



**BPG Inspection, LLC**



**19059 Painted Boulevard  
Porter TX 77365**

Client(s): Carlson  
Inspection Date: 10/8/2020  
Inspector: Murray Campbell , TREC #22455

---

**Prepared For:** Christina Carlson  
 \_\_\_\_\_  
 (Name of Client)

**Concerning:** 19059 Painted Boulevard, Porter, TX 77365  
 \_\_\_\_\_  
 (Address or Other Identification of Inspected Property)

**By:** Murray Campbell TREC #22455 / BPG Inspection, LLC      10/8/2020  
 \_\_\_\_\_  
 (Name and License Number of Inspector)      (Date)

\_\_\_\_\_  
 (Name, License Number of Sponsoring Inspector)

---

**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

---

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

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

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

---



---

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

<b>Style of Home:</b> Single Family, One Story	<b>Age Of Home:</b> 2015	<b>Home Faces:</b> South
<b>Vacant or Occupied:</b> Occupied	<b>Utilities Active:</b> All	<b>Client(s) Present:</b> Yes, Buyer, Owners
<b>Weather:</b> Partly Cloudy, Light Rain	<b>Temperature:</b> Over 70	<b>Rain in last 3 days:</b> No
<b>Ground/Soil Condition:</b> Dry	<b>Ancillary Services:</b> None	<b>Recommended Professionals:</b> Foundation, Licensed HVAC, Appliance, General Labor, Window


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 845034
  - Client's Last Name: Carlson
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action / Consideration Items

### STRUCTURAL SYSTEMS

#### Doors (Interior and Exterior)

- 1. The occupant door leading from the attached garage into the house is not self closing. I recommend installing/ adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.

#### Windows

- 2. Window sash springs need adjustment or repair to allow windows to remain completely open, most notably in the right middle bedroom, and living room

### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Cooling Equipment

- 3. The cooling system plenum shows signs of past excessive moisture conditions (bio-growth stains). This is common for cooling systems that are installed in a interior closet, or even in the attic. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage. Consider having the unit serviced by a licensed HVAC technician.

### APPLIANCES

#### Dishwashers

- 4. Water leaks at the bottom of the dishwasher. The source could not be readily identified. Have the unit evaluated and repaired by a qualified appliance contractor.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services

Legend

No Action Items Found

Action Item

Consideration Item

STRUCTURAL SYSTEMS			
A.	Foundations	X	
B.	Grading and Drainage	X	
C.	Roof Covering Materials	X	
D.	Roof Structures and Attics	X	
E.	Walls (Interior and Exterior)	X	
F.	Ceilings and Floors	X	
G.	Doors (Interior and Exterior)	X	<input checked="" type="checkbox"/>
H.	Windows		<input checked="" type="checkbox"/>
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	
ELECTRICAL SYSTEMS			
A.	Service Entrance and Panels	X	
B.	Branch Circuits, Connected Devices, and Fixtures	X	
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			
A.	Heating Equipment	X	
B.	Cooling Equipment	X	<input checked="" type="checkbox"/>
C.	Duct Systems, Chases, and Vents	X	
PLUMBING SYSTEM			
A.	Plumbing Supply, Distribution Systems and Fixtures	X	

B.	Drains, Wastes, and Vents	X	
C.	Water Heating Equipment	X	
D.	Hydro-Massage Therapy Equipment	X	
E.	Other	X	
APPLIANCES			
A.	Dishwashers		<input checked="" type="checkbox"/>
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators	X	
H.	Dryer Exhaust Systems	X	
I.	Other	X	
OPTIONAL SYSTEMS			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal (Septic) Systems	X	
F.	Other	X	

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

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

**Type of Foundation(s):** Post-tension slab

**Foundation method of inspection:** Visual inspection of exterior

**Foundation performance:** Performing as intended. No significant problems observed

**Comments:**

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

Corner cracks were observed at the corners of the slab foundation. Cracks of this nature are typical and occur when the exterior veneer is warmed by the sun and the wall expands. This condition is also a conducive condition for termite infestations. I recommend you contract foundation expert to repair mortar as needed to prevent further separation. Sidewalk repair caulking is the typical product used for this repair.



front, rear and sides of home foundation of home has honeycomb condition. A honeycomb area in a foundation is the result of improper vibration or settling of the concrete thus leaving voids and pockets in the wall. Injecting a urethane resin under pressure will seal and fill these voids and pockets thus stopping potential for leaking and further deterioration of area.





