



## HOME INSPECTIONS INC.

Houston, Texas 77084

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**Prepared For:** Christina Peterson

(Name of Client)

**Concerning:** 1922 Mistyvale Court Richmond, Texas 77406

(Address or Other Identification of Inspected Property)

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**By:** Thomas Martin #7790

(Name and License Number of Inspector)

March 23, 2020

(Date)

ICC Residential Building Inspector #5272454-B1

ICC Residential Electrical Inspector #5272454-E1

ICC Residential Plumbing Inspector #5272454-P1

ICC Residential Mechanical Inspector #5272545-M1

ICC Residential Combination Inspector #5272545-R1

Level 1 Infrared Thermographer #IMT16200

Certified Pool Operator CPO# 469769

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

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov). The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below. THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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

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Report Identification: 200322-2 1922 Mistyvale Court

future events or changes in performance due to changes in use or occupancy. If 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 the 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 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** **Important Agreement and Limitation**

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

I	NI	NP	D	Inspection Item
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**Note: Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

**Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.**

**HOW TO INTERPRET THIS REPORT**

Property inspected was  Occupied  Vacant  
 Parties present at inspection  Buyer  Seller  Listing Agent  Buyers Agent  
 Weather Condition during inspection  Sunny  Overcast  Raining  Snowing  
 Outside temperature during inspection 75° Time of inspection 1300  
 For all purposes of this report the house faces  North  South  East  West

**★ Items required as deficient will begin with a bullet all others will be considered comment items. All items should be repaired by a licensed qualified professional.**

General Description: Two-story single-family residence; brick, cement fiber board and wood exterior; 3-car attached garage.



1922 Mistyvale Court  
 Richmond, Texas 77406

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## I. STRUCTURAL SYSTEMS

### A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

(An opinion on performance is mandatory.):

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations is recommended due to the expansive nature of the areas load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

#### Comments:

Note: The foundation is reinforced concrete slab on grade.

Note: A visual inspection of the foundation revealed no evidence of abnormal movement at the time of inspection. The foundation is performing as intended at the time of inspection.

Note: The foundation has evidence of previous repair. Recommend that the buyer consult with the seller to see if there is a transferable warranty of the foundation.

Note: The foundation has corners that have spalled. Corner spalling is cosmetic and has no effect on foundation performance but can mask the presence of termites entering the home. The insects can enter between the separations in the concrete. Recommend quarterly treatment from a licensed pest control operator.



- ★ There is exposed steel on the foundation; remove the rust and apply a primer coat and then cover with a high strength non-shrink grout.



I	NI	NP	D	Inspection Item
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**A. Foundations cont.** (If all crawl space areas are not inspected, provide an explanation.)

Comments:

- ★ There is a hole at the back side of the garage that should be filled.



**B. Grading & Drainage**

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

Comments:

- ★ The soil level is too high at areas around the brick veneer. There should be a minimum of 4 inches of foundation exposure from the bottom of the brick to soil and 2 inches to paved surfaces reduce the chance for water intrusion during flooding conditions and easier to detect insects entering the home. REF R404.1.6



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I NI NP R Inspection Item

**B. Grading & Drainage cont.**

Comments:

- ★ The soil level is too high around the wood siding material; master shower and garage area. There should be 4-6 inches clearance from the top of the soil to the bottom of the siding material. This condition is conducive to wood rot and wood destroying insects.



- ★ The bricks, stored items and debris should be removed away from the foundation to prevent masking evidence of wood destroying insects entering the residence.
- ★ There is a stump in contact with the foundation and should be cut below ground and add stump rot. It is conducive for wood destroying insects.



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I	NI	NP	R	Inspection Item
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**B. Grading & Drainage cont.**

Comments:

- ★ There are several low areas around the house and garage that allow standing water. Recommend doing one or more of the following if water is still present an hour after raining; re-grading the area, installing a gutter system, or installing an underground drainage system. Standing water can cause foundation problems, mosquito infestations and lawn disease.



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I	NI	NP	R	Inspection Item
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**C Roof Covering** (If the roof is inaccessible, report the method used to inspect)

The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined).

Comments:

Roof Observed from  Roof  Ladder  Ground

Roof Condition  Good / New  Average  Aged

TYPE(S) OF ROOF COVERING:

Note: The roof type is composition shingles over wood sheathing.

Note: There were areas of roof repairs observed from limb damage at the front of the roof.



★ There are tree limbs on or very near the roof. Tree limbs should be a minimum of 4 feet from the roof to allow for strong windy days without contact.





I	NI	NP	D	Inspection Item
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**C Roof Covering Cont.**

Comments:

- ★ The roof is at the end of life in this inspector's opinion due to the following conditions; many worn shingles, curled ends and loss of granules. Buyer should budget for a new roof in the future.



FLASHINGS: Good

ROOF PENETRATIONS:

- ★ The heater exhaust vent is missing the storm collar on the pipe.



I	NI	NP	D	Inspection Item
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**C Roof Covering Cont.**

Comments:

**EVIDENCE OF ROOF WATER PENETRATION:**

Note: There was no visible evidence of water penetration at the time of inspection.

**ATTIC VENTILATION & SCREENING:**

- ★ The soffit ventilation screen is damage at areas that can allow access to the home by rodents and birds.



**RAIN GUTTERS & DOWNSPOUTS:**

Note: Recommend gutters at all sides of the house to prevent water splashing on the home and erosion of the soil due to roof water runoff and with underground drains at low areas to prevent standing water.



