



MAGNOLIA HOME INSPECTION SERVICES

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HOME INSPECTION REPORT

8523 Pine Shadows Rd
Cleveland TX 77328



Inspector

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TREC# 22817

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PROPERTY INSPECTION REPORT

Prepared For: Sebastian Youngblood
(Name of Clients)

Concerning: 8523 Pine Shadows Rd, Cleveland TX 77328
(Address or Other Identification of Inspected Property)

By: Keith Jeanes - TREC# 22817 08/19/2020 1:00 pm
(Name and License Number of Inspector) (Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant

In Attendance: Buyer

Temperature (approximate): 96 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier and Beam

Comments:

Foundation is not performing as intended:

TREC Limitations:

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.

1: Cracks noted in beam

🔴Repair/Replace

Cracks noted in beam. Recommend to seal cracks and monitor.



Example Rear Exterior Wall



Front Right Exterior

2: Crawl space insulation

🔴Repair/Replace

The crawl space lacks insulation. Recommend to add insulation.



Example

3: Crawl Space Moisture Barrier Missing

🔴Repair/Replace

Crawlspace

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I	NI	NP	D
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A moisture barrier should be installed on the crawl space floor. This will help prevent moisture damage to sub floor and beams.



Example

4: Crawl Space Vermin Entry Points

➔Repair/Replace

Crawlspace

All potential vermin entry points to the crawl space should be sealed. There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted in this regard.



Example



Example

B. Grading and Drainage

Comments:

Erosion Limitation:

An evaluation of soil stability is beyond the scope of this inspection. As with many ravine lots, there is potential for erosion. If erosion problems are suspected, a soils engineer should be consulted to evaluate this condition and the remedies available for correction.

TREC LIMITATIONS:

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

1: Vegetation next to house or roof line.

➔Repair/Replace

Vegetation needs to be trimmed back at least one foot away from exterior walls and roof line.

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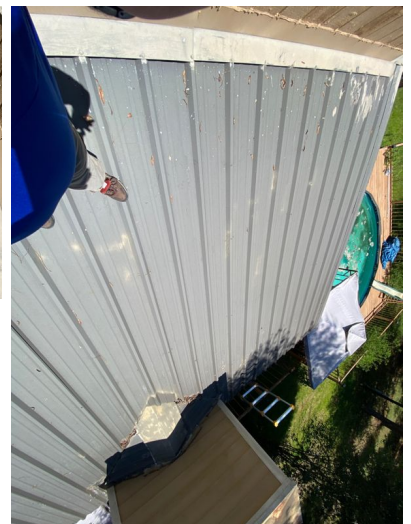


Example Rear Exterior Wall



Example

C. Roof Covering Materials
Types of Roof Covering: Metal



Viewed From: Ladder, Ground, Roof

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

I	NI	NP	D
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Comments:

TREC Limitations:

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 inspectors 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.

1: Metal roof reseal joints

➔Repair/Replace

Metal roof reseal joints



Example Front Exterior Wall



Example Front Exterior Wall

2: Roof - Remove Debris

➔Repair/Replace

Debris on roof can hide hail damage, torn shingles, and other defects. Recommend removing debris and reinspecting for condition of roof.



Front Exterior Wall

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D. Roof Structures & Attics

Viewed From: Ground, Attic, Roof, Ladder

Approximate Average Depth of Insulation: 7 Inches

Comments:

TREC LIMITATIONS:

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.

1: Damaged framing

➔Repair/Replace

Damaged or unusual framing practices need to be further evaluated and repaired by a professional carpenter.



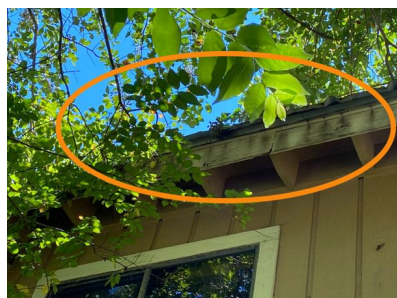
Example



2: Damaged soffit

➔Repair/Replace

Recommend to replace damaged soffit as needed.



Example Rear Exterior Wall Example

3: Insufficient Insulation

➔Repair/Replace

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

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4: Soffit penetration points

➔Repair/Replace

Soffit penetration points should be sealed to help prevent moisture and vermin intrusion.



Example Left Exterior Wall

E. Walls (Interior and Exterior)

Comments:

TREC LIMITATIONS:

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.

1: Caulking repairs needed

➔Repair/Replace

Caulking repairs needed around exterior siding and trim. Repairs are not limited to the photos provided.