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

I	NI	NP	D
---	----	----	---

B. Grading and Drainage

Comments:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass/asphalt

**Approximate Age of Roof:** Estimated, 5-7 Years Old

**Roof Viewed From:** Walked roof, Ground, Ladder, Viewed from ladder at Eave

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

The roof covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.



Mounting a satellite dish directly through the roof deck is not recommended. The preferred installation is on side of wall or eaves. In it's current installation, extra sealant is recommended on the fastening bolts.



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

I NI NP D

D. Roof Structures and Attics

**Method used to observe attic:** Entered attic and performed a visual inspection

**Roof Structure:** 2 X 6 Rafters

**Roof Ventilation:** Soffit Vents, Passive

**Attic Access Info:** Scuttle hole

**Attic Insulation:** Approximate, 13+ Inches

**Comments:**

Only areas of the attic determined accessible by the inspector are inspected.

The structure was in good condition. No leaks were active or apparent at time of inspection. Insulation determined to be at acceptable levels/depths. At accessible areas inspected.



E. Walls (Interior and Exterior)

**Wall covering/siding type:** Brick, Stone, Wood, Cement fiberboard

**Comments:**

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include cosmetic damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

Noted areas of siding trim and edges that have missing or deteriorated caulking. These areas can be a point of water infiltration if not addressed. Noted no evidence at interior sides of home areas with previous water infiltration at time of inspection. Recommend fully and properly sealing all areas affected.

F. Ceilings and Floors

**Ceiling Structure:** 2X6

**Comments:**

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

There is evidence of previous repairs on the ceiling in the right middle bedroom. There was no prior disclosure

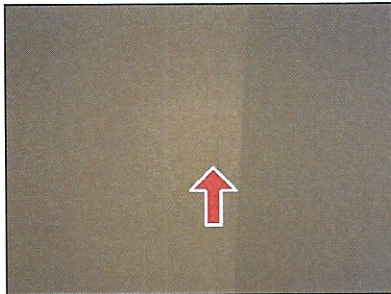
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

I	NI	NP	D
---	----	----	---

of this repair, and no evidence of damage in the attic. I recommend you query the owner for the history on this area.



Cracks on ceiling in various areas, consistent with structural settling. Repair as needed.



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

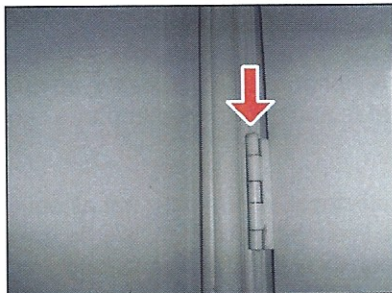
Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

All accessible doors were operated and found to be functional. Doorbell system present and operational with no concerns noted.

Recommend replacing all missing door stops.

The occupant door leading from the attached garage into the house is not self closing. I recommend installing/adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.



**H. Windows**

**Window Type:** Aluminum Frame, Double Pane

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but

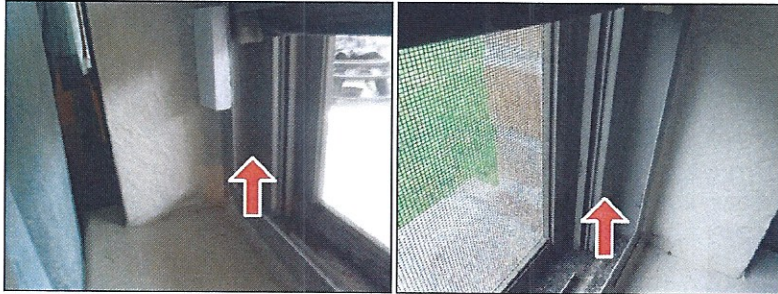
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

I	NI	NP	D
---	----	----	---

complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

All accessible windows were opened and found to be in operable condition.