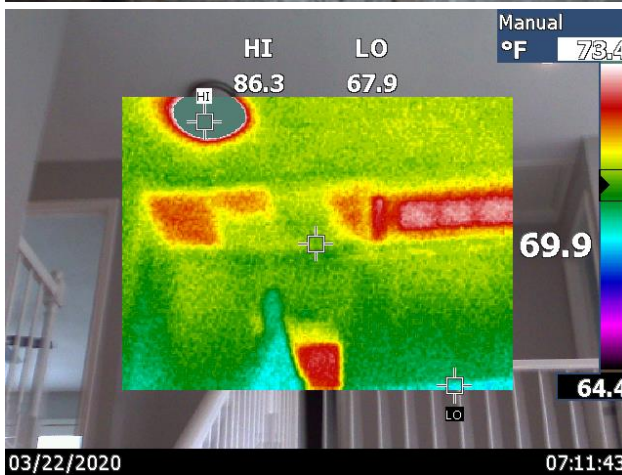
I	NI	NP	D	Inspection Item
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**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)  
 The inspector will identify the type of roof structure and inspect the roof. He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, or damage to the roof may occur as a result from walking the roof.

Comments:

Roof Type:  Wood frame  Truss frame  Flat roof  
 Attic ventilation:  Soffit vents  Exhaust ports  Gable vents  
 Ridge vents  Wind Turbine(s)  Power Turbine(s)  
 Insulation Type:  Blown/loose  Rolled  Batten  
 Approximate Depth of Attic Insulation: 0-10 inches  
 Approximate Depth of Vertical Insulation: None visible

- ★ There is evidence of rodents in the attic by trampled, uneven insulation and of rodent droppings. Recommend quarterly pest control and eradication by a licensed professional.
- ★ The insulation installed in the attic is missing, uneven and misplaced throughout the attic. The thermal images show temperature differential and transfer of heat. Recommend installing 12 inches of loose fill attic insulation or the equivalent of an R-30 value to make the home more efficient. An R-30 value is the recommend R-value for this region. REF IRC TABLE N11023.1

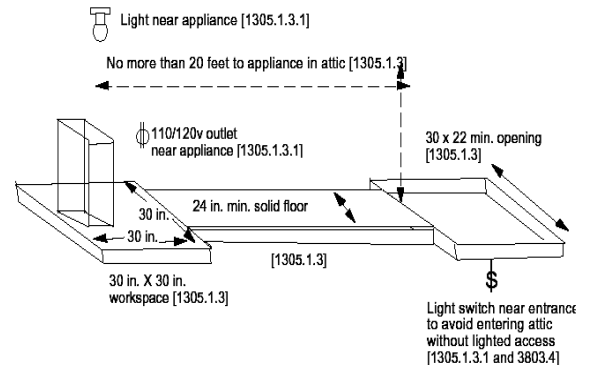


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**D. Roof Structure / Attic cont.** (If the attic is inaccessible, report the method used to inspect)

Comments:

- ★ Particleboard is not an approved material to use for flooring. Particle board is flexible and easily damaged. Recommend upgrading to plywood in the attic.
- ★ There is loose / damaged decking observed in the attic. These areas should be nailed down or repaired as needed to prevent tripping hazards.
- ★ The attic access is inadequate to the water heaters and attic equipment, a minimum of a 24-inch-wide walkway to equipment. REF IRC M1305.1.3



- ★ The roof decking is missing “H” clips. H-clips, also called panel-edge clips, are small steel devices that fit snugly between wood panels in order to provide them with edge support. They are often used with roof sheathing to keep it from feeling spongy or soft at its edges.



I	NI	NP	D	Inspection Item
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**E. Walls (Interior & Exterior)**

The inspector will identify the type of wall structure and coverings of the interior and exterior walls. He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Comments:

INTERIOR:

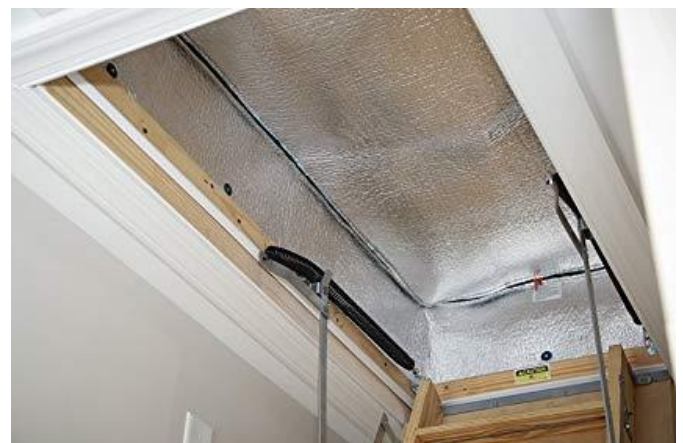
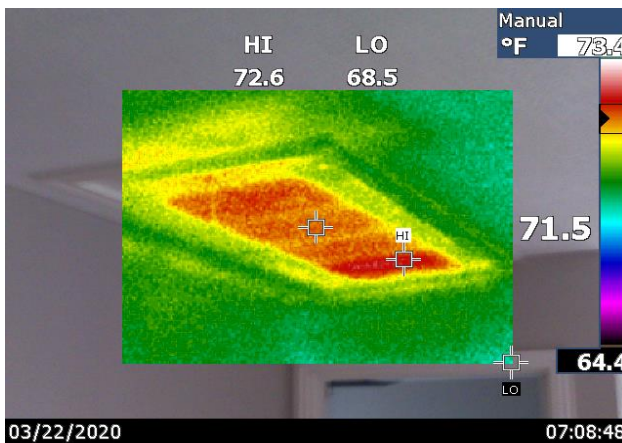
- ★ The kitchen island is not secured to the floor.