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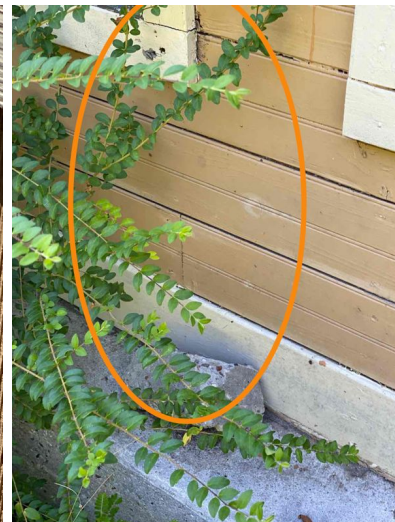
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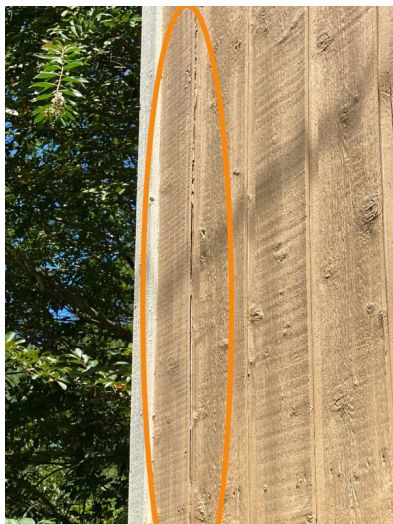
Front Exterior Wall



Example Front Exterior Wall



Example



Example Left Exterior Wall



Example Front Exterior Wall

2: Cracks - Major

➔Repair/Replace

Larger than typical cracks were noted. This condition could be from moisture intrusion or it could be greater than normal movement within the structure and potential structural problems. Recommend further evaluation by a foundation company.



Kitchen



Kitchen

3: Cracks - Minor

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

I	NI	NP	D
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🔴Repair/Replace

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.



Example Front right bedroom

4: Damaged siding

🔴Repair/Replace

Repair or replace damaged exterior siding as needed.



Example Right Exterior Wall



Example Right Exterior Wall



Example Rear Exterior Wall

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Exterior Hall Way

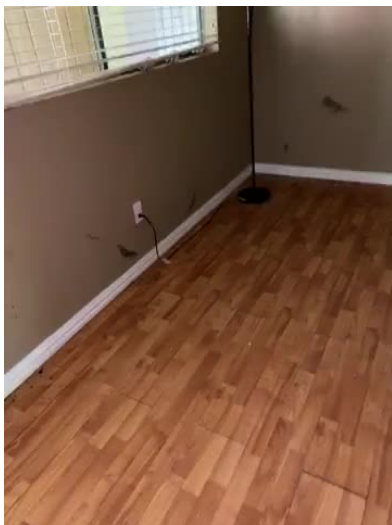


Right Exterior Wall

5: Mold like substance- Need Further Assesment

🔴Repair/Replace

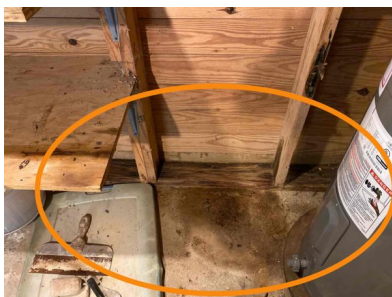
Observed signs of a mold like substance in one or more areas in the structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.



6: Moisture Damaged Framing

🔴Repair/Replace

Moisture damage framing materials should be replaced as needed



Shop

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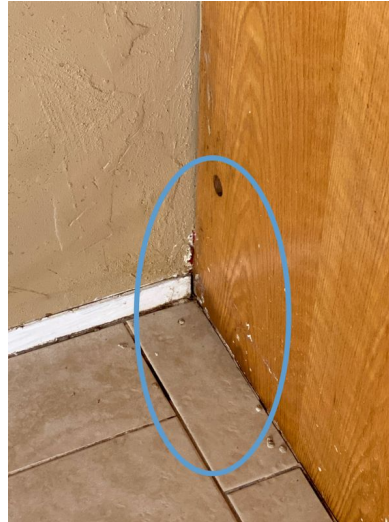
7: Moisture stains on wall

Informational/Monitor

Moisture stains noted. No leaks detected at time of inspection. Recommend to monitor.



Shop



Kitchen

8: Penetration points

Repair/Replace

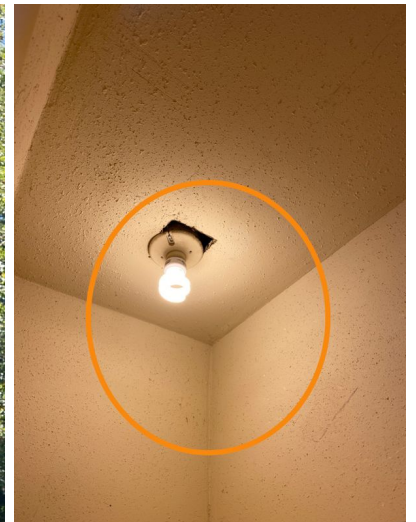
Recommend to seal all penetration points.



Example Left Exterior Wall



Example Rear Exterior Wall



Master closet

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

I	NI	NP	D
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Master closet

F. Ceilings and Floors

Comments:

TREC LIMITATIONS:

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.

1: Floor decking squeaks

🔴Repair/Replace

Loose floor decking is noted. . Recommend to repair as needed.

2: Dip in floor

🔴Repair/Replace

Dip in floor. Recommend further assessment



Example



Kitchen

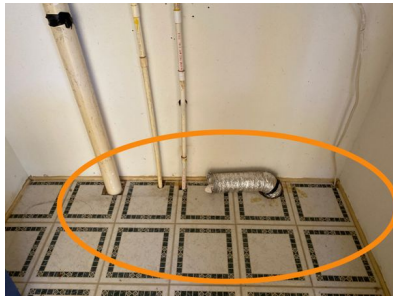
3: Penetration points in Floor

🔴Repair/Replace

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I	NI	NP	D
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Recommend Sealing holes in floors



Laundry

G. Doors (Interior and Exterior)

Comments:



TREC LIMITATIONS:

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.