Window sash springs need adjustment or repair to allow windows to remain completely open, most notably in the right middle bedroom, and living room



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.

K. Porches, Balconies, Decks, and Carports

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

L. Other

Comments:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity.

## II. ELECTRICAL SYSTEMS

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

**Electrical Service:** Below ground, Aluminum, 240 volts

**Main Breaker:** 125 AMP

**Sub-Panel Capacity:** Adequate

**Panel Type:** Circuit breakers

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

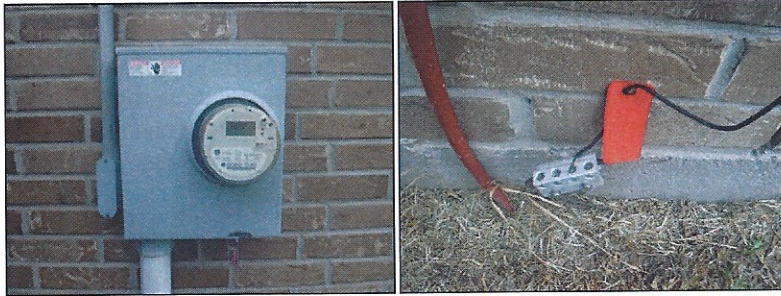
I NI NP D

**Ground System:** Ufer ground (conductor bonded to foundation rebar), Driven Ground Rod, Gas Pipe Bond Present

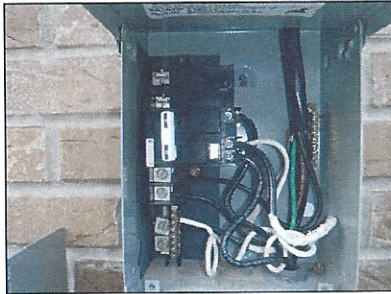
**Electric Panel Manufacturer:** SQUARE D

Comments:

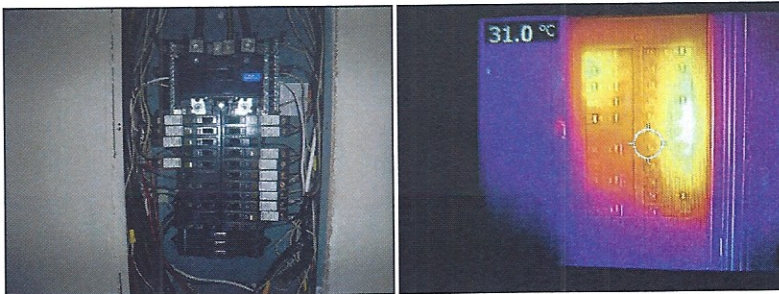
System panels installed correctly, grounded and bonded.



The sub panel box is located in/at the at right side of home.



The main panel box is located in/at the Garage.



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

**Type of Wiring:** NM (non-metallic sheathed)

**Type of Branch Circuit Wiring:** Copper

Comments:

It is recommended that smoke detector batteries are replaced semi-annually. Smoke detectors should be replaced every 10 years. Initiate and practice plans for escape periodically. Failure to repair defective or install absent alarms, detectors and other safety devices immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and read the following links: [www.cpsc.gov](http://www.cpsc.gov) and [www.nfpa.org](http://www.nfpa.org)

Smoke alarms were functional.