ATTIC STAIRWAY:

- ★ The stairs have bolts, screws, or nuts that are loose or missing.
- ★ The attic door attachment points to the frame are missing the required 16d nails or lag screws. All holes should be filled.



- ★ The attic access door is not insulated and the gap at the door frames are not properly sealed / insulated with expanding foam. The door should be insulated with a hardboard insulation panel. The thermal image shows the transfer of heat and temperature differential. Recommend installing a full door insulation tent or cover as seen in image at right. There are many different types available online or hardware stores.



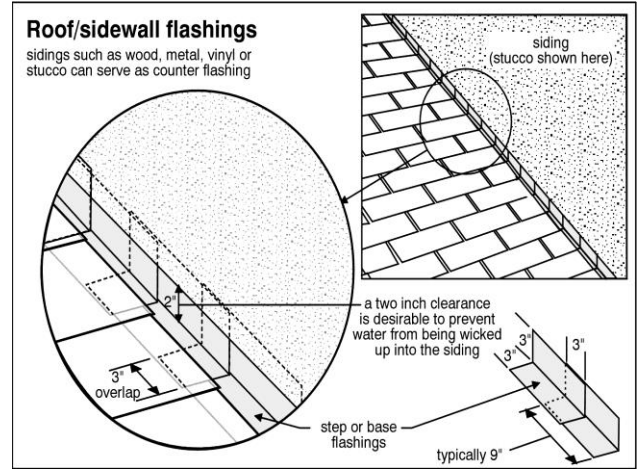
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**E. Walls (Interior & Exterior) cont.**

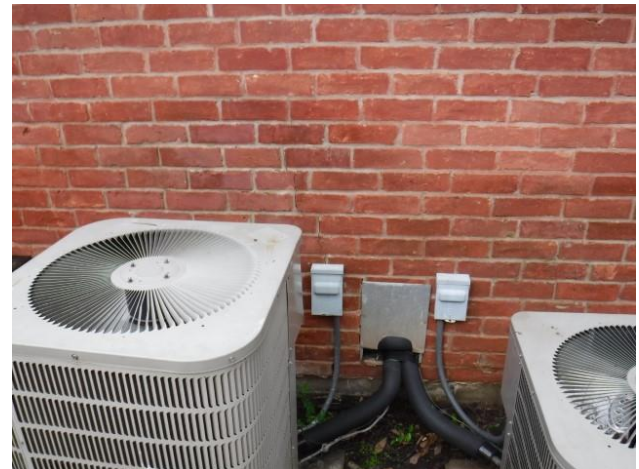
Comments:

**EXTERIOR:**

- ★ Exterior siding should be trimmed two inches above the roof to prevent water damage and wood rot.



- ★ There were areas of brick cracks observed.



- ★ The sealant at most penetrations of the house is deteriorated or gaps in material. All penetrations and openings around the exterior should be properly sealed with caulk, screen mesh, expanding foam or mortar as needed to keep out moisture and unwanted pests (Do not seal up weep holes where the brick meets the slab).



I	NI	NP	D	Inspection Item
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**E. Walls (Interior & Exterior) cont.**

Comments:

- ★ The a/c lines and conduit should be fully sealed where they enter the house to protect against pest penetration. This is a direct line to the attic space. Fill with poultry wire then fill over with spray foam.



**EVIDENCE OF WATER PENETRATION:**

Note: Water penetration is possible during from flooding conditions due too high soil at areas around the house.

**PRESENCE OF SAFETY GLASS IN HAZARDOUS LOCATIONS:**

- ★ Unable to verify that the window near the master shower is approved safety glass. The label should be visibly acid etched, sandblasted, ceramic-fired, embossed mark, or shall be a type that cannot be removed. REF IRC R308.4#5
- ★ The windows by several exterior doors are not tempered safety glass. Glass in or within 24 inches of exterior doors are required to be safety glass. REF IRC R308.4



I	NI	NP	D	Inspection Item
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**F. Ceilings & Floors**

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Comments:

CEILINGS: Good

FLOORS:

- ★ The flooring is uneven and has a soft spot at the top of the stairs.



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

The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

Comments:

INTERIOR:

- ★ The door rubs the frame or is difficult to open or close; master bedroom, 1/2 bath and laundry room.

EXTERIOR:

- ★ The door from the house to the garage should be a 20-minute fire rated door or 1 3/8" solid core.  
REF IRC 309.1
- ★ The door to the garage is missing the self-closing device. All doors to the garage must be a 20-minute fire-rated door with a self-closing device. Ref. IRC R302.5.1