1: Door Sticks

🔴Repair/Replace

Multiple doors stick and are tough to open. Recommend repair.

[Here is a helpful DIY article](#) on how to fix a sticking door.

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

I	NI	NP	D
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Left Exterior Wall

2: Door will not close

🔴Repair/Replace

Door will not close. Recommend to have repaired.



Master Bathroom

H. Windows

Comments:

TREC LIMITATIONS:

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

Cold Weather Limitation:

During cold weather, condensation and rainbowing between panes of glass, which indicate leaking seals, may not appear at the time of inspection and may appear later during when the weather is warmer. The report can only contain conditions at time of inspection.

1: Damaged Glazing

🔴Repair/Replace

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I	NI	NP	D
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Damaged glazing noted. Recommend to repair as needed.



Example Right Exterior Wall

2: Damaged screens

➔Repair/Replace

Recommend to repair or replace damages window screens.



Master Bedroom

3: Failed Seal

➔Repair/Replace

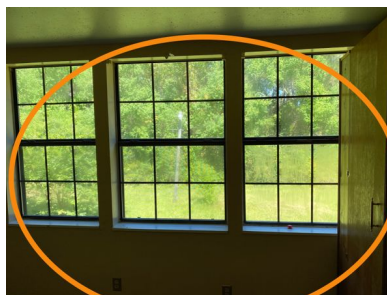
Observed condensation, rainbowing, metallic sheen between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

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Office



Office

4: Window sill rotting

➔Repair/Replace

Window sill rotting. Repair as needed.



Example Guest Bedroom

5: Window would not open

➔Repair/Replace

The window failed to open when testing. Please be advise additional windows may experiance the same issue but where not able to be tested due to furnishings.



Living Room



Living Room

6: Window difficult to open

➔Repair/Replace

Windows found to be difficult to open. This can be an indication of improper installation, settling issues or dirty tracks. Recommend to repair.

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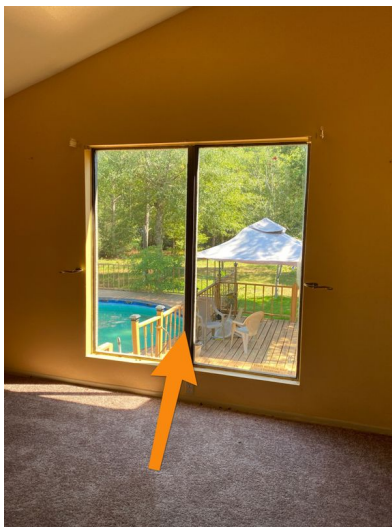


Office

7: No Egress

🔴Repair/Replace

All bedrooms must have some form of egress.



Master Bedroom

I. Stairways (Interior and Exterior)

Comments:

TREC LIMITATIONS:

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

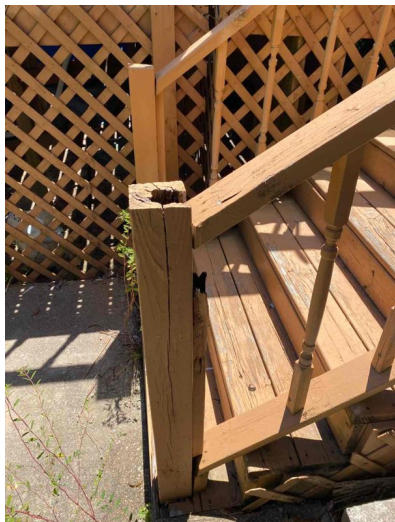
1: Handrail loose

🔴Repair/Replace

Handrail loose. Tighten or repair as needed.

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I	NI	NP	D
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Example

2: Stair Treads Loose

▲Safety Hazard

The stair treads were found to be loose. This condition should be repaired for improved safety. The stair treads were found to be damaged. This condition should be repaired for improved safety.



Example Left Exterior Wall

3: Headroom

🔍Informational/Monitor

There does not appear to be enough headroom in the walkway. Under current building standards the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically.

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J. Fireplaces and Chimneys

Comments:



TREC LIMITATIONS:

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.

1: Fire Place Inoperable

🔴Repair/Replace

The fireplace was not operable at time of inspection. Recommend to have repaired

K. Porches, Balconies, Decks, and Carports

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Deck - Loose Boards

🔴Repair/Replace

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

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I	NI	NP	D
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Example

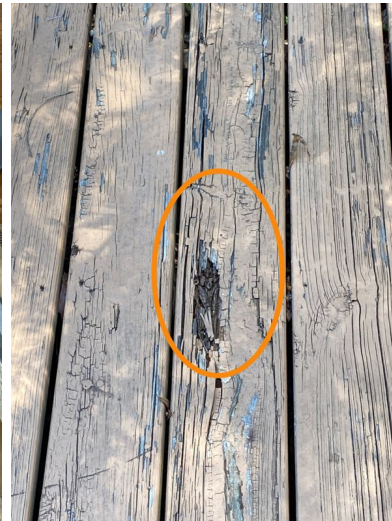
2: Rotted Boards

🔴Repair/Replace

One or more boards are showing signs of rot. Recommend a qualified contractor replace.