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

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

I NI NP D

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

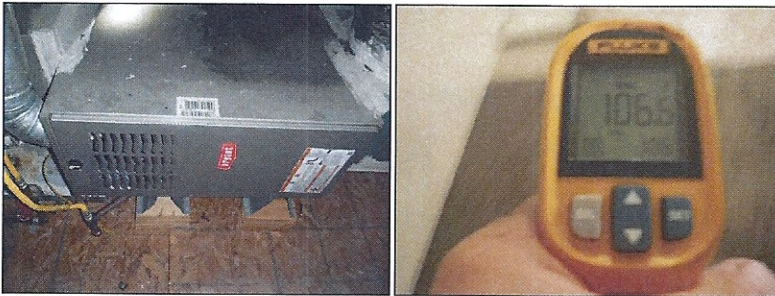
Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

A. Heating Equipment

**Type of Systems:** Forced Air  
**Heating Energy Sources:** Gas  
**Number of Heat Systems (excluding wood):** One  
**Furnace/Air Handler Age:** 2015  
**Location of Secondary pan drain line:** Right

**Comments:**

The unit functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.



B. Cooling Equipment

**Type of Cooling Systems:** Central air conditioner unit  
**Coolant Type:** R-410A  
**Temperature Differential:** 17 Degrees  
**Number of Cooling Systems:** One  
**A/C Age:** 2015

**Comments:**

The main unit functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained.

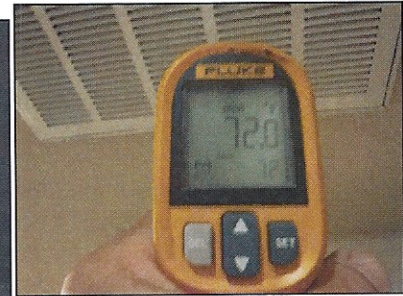
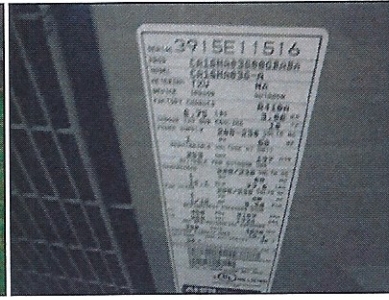
I = Inspected

NI = Not Inspected

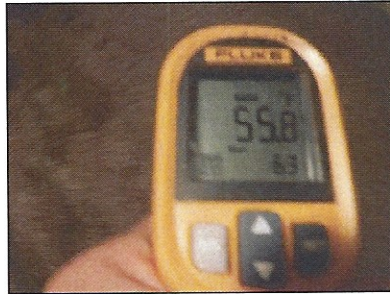
NP = Not Present

D = Deficient

I NI NP D

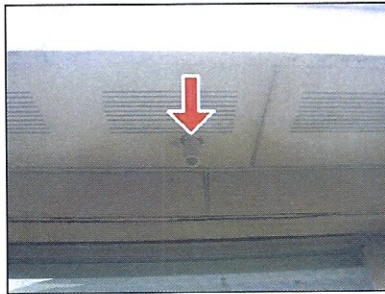


Return a/c vent

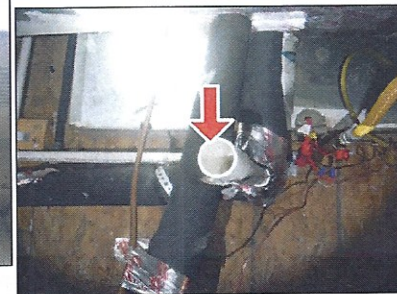



Supply a/c vent

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.



A/C secondary drain locate right side of residence.



 The cooling system plenum shows signs of past excessive moisture conditions (bio-growth stains). This is common for cooling systems that are installed in a interior closet, or even in the attic. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage. Consider having the unit serviced by a licensed HVAC technician.



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

I	NI	NP	D
---	----	----	---

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

**Ductwork:** Insulated Flex Duct, Insulated Duct Board

**Comments:**

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

The temperature differentials were off by more than 5 degrees when measured at random vents. This may be corrected by balancing ducts and will provide a more even temperature distribution throughout the house.

**IV. PLUMBING SYSTEM**

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless other wise noted. Clothes washing machine and Icemaker hose bibs are not tested.

