUMBING SYSTEM

- 

**A. Water Supply System and Fixtures**

*Location of water meter:* In the front yard

*Location of main water supply valve:* On the right front side of the home.

*Static water pressure reading:* 65 psi

*Comments:*

The master tub has been cracked and is in need of repair. There are companies that can professionally repair this kind of damage.



- 

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

There were no visible defects noted.

- 

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* Tankless

*Comments:*

A safety pan with properly installed drain for the water heater in the garage was not in place at the time of the inspection. A safety pan is needed under a water heater in a garage any time that leaking water from the water heater can enter the home.

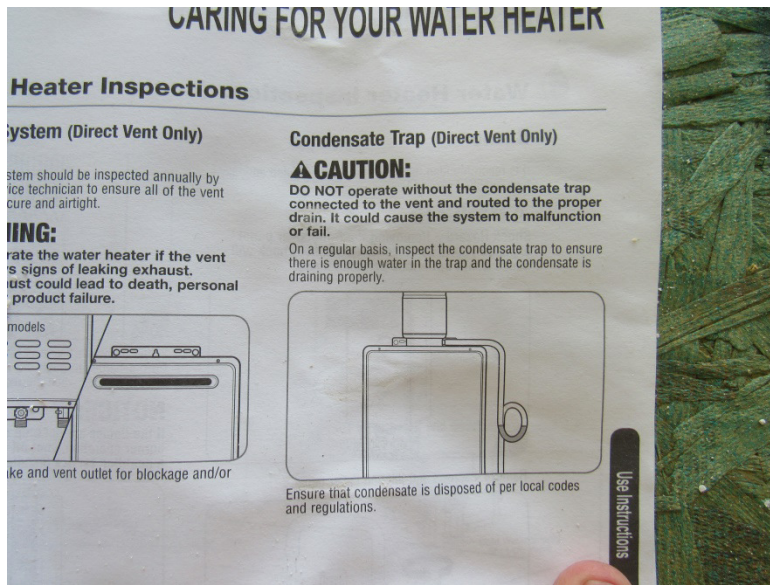
The thermostat wiring is too long and is in need of trimming and securing.

*The condensate drain has not been installed. This should be installed as described in the installation instructions.*

Condensate formation can occur in high efficiency direct vent appliances. Without proper drainage, this condensation can damage the heat exchanger.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



**D. Hydro-Massage Therapy Equipment** *Comments:*

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**V. APPLIANCES**

**A. Dishwasher** *Comments:*  
The dishwasher was tested by running a normal cycle and it functioned normally.

**B. Food Waste Disposer** *Comments:*  
The food waste disposer was tested and it was found to be working properly.

**C. Range Hood and Exhaust Systems** *Comments:*

**D. Ranges, Cooktops, and Ovens** *Comments:*  
The cooktop and oven were found be working properly.

**E. Microwave Oven** *Comments:*  
The microwave operated properly at the time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:*  
The exhaust vents were tested and there were no defects that were noted.

**G. Garage Door Operator(s)** *Comments:*  
The garage door opener was tested and it was found be working properly.

**H. Dryer Exhaust Systems** *Comments:*  
The visible parts of the dryer venting system were inspected and no defects were noted.

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems** *Comments:*  
The rain sensor does not appear to be working properly. These sensors are designed to stop the system from operating in the rain.  
The water spray from the sprinkler system should be re-directed away from the home and/or any fencing, flatwork, etc., to decrease the possibility of damage to the home and increase the effectiveness of the system.  
The programming and circuit board/control box for the system should be adjusted as needed for proper timing and coverage.

**D. Refrigerator** *Comments:*  
The basic functions of the refrigerator were tested and were found to be working.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 

**E. Clothes Dryer**

*Comments:*

The clothes dryer was inspected in the normal mode and was found to be working properly.

- 

**F. Clothes Washer:**

*Comments:*

Was inspected in the normal mode and was found to be working properly.

- 

**G. Other Comments:**

Items not listed in this report including low voltage wiring and systems such as tv, speaker, telephone and alarms are not a part of this inspection. If the property being inspected has items that are included in the transaction that were not inspected, the client would need to contact a third party professional to evaluate any item of concern that was not inspected to determine its functionality.