Example Front Exterior Wall



Example



Example

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

I	NI	NP	D
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Left Exterior Wall

3: Rotted Post

🔴Repair/Replace

Rotted post. Recommend to replace.



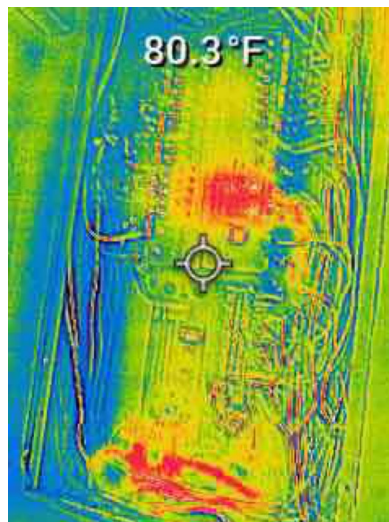
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

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TREC LIMITATIONS:

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

1: Breaker off at time of inspection

🔴Repair/Replace

Breakers off at time of inspection. Recommend to inquire about function with existing homeowner.



Master Closet

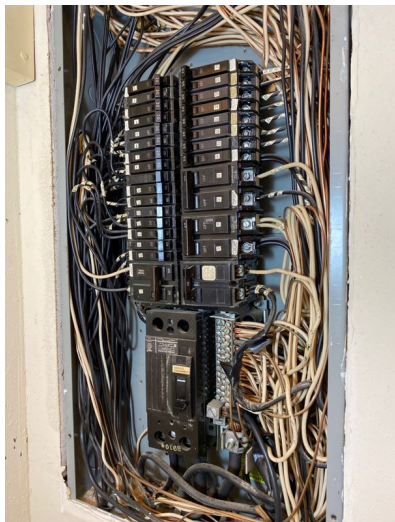
2: Crowded Panel

🔴Repair/Replace

The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable.

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I	NI	NP	D
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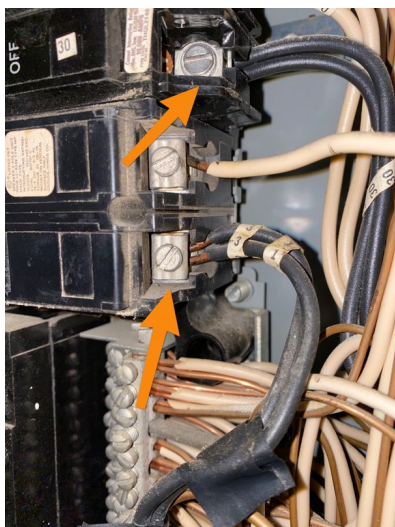


Example

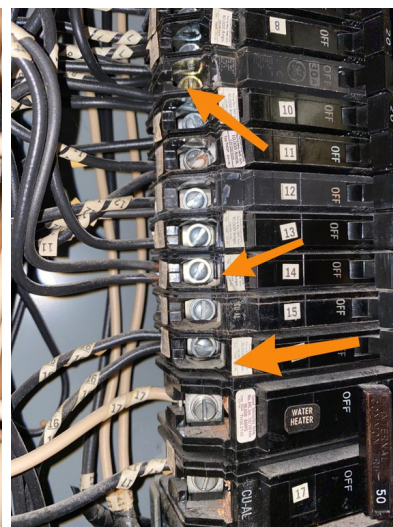
3: Double-tapping on breakers

🔴Repair/Replace

Double-tapping was found on electrical panel breakers. Each breaker should have only one set of wires. Repair as needed. This became a requirement in 2002 by NEC.



Example



Example

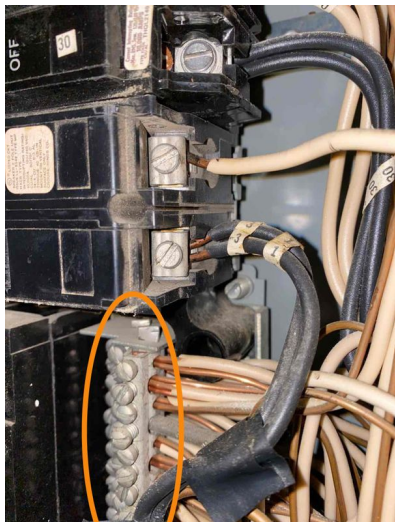
4: Double-tapping on Neutral Bus Bar

🔴Repair/Replace

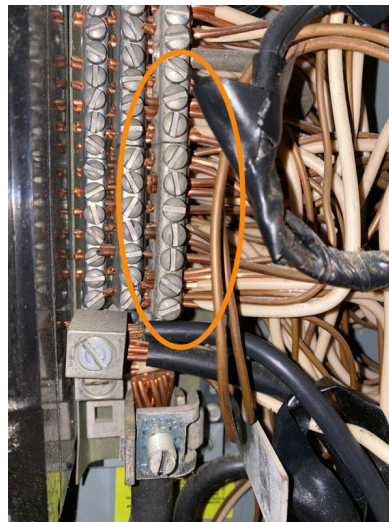
Double-tapping was found on neutral bus bar. This practice was once permitted, but does not meet current NEC code standards. Repair as needed.