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

**Location of water meter:** Left Side, Front

**Location of main water supply valve:** Left Side

**Static water pressure reading:** 58 PSI

**Water Source:** Public

**Plumbing Water Supply (into home):** PVC

**Plumbing Water Distribution (inside home):** PEX

**Gas Meter Location:** Left side

**Comments:**

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 58 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



Main water meter located front left of residence.



Main water shut off located left side of residence.



gas meter located left side of residence.

**☒☐☐☐ B. Drains, Wastes, and Vents**

**Location of drain cleanout:** Right side (facing front)

**Plumbing Waste:** PVC

**Washer Drain Size:** 2" Diameter

**Comments:**



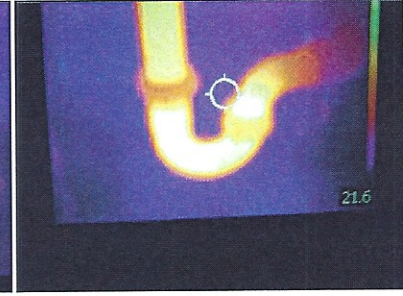
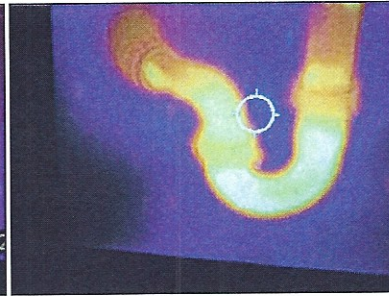
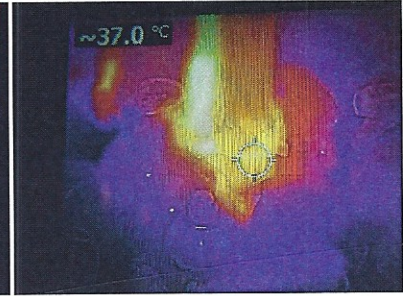
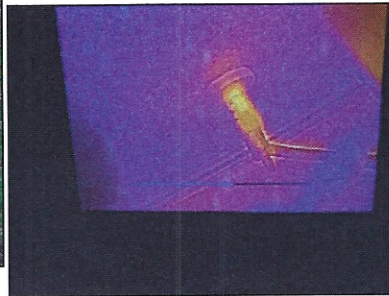
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

I	NI	NP	D
---	----	----	---

Drains and vents functioned normally. All sinks/tubs were filled to perform leak test of P-trap with no concerns noted.



Cleanout located right side of residence.



C. Water Heating Equipment

**WH Energy Sources:** Gas

**Capacity:** 40 Gallon

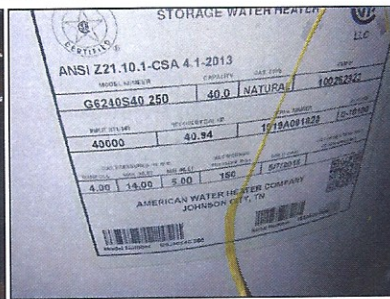
**Water Heater Age:** 2015

**Water Heater Location:** Attic

**Comments:**

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

The water heater functioned normally at time of inspection.



Temperature readings at sinks were measured at a higher than suggested setting. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy and save money. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns. Consumers should consider lowering the thermostat to the lowest settings that will satisfy hot water needs for all clothing and dish washing machines.

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

I	NI	NP	D
---	----	----	---



D. Hydro-Massage Therapy Equipment

Comments:  
In-Line water heaters are not tested.

E. Other

Comments:

## V. APPLIANCES

A. Dishwashers

Comments:

Water leaks at the bottom of the dishwasher. The source could not be readily identified. Have the unit evaluated and repaired by a qualified appliance contractor.