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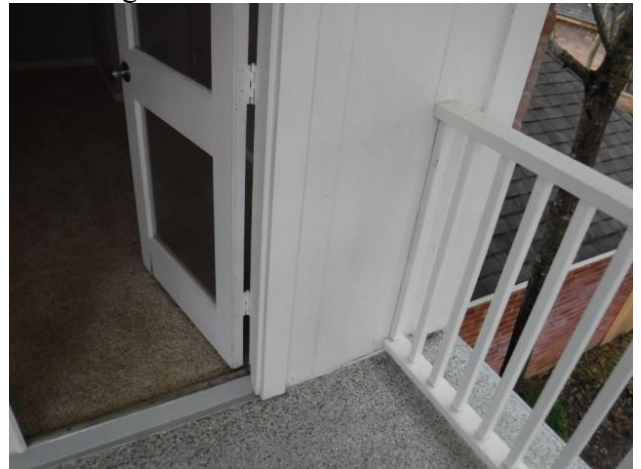
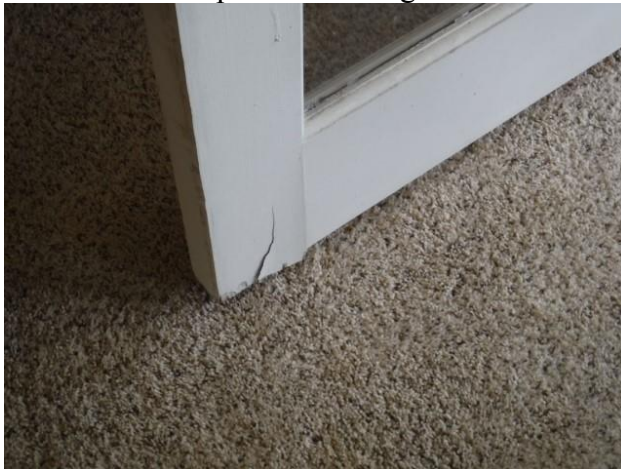
**G. Doors (Interior & Exterior) cont.**

Comments:

- ★ The bottom edge of all exterior door frames and threshold are not properly sealed. The bottom of the trim board should have a solid caulk bead around the entire exposed area to prevent wood rot. Note: The exterior trim is wood and the bottom cut end will absorb moisture and rot if not fully sealed.



- ★ The bottom of the upstairs front-right bedroom door has damage at bottom.



- ★ The door has visible daylight showing around the sides; front, garage and upstairs front left bedroom at bottom. The weather stripping should be replaced, or the door adjusted to provide an airtight fit to prevent loss of conditioned air.



I	NI	NP	D	Inspection Item
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**G. Doors (Interior & Exterior) cont.**

Comments:

GARAGE: Good

**H. Windows**

The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will also report the absence of safety glass in hazardous locations. In occupied residences not all windows will be checked for correct operation due to furnishings.

Comments:

Note: The windows are single pane with metal frames.

- ★ The plastic windowpane retaining clips are missing or damaged at one or more locations.
- ★ The window screens are all missing.

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

Comments:

- ★ The handrail or guardrail is loose at the top of stairs.
- ★ The closures or railings on the side of the stairway handrail should not allow the passage of a 4-inch diameter sphere. REF IRC R312.2

**J. Fireplace / Chimney**

The inspector will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

Comments:

- ★ The house fireplace is missing the damper clamp. All gas fireplaces should have a required damper bracket that prevents the damper from completely closing to allow gas to escape to the exterior in the case of a gas leak. REF IRC 2433.1
- ★ The log rack is missing.



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**K. Porches, Decks, and Carports (Attached)**

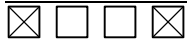
The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

Comments:

- ★ The decking wood / materials obscure the view of the foundation. This can hide termite and water penetration



I	NI	NP	D	Inspection Item
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## II. ELECTRICAL SYSTEMS

### A. Service Entrance & Panels

The inspector will describe the visible wiring type, the amperage and voltage rating of the service and the locations of the main disconnect and sub panels. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

#### Comments:

#### 200 AMP ELECTRICAL SERVICE PANEL:

Note: There were no Arc Fault Circuit Interrupters (AFCI) installed in the panel. As of the 2009 IRC all branch circuits that supply 120 volt, 15 and 20 amp outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways and similar rooms shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

- ★ The meter can is loose from the wall.
- ★ There are circuit disconnects / breakers not properly labeled. All service disconnects should all be permanently labeled and specifically listed for their purpose. REF IRC E3501.6.1



- ★ The ground rod clamp is not rated as a grounding clamp. A proper grounding clamp rated for the purpose should be used such as the acorn clamp.

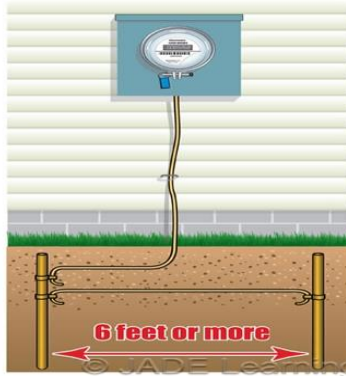


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**A. Service Entrance & Panels cont.**

Comments:

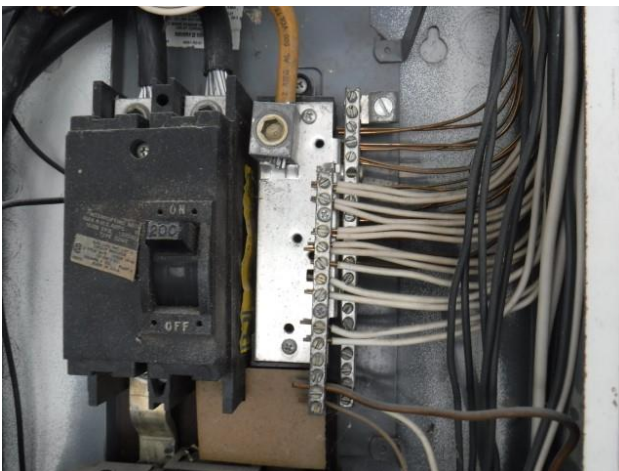
- ★ The inspector did not observe a supplemental grounding system (2 grounding rods no closer than 6 feet apart) as required in the 2011 National Electric Code. The exception is a primary grounding system with less than 25 ohms to ground. (NEC 250.53(A)(3). Note: Concrete encased electrodes “Ufer Grounds” are no longer acceptable due to the inability to verify full ground contact. It is recommended that a licensed electrician be contacted for further information/evaluation. (Typical for a house of this age. House was built before the new electrical code update).