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I	NI	NP	D
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Example



Example

5: Double-tapping on Supply Lines

🔴Repair/Replace

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. Repair by licensed electrician.



Example

6: Further evaluation and repair

🔴Repair/Replace

The electrical panel needs to be further evaluated and repaired by a license electrician.

7: Jacket cut too far back

⚠️Safety Hazard

The jacket was found to be cut too far back on the wire. Recommend to repair.

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

I	NI	NP	D
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8: Missing knockout plate

▲Safety Hazard

Need to install a knockout plates.



Shop

9: Not Enough Circuits

⊖Repair/Replace

The main distribution panel does not contain enough circuits to properly serve the home. A larger panel or an auxiliary would be desirable.

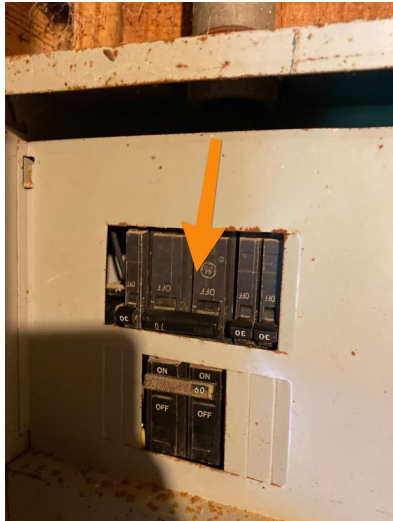
10: Oversized Breakers

⊖Repair/Replace

Oversized breakers within the main distribution panel should be replaced. All breakers serving household branch circuits should be sized at fifteen (15) amps.

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AC Unit

11: Panel Access Obstructed

🔴Repair/Replace

Panel Access Obstructed. A 3 foot clearance is recommended to provide emergency access to electrical panel. Recommend removing obstructions.



Closet

12: Panel Location

🔴Repair/Replace

The electrical panel should not be located in a closet. Recommend to repair as needed.

Section 240-24(d) is vague on this matter. ANSWER: According to Section 240-24(d) of the National Electrical Code (NEC), which says Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as in clothes closets, you are not permitted to do this.

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

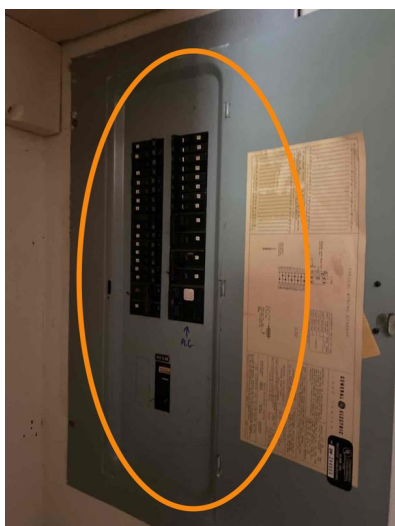
I	NI	NP	D
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13: Panel Missing Labels

🔧 Repair/Replace

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.



Master Closet

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

TREC LIMITATIONS:

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

Photo Sensor Lights:

Outdoor photo sensor lights that allow lights to come on after dusk cannot be tested during a day time inspection. As a result, our company will not be liable if these are found defective.

1: Ceiling Fan Inoperative or noisy

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

I	NI	NP	D
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🔴Repair/Replace

A ceiling fan is inoperative or noisy and should be repaired.



Example Left Exterior Wall

2: Cover Plates Missing

⚠️Safety Hazard

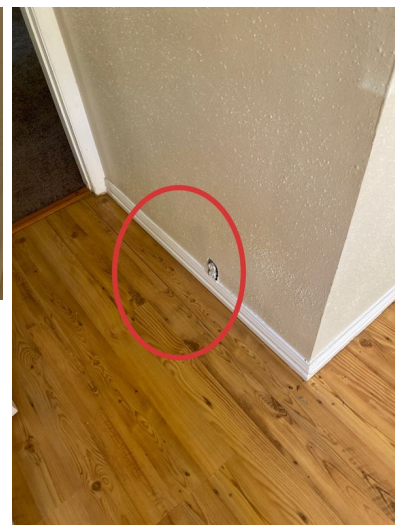
One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Shop



Laundry



Living Room

3: GFCI Not Protected

🔴Repair/Replace

No GFCI protection present. Upgrading to GFCIs is not required until a major remodel is done which requires electrical work. GFCI code was not grandfathered in. Initial requirements were for kitchen and bath protection. It later extended to exterior wall sockets, garage sockets, and laundry room sockets.

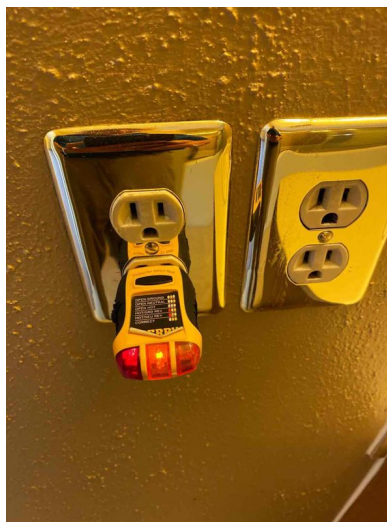
[Here is a link](#) to read about how GFCI receptacles keep you safe.