B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



C. Range Hood and Exhaust Systems

Comments:

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

I NI NP D

Functional with no concerns noted. Average life expectancy - 15 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



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

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

Cooktop and oven functional at time of inspection. Average industry average life expectancy 10 to 18 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



**E. Microwave Ovens**

Comments:

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

Appliance was functional at time of inspection. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

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

I	NI	NP	D
---	----	----	---

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

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

The fans were functional, and vented to the exterior as required. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

G. **Garage Door Operators**

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

H. **Dryer Exhaust Systems**

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

I. **Other**

Comments:

**VI. OPTIONAL SYSTEMS**

A. **Landscape Irrigation (Sprinkler) Systems**

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

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

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

C. **Outbuildings**

Comments:

D. **Private Water Wells (A coliform analysis is recommended)**

Comments:

E. **Private Sewage Disposal (Septic) Systems**

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

F. **Other**

Comments:

# TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

19059 Painted Blvd.

Inspected Address

Porter

City

77365

Zip Code

## SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Excellence in Pest Control 1B. 13059  
Name of Inspection Company SPCS Business License Number

1C. 17547 Indian Trail Porter TX 77365 281-354-4426  
Address of Inspection Company City State Zip Telephone No.

1D. Misty Oser 1E. Certified Applicator  (Check One)  
Name of Inspector (Please Print) Technician

1F. October 8, 2020 2. Unknown Seller  Agent  Buyer   
Inspection Date Name of Person Purchasing Inspection Management Co.  Other

3. Unknown 4. REPORT FORWARDED TO: Title Company or Mortgagee  Purchaser of Service   
Owner / Seller Seller  Agent  Buyer

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

19059 Painted Blvd.

Porter

77365

Inspected Address

City

Zip Code

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. One-story residence

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab [x] Pier & Beam [ ] Pier Type: \_\_\_\_\_ Basement [ ] Other: \_\_\_\_\_
Siding: Wood [ ] Hardie Plank [x] Brick [x] Stone [ ] Stucco [ ] Other: \_\_\_\_\_
Roof: Composition [x] Wood Shingle [ ] Metal [ ] Tile [ ] Other: \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: None

If treating for subterranean termites, the treatment was: Partial [ ] Spot [ ] Bait [ ] Other [ ]
If treating for drywood termites or related insects, the treatment was: Full [ ] Limited [ ]

6B. None

Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes [ ] No [ ] List Insects: \_\_\_\_\_

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:

Misty Oser

0557241

7A. Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

Kenneth Oser 0561390

7B. Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A: Electric Breaker Box [ ]
Water Heater Closet [ ]
Beneath the Kitchen Sink [x]

8B: Date Posted: October 8, 2020

9A. Were any areas of the property obstructed or inaccessible? Yes [x] No [ ]
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic [ ] Insulated Area Of Attic [x] Plumbing Areas [x] Planter Box Abutting Structure [ ]
Deck [ ] Sub Floors [ ] Slab Joints [ ] Crawl Space [ ]
Soil Grade Too High [ ] Heavy Foliage [ ] Eaves [x] Weepholes [ ]
Other [x] Specify: Add on slab

10A. Conditions conducive to wood destroying insect infestation: Yes [ ] No [x]
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

Wood To Ground Contact (G) [ ] Formboards Left In Place (I) [ ] Excessive Moisture (J) [ ]
Debris Under Or Around Structure (K) [ ] Footing Too Low Or Soil Line Too High (L) [ ] Wood Rot (M) [ ] Heavy Foliage (N) [ ]
Planter Box Abutting Structure (O) [ ] Wood Pile In Contact With Structure (Q) [ ] Wooden Fence Contact With The Structure (R) [ ]
Insufficient Ventilation (T) [ ] Other (C) [ ] Specify: \_\_\_\_\_

Table with 4 columns: Inspection Reveals Visible Evidence in or on the structure, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