- ★ There are knock out covers missing leaving a hole or space for pests to enter.
- ★ There is a missing grommet at the inside of the panel.



- ★ The neutral wires are current carrying conductors and should not be double lugged. Grounded Conductor Terminations—Each grounded conductor shall terminate within the panelboard in an individual terminal that is not also used for another conductor. NEC 408.21



**Grounded (neutral) Conductor Terminals**  
Section 408.21

**Manufacturer's Instructions**

BRANCH NEUT. & EQUIP. GND. BAR	TORQUE IN.-LBS.
WIRE RANGE	
14-10 CU, 12-10 AL	20
8 CU-AL	25
6-4 CU-AL	35

**EQUIPMENT GROUNDING BAR**

TWO 14 OR 12 CU	25
TWO 12 OR 10 AL	

**VIOLATION**

**Okay [110.3(B)]**

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Mike Holt Enterprises, Inc.

See 110.14(A) for additional terminal requirements.

I	NI	NP	D	Inspection Item
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**A. Service Entrance & Panels cont.**

Comments:

**SERVICE WIRING:**

Service wiring was observed to be underground.

**FEEDER WIRING:**

The feeder wiring was observed to be aluminum.

★ There is no antioxidant paste on the aluminum feeder wires where they connect to the main breaker.

**BRANCH WIRING:**

The branch wiring was observed to be copper.

**B. Branch Circuits** (Report as in need of repair the lack of ground fault circuit protection where required).

The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

Comments:

**FIXTURES:**

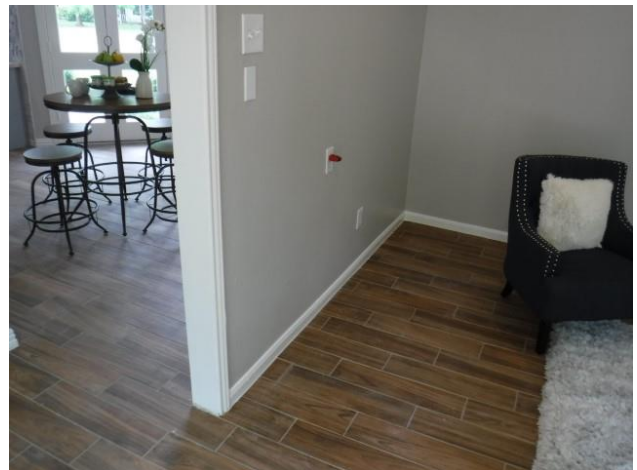
★ There are fixtures that are not operable; 1 living room (the lamp appears damaged), and left side patio downstairs.

**OUTLETS:**

★ GFCI outlets are not installed at all the required areas, recommend upgrading to GFCI outlets at all required areas; all kitchen counters, all bathrooms, all exterior outlets, and all in the garage including for the door opener. REF IRC 3902.1-3902.11

★ There is a 3-prong outlet that is not grounded; dining room.

★ The outlet does not have power; formal living.



**SWITCHES:**

★ The switch was installed upside down; the up position should always be the on unless it is a 3-way switch; master bath fan. REF IRC E3901.3

I	NI	NP	D	Inspection Item
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**B. Branch Circuits cont.** (Report as in need of repair the lack of ground fault circuit Protection where required.)

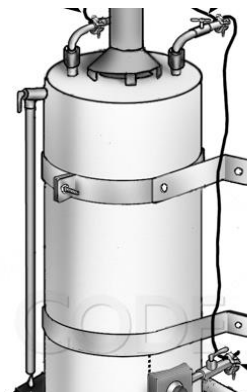
Comments:

**OTHER ELECTRICAL:**

- ★ The conduit is not properly installed or connected; wiring should be totally concealed; back patio junction box.
- ★ The exposed electrical wiring is required to be installed in an approved conduit. REF IRC E3702.3.2



- ★ The gas line and water lines should be bonded together at the water heater(s). REF IRC 3509.6



**Bonding the Piping System**

Bonding of piping systems is required by code. Many jurisdictions prefer to have hot, cold, and gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service.

**EQUIPMENT DISCONNECTS:**

**SMOKE DETECTION:**

Note: Smoke alarms should be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms (hallway), and on each story of the dwelling. All new systems are required to be hard wired so if one sounds' off they all respond. One carbon-monoxide detector located on each floor and immediately outside each bedroom is required when gas is installed to the home. Batteries should be replaced upon moving in and annually there-after.

- ★ There are not carbon monoxide detectors in the home. "For today's building standards, an approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages." REF IRC R315.1
- ★ The smoke detectors are not interconnected. The actuation of one alarm will not actuate all the alarms in the house.
- ★ Smoke alarms are not installed in all required areas.

I	NI	NP	D	Inspection Item
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**III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type and Energy Source: Horizontal Flow - Gas

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

Comments:

Note: The furnace equipment is 20+ years of age and nearing the end of its serviceable life. The unit should be serviced by a licensed HVAC technician; recommend budgeting for new equipment in the future.