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

I	NI	NP	D
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Kitchen



Master Bathroom

4: Glass Globes Missing

➔Repair/Replace

The glass globes is missing. Recommend to repair.



Example Rear Exterior



Shop



Laundry

5: Handyman Wiring

➔Repair/Replace

The installation of the distribution wiring is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician. Recommend to have further evaluated and repaired by a licensed electrician.

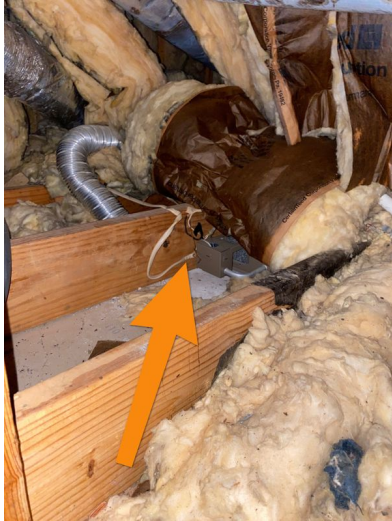
6: Improper Wiring

➔Repair/Replace

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

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

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Attic

7: Light Inoperable

🔴Repair/Replace

One or more lights are not operating. New light bulb possibly needed.



Master Bedroom

8: Outlet Hot Neutral

🔴Repair/Replace

Outlet tested as hot neutral.

Recommend repair by licensed electrician.

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

I	NI	NP	D
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Master Bathroom

9: Outlet has no power

🔧 Repair/Replace

Outlet does not have power. Repair by electrician.



Kitchen



Master Bedroom

10: Smoke detector missing through out

⚠️ Safety Hazard

Smoke detector missing in bedrooms or halls.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of Systems: Central Air, Gas-Fired Heat

Energy Sources: Propane

Manufacturer Info: Goodman -

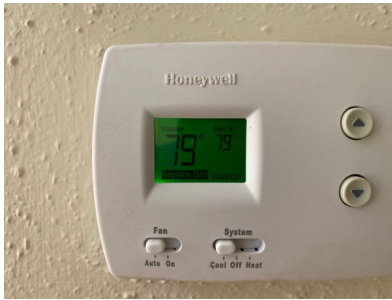
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

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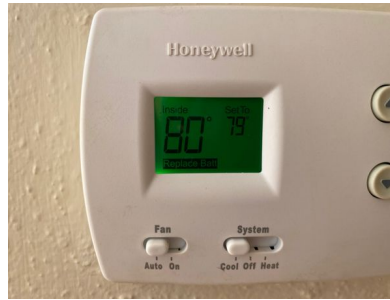
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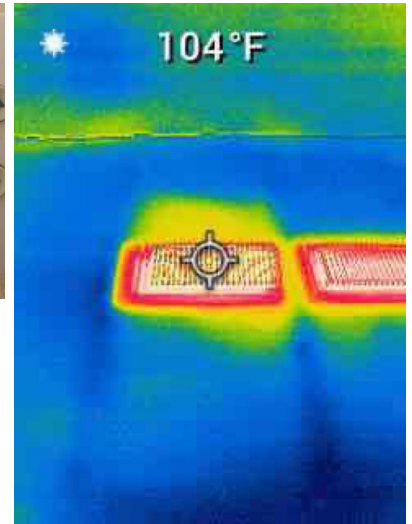
Comments:



Start



End



Unit 1 Register Temp: 104

TREC LIMITATIONS:

The inspector is not required to program digital thermostats or controls; inspect for pressure of the system 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 Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Manufacturer Info: Goodman -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

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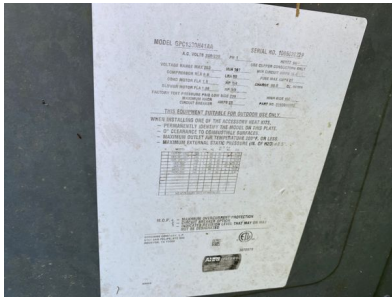
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Main unit

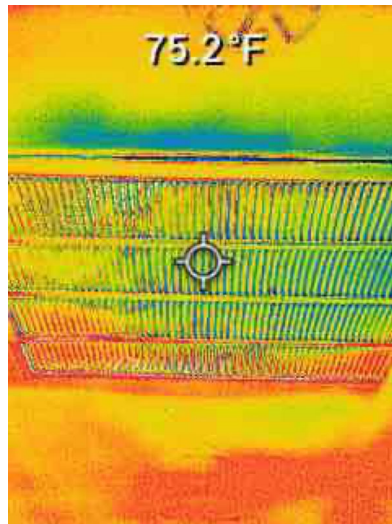
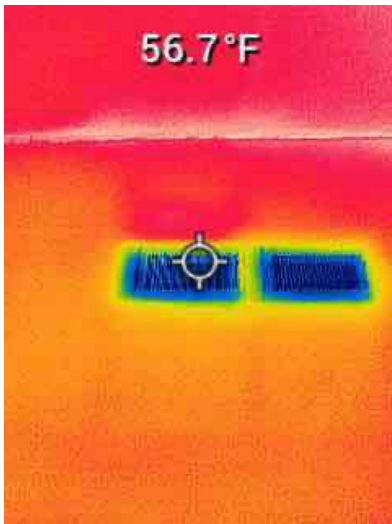


Main unit



Lower level

Comments:



Unit 1 Register/Return Air Temps: 56/75

Unit 1 AC Differential Test: 19

TREC LIMITATIONS:

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

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

Dampners Not Tested:

If HVAC duct dampners are installed, they were not tested because, when they fail, they will fail in the open position.