None

11G. Visible evidence of None has been observed in the following areas: None

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

Inspected Address

City

Zip Code

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes  No

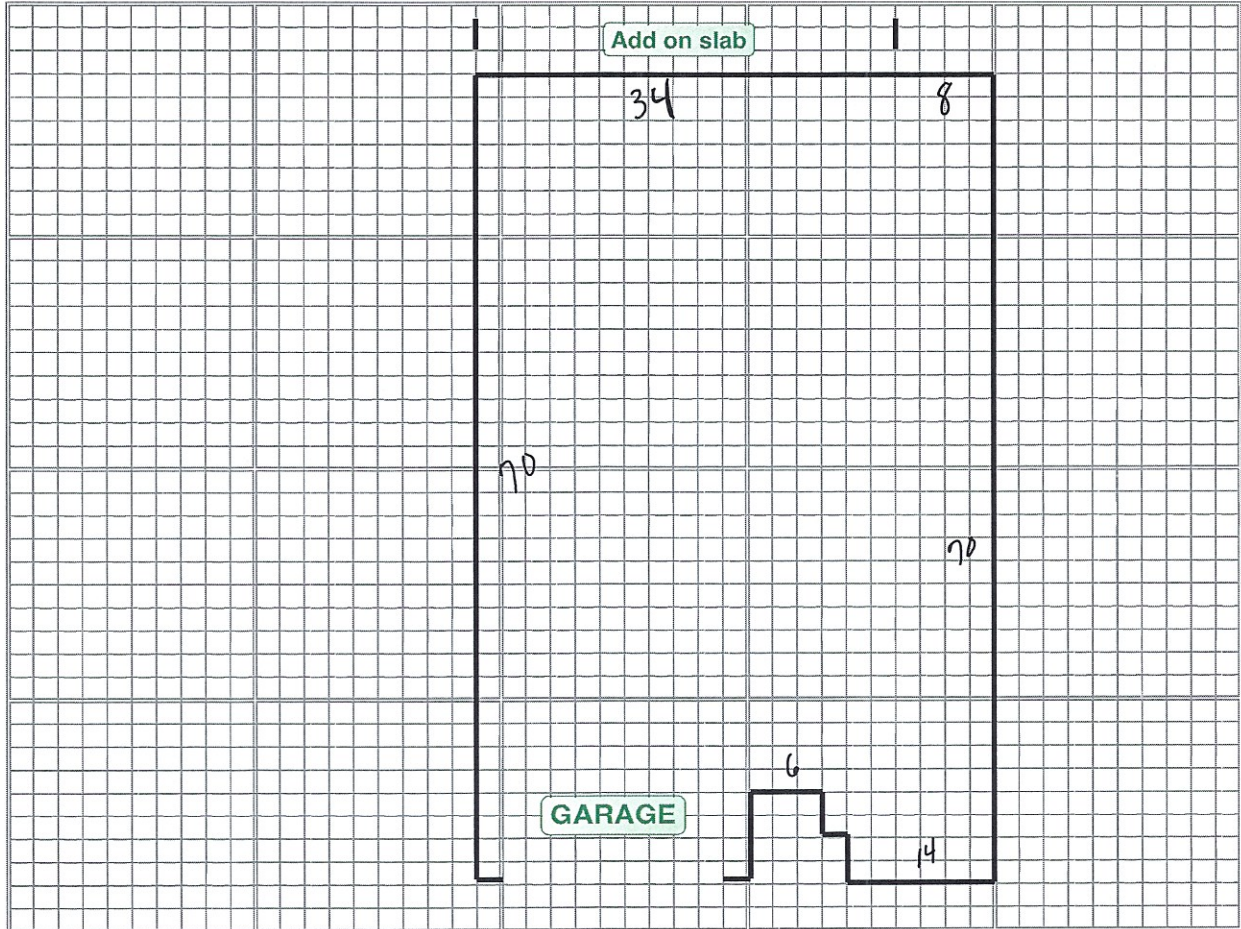
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes  No  Specify reason:

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants;

Other(s) - Specify \_\_\_\_\_



Additional Comments: \_\_\_\_\_

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: None

Signature of Purchaser of Property or their Designee \_\_\_\_\_

Date \_\_\_\_\_

Customer or Designee Not Present

Buyer's Initials \_\_\_\_\_