★ The upstairs heater was not operable.

**HEATING UNIT:**

MAKE / YEAR: Goodman / 2000

MODEL #: GMP125-5

SERIAL #: 0005613771

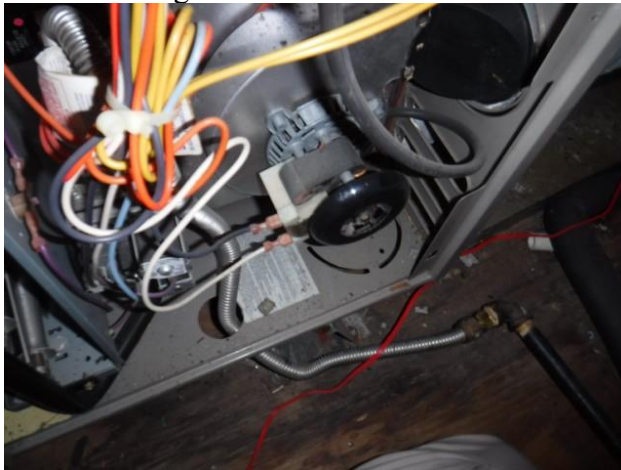
MAKE / YEAR: Goodman / 2000

MODEL #: GMP125-5

SERIAL #: 001301773

★ Flex gas line enters furnace cabinet. "Connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings." Vibration of a running appliance can damage a flex line and cause a gas leak. REF: IRC G2422.1.2

★ The heater wiring connections should be inside of a junction box; amateur.



BLOWERS: Good

THERMOSTATS: Good



I	NI	NP	D	Inspection Item
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**B. Cooling Equipment**

Type and Energy Source: Electric - Freon

The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

Comments:

CONDENSING UNIT:

MAKE / YEAR / TON: Goodman / 2003 / 5 ton

MODEL# CLJ60-1

SERIAL# 0304496308

CONDENSING UNIT:

MAKE / YEAR / TON: Goodman / 2003 / 4 ton

MODEL# CKL49-1A

SERIAL# 0304563500

EVAPORATOR COIL:

Temperature Differential: 15.6

MAKE / YEAR / TON: Rheem / 2006 / 5 ton

MODEL# RCFA-HM6024AC

SERIAL# M050623138

EVAPORATOR COIL:

Temperature Differential: 16.0

- ★ The temperature differential is low (should be between 18 – 22 degrees); recommend that the unit is serviced by a licensed professional.
- ★ The data tag was not legible or is missing; upstairs unit.
- ★ The suction line at the evaporator coil has damaged insulation. The line should be fully wrapped / covered.
- ★ There is loose tape at cabinet sections that can allow air loss.



I	NI	NP	D	Inspection Item
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**B. Cooling Equipment cont.**

Comments:

**CONDENSATION DRAIN PAN/DRAIN LINES:**

- ★ The evaporator coil main condensation drain line is improperly routed to an unapproved drain that may allow sewer gas to back up in to the ventilation equipment. Not a proper wet trap. During the winter months when the heater is used the moisture in the trap can evaporate allowing sewer gases to enter the system.
- ★ The downstairs unit drain pan is full of water from the a/c coil leaking. Recommend correcting as soon as possible by a licensed HVAC professional.



**C. Ducts and Vents**

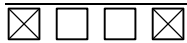
The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report deficiencies in accessible duct fans, filters, ducting and insulation.

Comments:

- ★ The upstairs returns are missing filters.
- ★ The return filters are dirty; downstairs. Dirty clogged filters make the unit work harder and cuts down on the efficiency and life of the unit.
- ★ The return air ducts are not sealed allowing air to be pulled from between the walls and flooring. This will reduce efficiency and increase operating costs.
- ★ The loose debris inside the return air chase should be removed; up and downstairs.



I	NI	NP	D	Inspection Item
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## IV. PLUMBING

### A. Water Supply System and Fixtures

The inspector will describe the supply system piping and inspect the plumbing system. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location water shut-off valves. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

#### Comments:

**LOCATION OF WATER METER:** Front left of yard.

**WATER SUPPLY SERVICE SHUTOFF:**

Note: The main water supply shutoff valve is located at the left side of the house.

**STATIC WATER PRESSURE READING:** 60 psi.

**WATER SUPPLY PLUMBING:**

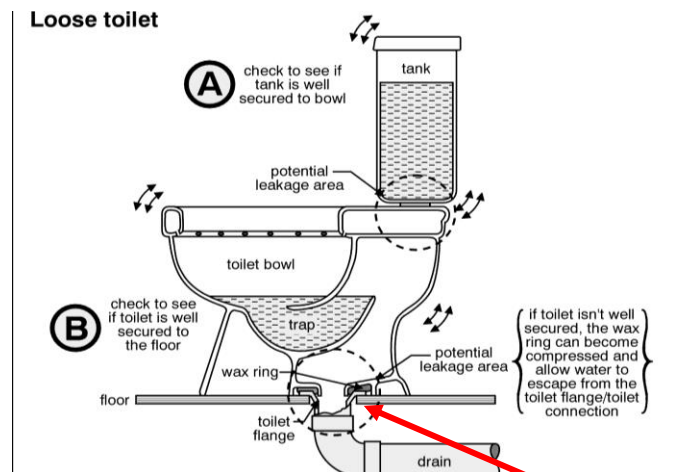
Visible plumbing observed to be copper with some PEX observed in the kitchen.