1: Insulation Missing or Damaged

🔴Repair/Replace

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



Example

2: Thermostat Inop

🔴Repair/Replace

Thermostat is not working. Recommend replacing batteries. If that does not fix it, then repair by HVAC technician.



Lowest level

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C. Duct System, Chases, and Vents

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system 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 Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: None house is on a well



Location of Main Water Supply Valve : At well

Static Water Pressure Reading: 40

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

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Comments:

TREC LIMITATIONS:

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

Remodeled & Vacant Home Limitation:

If a house has been recently remodeled, and/or, if a house has been sitting vacant for an extended period of time, plumbing leaks may not occur during the time of inspection, but may occur later when the home is occupied and the plumbing is put under a normal load.

1: Back splash needs caulking/grout repairs

➔Repair/Replace

Caulking/grout repairs needed at back splash.



Example Master Bathroom

2: Bathtub or shower Caulk/Grout

➔Repair/Replace

Cracked, deteriorated and/or missing grout and caulk should be replaced.

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

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Example Master Bathroom

3: Bathtub Drains Slowly

🔴Repair/Replace

The bathtub was observed to drain slowly, suggesting that an obstruction may exist.



Master Bathroom

4: Caulking repairs around fixture

🔴Repair/Replace

Caulking repairs around a fixture is needed.



Master Bathroom



Guest Bathroom

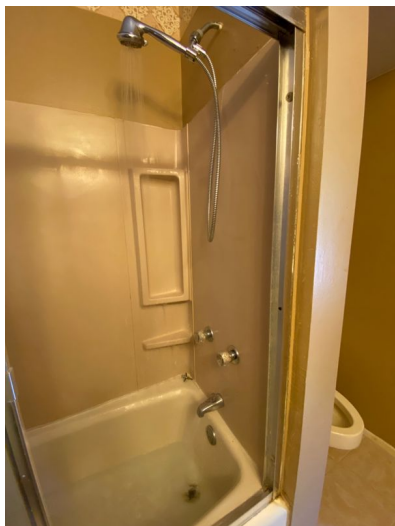
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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5: Diverter Valve

🔴Repair/Replace

Water coming out of tub spicket and shower head at the same time indicates that the diverter valve is not making a complete seal. Recommend to repair.



Master Bathroom

6: Leak at plumbing supply

🔴Repair/Replace

Exterior supply to the left of garage is leaking. Recommend to repair.



Example Left Exterior Wall

7: Minor caulking repairs to tub surround

🔴Repair/Replace

Minor caulking repairs to tub surrounds

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I	NI	NP	D
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Master Bathroom



Guest Bathroom

8: Prior leaks stains under sink

➔Repair/Replace

Prior leaks stains under sink. Recommend monitoring



Kitchen

9: Tile Repair

➔Repair/Replace

The tile bathtub requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should be repaired (if necessary).



Master Bathroom

10: Tiled Shower Improvement

➔Repair/Replace

The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

11: Toilet Running

➔Repair/Replace

The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.

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

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Master Bathroom

12: No water at fixture

🔴Repair/Replace

Fixture failed to produce water when in the on position. Recommend to repair as needed. (We do not turn on closed valves)



Master Bathroom

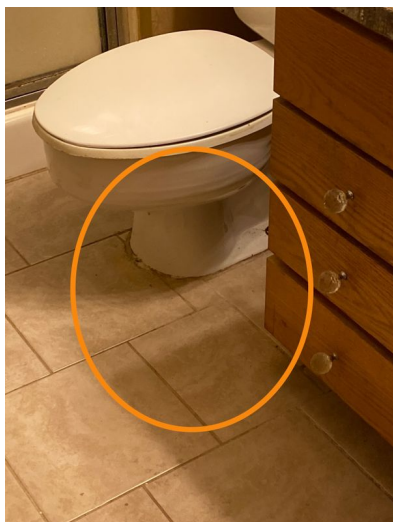
13: Caulk around toilet

🔴Repair/Replace

Recommend sealing toilet to the floor.

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

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Example Master Bathroom

B. Drains, Wastes, & Vents

Comments:

TREC Limitations.:

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

Vacant / Older House Disclaimer:

Based on inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear to be operational at this time with the exceptions noted within this report. However, older homes and vacant homes could have hidden issues with the main sewer line. For example, at the time of inspection, the sewer lines may have leaks and cracks caused by tree roots thus allowing drains to appear normal at time of inspection. After the house is occupied and in use, solids are passed, get caught on the tree roots, and drains begin to drain slowly or to clog.