Note: There is a water line with valve at the back of the garage who purpose is unknown.



#### COMMODOES:

- ★ The base of the commode is loose where it connects to the floor; all baths. Recommend replacing the hardware and wax ring for the bowl and ensure there is not leakage at the floor; upstairs guest and 1/2 bath.



I	NI	NP	D	Inspection Item
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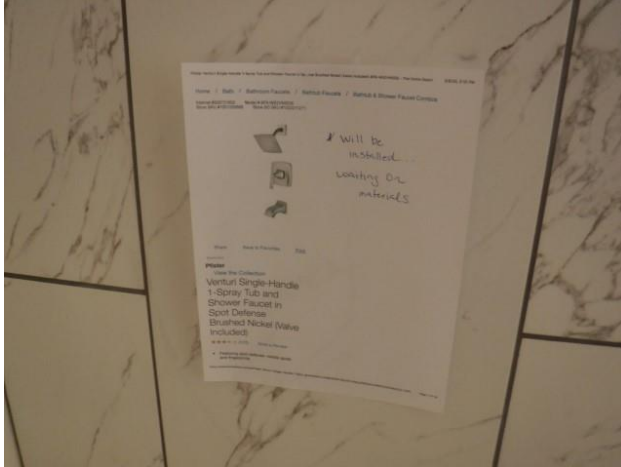
**B. Water Supply System and Fixtures Cont.**

Comments:

SINKS: Good

FAUCETS:

- ★ The water is off to the upstairs front bathtub. Waiting on a new faucet assembly.
- ★ The faucets require sealant at the wall to prevent moisture from penetrating behind shower / tub wall.



TUBS: Good

SHOWERS:

- ★ The bath shower sealant is missing at the corner locations. These areas must be properly sealed to prevent water penetration. Recommend a clear matt finish for an invisible seal. The grout must be sealed over as it will crumble over time at the corner locations.



LAUNDRY CONNECTIONS:

Note: The dryer connection is a 3-prong outlet. Newer model dryers have a 4-prong outlet.

- ★ The gas valve for the dryer should be capped when not in use.

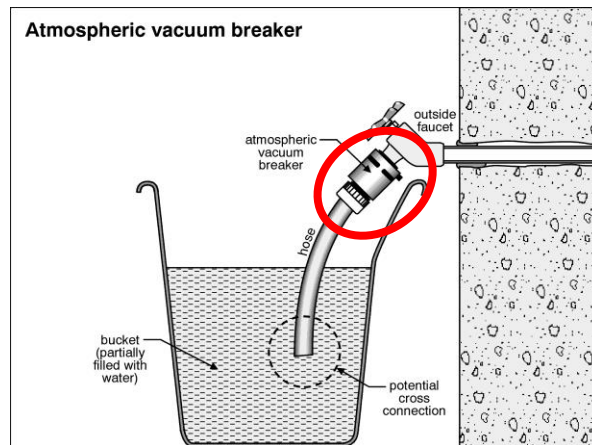
I	NI	NP	D	Inspection Item
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**C. Water Supply System and Fixtures Cont.**

Comments:

**EXTERIOR HOSE BIBS:**

- ★ There is a damaged handle at the right-side faucet.
- ★ Exterior hose bibs are missing required back flow prevention devices. They protect our clean water supply from possible contamination and can be purchased at most hardware stores.



**D. Drain, Wastes and Vents**

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs.

Comments:

**MATERIAL:**

Note: The observed plumbing material is PVC plastic.

I	NI	NP	D	Inspection Item
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**C Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Gas

The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

Comments:

1-2020 40-gallon water heater.

- ★ The vent pipe is not secured at the roof penetration. The exhaust vent should have a metal strap securing it to the rafters.
- ★ Gas fire water heaters should rest in a galvanized drain pan. The current drain pan is plastic which is only suitable for electric water heaters.



TEMPERATURE RELIEF VALVES:

- ★ The water heater TP&R valve drain line is improperly tied into the drain pan drain line. "The outlet of a pressure relief valve, temperature relief valve or combination thereof, shall not be directly connected to the drainage system." REF IRC 2803.6.1
- ★ The 90-degree elbow is missing / damaged at the water heater drain line termination.

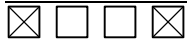
**D. Hydro-Therapy Equipment**

The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

Comments:

Not present at the time of inspection.

I	NI	NP	D	Inspection Item
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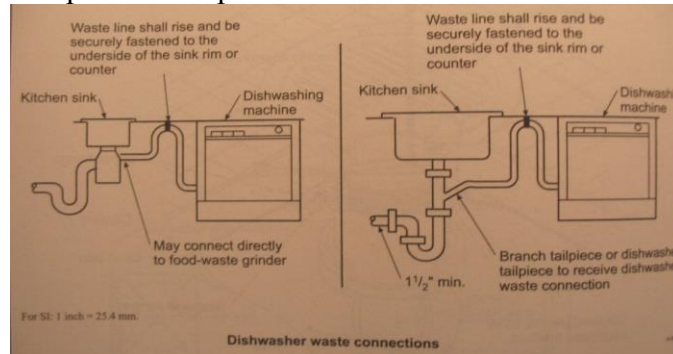
## V. APPLIANCES

### A. Dishwasher

The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser.

Comments:

- ★ The dishwasher drain line should be elevated above the drain to prevent gray water from entering the dishwasher from the disposal or tailpiece.