Visual Inspection:

Detecting small water leaks behind the walls can be very difficult, if not impossible to detect. We use thermal imaging cameras and moisture sensors which are used when we suspect that a problem might exist. A small leak may still go undetected. Home inspectors perform visual inspections only. Walls are not opened up and ground is not dug up to inspect the condition of the plumbing.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 Gallons

Manufacturer Info: Rheem -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

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Comments:

TREC LIMITATIONS:

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.

1: No hot water at time of inspection

➔ Repair/Replace

No hot water at any faucet in house. If electricity or gas was turned on just prior to inspection, it may not have had time to heat water. Recommend further evaluation.

D. Hydro-Massage Therapy Equipment

Comments:

TREC LIMITATIONS:

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

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

V. APPLIANCES

A. Dishwashers

Comments:

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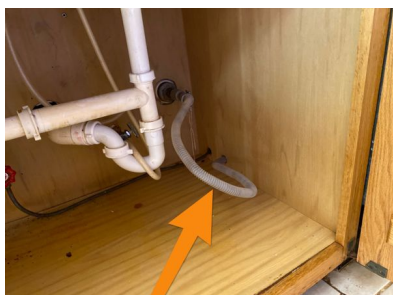
TREC LIMITATIONS:

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.

1: High Loop missing or improperly Installed.

🔴Repair/Replace

Code (section 4715.1250). A high loop shall be installed as high as possible under the countertop. An alternative to installing a high loop is to install an air gap at the kitchen sink.



Kitchen

B. Food Waste Disposers

Comments:

TREC LIMITATIONS:

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

C. Range Hood and Exhaust Systems

Comments:

TREC LIMITATIONS:

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.

1: Exhaust Fan Inoperable

🔴Repair/Replace

Exhaust fan was inoperable. Recommend a qualified contractor repair.

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

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2: Range Hood Light Inoperative

🔴Repair/Replace

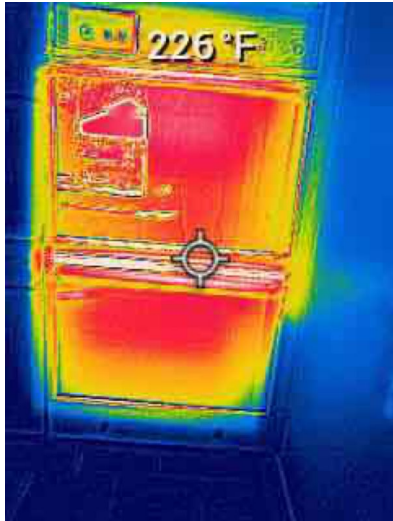
The range hood light is inoperative and should be repaired.



D. Ranges, Cooktops, and Ovens
Comments:

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

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TREC LIMITATIONS:

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.

1: Burner Not Lighting

🔴Repair/Replace

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.



All burners would not light

2: Cooktop Inoperable

🔴Repair/Replace

Cooktop is not operational at this time. Recommend to repair

3: Control Knob Damaged

🔴Repair/Replace

A control knob on the electric range is damaged and is need of repair.

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

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- E. Microwave Ovens**
Comments:
TREC LIMITATIONS:
 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.

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

- G. Garage Door Operators**
Comments:
TREC LIMITATIONS:
 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.

- H. Dryer Exhaust Systems**
Comments:
TREC LIMITATIONS:
 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.

- 1: Clean vent**
➔ **Repair/Replace**
 Vent needs to be cleaned

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
TREC LIMITATIONS:
 TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.

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Soakers hoses can not be examined for effectiveness.

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

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Inspection Limitations:

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

Pool Leak Test Not Performed:

Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

C. Outbuildings

D. Private Water Wells

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

E. Private Sewage Disposal (Septic) Systems

TREC LIMITATIONS:

TREC LIMITATIONS: This inspection is based upon an on-site inspection of the septic system as found. Since there is no way to verify the size and/or condition of the tankage or lines without excavating, this is an estimate based upon information giving and probing. There are no guarantees, expressed or implied, that accompany this opinion. The inspector is not required to excavate or uncover the system or its components; determine the size, adequacy, or efficiency of the system; or determine the type of construction used.

F. Other

G. Elevator

Elevator :

The interior shaft and motor are not viable at time of operation. The inspector will not operate the emergency stop nor the emergency call feature at time inspection.

H. Boat Lift

I. Jet Ski Lift

J. Docks & Piers Inspection

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Restricted visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

K. Bulkhead Inspection

Restricted Visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

L. Outdoor Kitchen Inspection

Limitation:

Magnolia Home Inspection Inspectors are not licensed foundation engineers. An elevation plot tool is used to determine the deflection of the foundation from a central point. Once deflection is determined, Magnolia Home Inspectors can render an opinion as to whether further assessment of the foundation by a foundation engineer is warranted. We cannot make any claim as to the whether the foundation is or is not performing as intended based upon a single elevation survey.

Ideally, several elevation plots would be taken over time to determine how the foundation is performing. We do not have access to prior elevation surveys if any were taken. This is a single measurement and cannot be used to indicate that the foundation has failed without further assessment by a foundation engineer.

Cosmetic issues (dry wall cracks, cracks in brick and mortar in brick veneer, will occur before structural issues occur. These are precursors to structural damage and should be taken seriously.