- ★ The bottom unit was not operable. It flashes a repair code F2.
- ★ The dishwasher is not properly secured under the cabinet.



### ☒ ☐ ☐ ☐ B. Food Waste Disposer

The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

Comments:

Observed in good condition at the time of inspection

I	NI	NP	D	Inspection Item
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**C. Range Hood**

The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Recirculation  Exterior venting

Comments:

Observed in good condition at the time of inspection

**D. Ranges / Ovens / Cooktops**

The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

Comments:

ELECTRIC RANGE: Good

ELECTRIC DOUBLE OVEN: Good

**E. Microwave Cooking Equipment**

The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

Comments:

Observed in good condition at the time of inspection

**F. Trash Compactor**

The inspector will operate the unit and report a unit that is not securely mounted or does not operate. He will also report any unusual noise or vibration.

Comments:

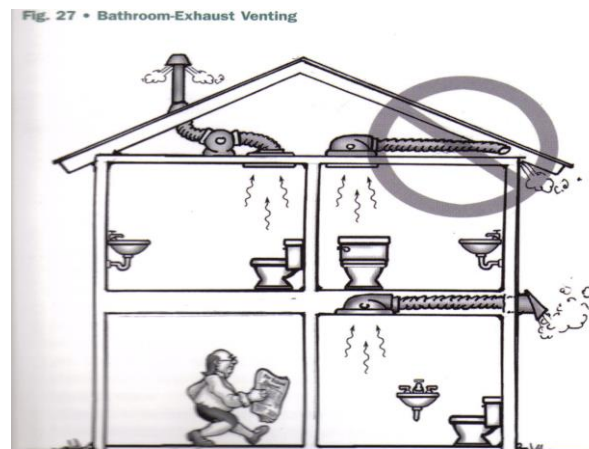
Not present at the time of inspection.

**G. Bathroom Exhaust Fans and/or Heaters**

The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

Comments:

★ The bathroom vents should go to the exterior. The soffit or eave of the house is designed as an intake for attic ventilation not for an exhaust.





I	NI	NP	D	Inspection Item
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**H. Garage Door Operators**

The inspector will operate the overhead garage door both manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

Comments:  
Observed in good condition at the time of inspection

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**I. Door Bell and Chimes**

The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible parts.

Comments:  
Observed in good condition at the time of inspection

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**J. Dryer Vents**

The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

Comments:  
★ The dryer vent needs to be cleaned due to excessive lint build up. The back-draft damper will not close.

I	NI	NP	D	Inspection Item
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## VI. OPTIONAL SYSTEMS

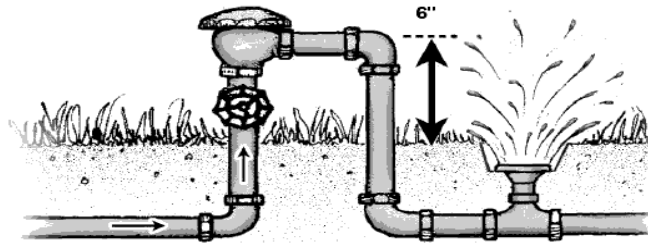
### A. Lawn Sprinklers

The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve.

Comments:

- ★ There system is not operable.
- ★ The presence of a vacuum breaker to protect the clean water supply system was not observed. The vacuum breaker should be installed where it stands a minimum of 6 inches above the highest sprinkler head.

Fig. p13 • Vacuum Breaker



Vacuum breaker min. 6" above highest head

### B. Gas Lines

The inspector will inspect and report deficiencies in the condition and type of all accessible and visible gas piping. He will report the location of the gas shut-off valve. The inspector will not inspect for the existence of the sacrificial anode or its bonding.

Comments:

Note: The gas meter is located at the right side.

### C. Other Built-in Appliances

The inspector will inspect and report any deficiencies in condition or operation of other built-in appliances that are specifically noted in this section.

The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation. He will also report unusual noise or vibration..

Comments:

Not inspected

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

I	NI	NP	D	Inspection Item
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**Tex-Star Home Inspections Inc.**  
**Real Estate Inspection Service Agreement**

**The reason for this service agreement is to help you, our client, understand what an inspection is and what it can and cannot do for you.**

**INTENT OF INSPECTION:**

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected** , but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction; however we cannot eliminate all risk nor assume your risk.**

**SCOPE OF INSPECTION:**

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

**METHOD OF INSPECTION:**

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitant's furniture, belongings or stored items which were blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

**LIMITATION OF INSPECTION:**

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems. Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop. There is no guarantee or warranty stated or implied that all defects have been found or that Tex-Star Home Inspections Inc. will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact.

**THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD.** Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed; the inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

INITIAL: \_\_\_\_\_

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

I	NI	NP	D	Inspection Item
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**Real Estate Inspection Service Agreement Cont.**

**DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Tex-Star Home Inspections Inc. within ten (10) days of the time of discovery to give Tex-Star Home Inspections Inc. a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with (AAA) American Association of Arbitrators then in effect, and then neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Tex-Star Home Inspections Inc. liability, if any, shall be limited to the amount of the inspection fee paid for inspection.

*We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.*

By signing I confirm that I have read, understand, and agree to the above pre-inspection service agreement and that I agree to be bound by these terms and conditions.

In the absence of Client to sign this service agreement prior to or at the time of the inspection, this contract shall be included and become part of the report. Acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by Client(s) to the terms of this service agreement, and limitations listed in the report, and an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.