

VISTA PROPERTY INSPECTION GROUP LLC

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PROPERTY INSPECTION REPORT

Prepared For: Eliezer Valladares
(Name of Client)

Concerning: 23846 Beaverwood Dr. Spring, TX 77373
(Address or Other Identification of Inspected Property):

By: Giovanni Angel, 22909 12/13/2021
(Name and License Number of Inspector) (Date)

N/A
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENTS RESPONSIBILITY

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the

body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188 TEXAS REAL ESTATE CONSUMER NOTICE
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THE TEXAS REAL ESTATE COMMISSION MAINTAINS A RECOVERY FUND FOR AGGRIEVED CONSUMERS AND SERVICE RECIPIENTS. MORE INFORMATION CAN BE OBTAINED AT: P.O. BOX 12188 , AUSTIN, TX 78711, P#: (512) 465-3900

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection was conducted per the Standards of Texas Real Estate Commission, Standards of Practice for real estate inspectors. Unless otherwise noted, this inspection was conducted within the limitations of visual inspection, without the use of specialized tools or procedures, destructive testing, etc. This report is not intended to be exhaustive or technical in nature but rather, provide an overview of the property's general condition. This leaves the possibility of undetected defects. Tests for any hazardous substances such as but not limited to mold, asbestos, high sulphur sheetrock were not conducted. Detection of hazardous substance are beyond the scope of this inspection and require a specialist in that field. Where questions exist, a trade's person specializing in that field should be consulted. Reporting of defects should only be expected as made reasonably detectable by the method of inspection employed here.

The following words and terms used in this report shall have no other meaning other than that described below:

Accessible: In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

- a) Hazard to the inspector;
- b) Having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
- c) Using specialized equipment or procedures
- d) Disassembling items other than covers or panels intended to be removed for inspections.
- e) Damaging property, permanent construction or building finish, or
- f) Using a ladder for portions of the inspection other than the roof or attic space

Chapter 1102: Texas Occupations code

Component: A part of a system

Cosmetic: Related only to appearance or aesthetics and not related to performance, operability, or water penetration.

Deficiency: In the reasonable judgment of the inspector; a condition that: a) Adversely and materially affects the performance of a system, or component, or b) Constitutes a hazard to life, limb or property as specified by these standards of practice

Deficient: Reported as having one or more deficiencies

Inspect: To operate in normal ranges using ordinary controls at typical settings, look and examine accessible systems or components and report observed deficiencies as specified by these standards of practice

Performance: Achievement of an operation, function or configuration relative to acceptable industry standard practices with consideration of age and normal wear and tear from ordinary use

Report: To provide the inspector's opinions and findings on the standard inspection report form as required by 535.222 and 535.223 of this title

Specialized equipment: Equipment such as, thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation termination devices, and ladders capable of reaching surfaces over one story above ground surfaces

Specialized procedures: Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

Standards of practice: The standard of practice for real estate inspectors mandated by the TREC

Substantially completed: The stage of construction when a new building, addition, improvement, or alteration to an existing building is sufficiently complete that can be occupied or used for its intended purpose.

Technically exhaustive: A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

Client: The person or persons and only those notated as client (s) on page one of this document

Inspector – The person noted as inspector on page one of this report

House: Vacant occupied 1 story 2 story

Garage: Attached detached

Climate: Temperature (approx): 63°F- Overcast

Present at the inspection: Buyer Agent Other:



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

I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundations

Type of Foundation (s): Slab on grade

Comments:

This type of foundation system is designed to be kept stable by the supporting soil some movement in the foundation system is typical for this type of construction; **Care must be taken to maintain proper moisture level in the supporting soil at the foundation perimeter; a lack of moisture control will cause excessive foundation movement due to shrinkage and swelling of the soil.**

Note: Foundation inspection is limited to observation of accessible interior and exterior structural components. The rate of movement cannot be predicted during a one-time inspection.

Note: Assessment of foundation performance and condition is based solely upon this inspector’s opinion, and his interpretation of the visually observed conditions at the time of inspection with out prediction of future performance. Most foundation movement occurs over an extended period of time and this inspection is of a first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection.

This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or any other condition not detectable within the scope of a visual only inspection. As there are not absolute criteria to judge foundation performance, other inspectors or foundation experts may form a different opinion when assessing this foundations performance. Additional information regarding foundations can be obtained at <http://www.houston-slab-foundations.info/>

Note: The Greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because the soil and weather conditions. Cracks that appear will have to be filled and monitored and foundation evaluation may be required. Slab on grade foundations are the most common type of residential foundation in Houston. When supported by expansive soils, this type of foundation will usually deflect enough to result in cosmetic damage (usually sheetrock, brick veneer, and tile cracking) and possible minor functional problems due to foundation movement.

Note: This inspector evaluated foundation based on visual evidence of distress phenomena during inspection of perimeter of the foundation, walls and ceilings for cracks and buckling, inspection of frieze and trim for movement, inspection of accessible doors and windows for fit and functionality. No assessment of foundation's elevation or slope was performed. Observed evidence of house movement may be perceived differently by the buyer, seller or other inspectors at this time. You have the option to have the foundation further assessed by a structural engineer. Engineer's report may serve as baseline against future observations of movement.

- The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following: Sloping/uneven floors, sags/depressions in roof, separating rafters, cracks on multiple interior walls, sticking and/or swinging doors.
- Inspector was not able to properly inspect multiple sides of the foundation slab to due to high soil conditions and patio slab preventing observation of same. **Note:** Because floor coverings, vegetation, exterior porches and decks, etc often prevent direct observation of the foundation, In addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of the foundation.
- Recommend the removal of mature trees in close proximity to the structure or the installation of root barriers to prevent possible damage to foundation. Note: Some types of mature trees can cause damage when these are too close to structure.



- Corner pops (spalling) on at least one corner. Note: This usually is caused by thermal expansion of the brick wall and a typical tight connection connecting the brick and concrete surface. The brick will expand in the hot weather and will put forth a force adequate to shear the corner from the foundation. This is quite common and is not to be considered a structural defect. Recommend to properly seal gaps to avoid any further damage and deter the possible entrance of termite or other bugs



B. Grading and Drainage:

Comments:

Note: No gutter system is installed on the eaves of this structure. We recommend that as a structural improvement, gutters be installed on all horizontal fascias and that the downspouts direct water at least 5' away from the structure. This will improve drainage and reduce erosion and ponding which adversely affect foundations, driveways and sidewalks. Splash blocks should be installed under all downspouts unless directed away from the foundation by a hose or other contrivance.

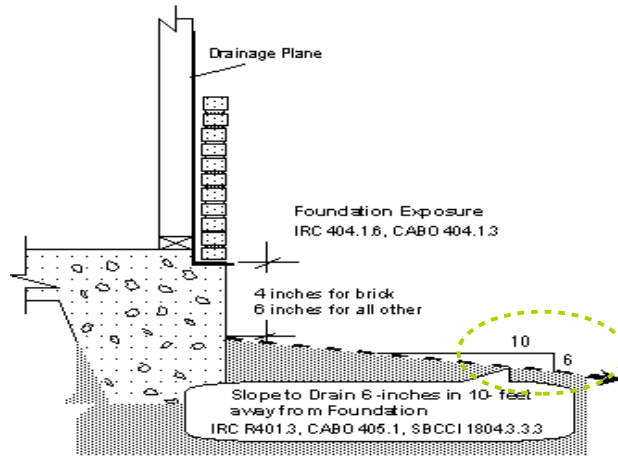
- The soil level was high on multiple sides of the house. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, siding rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first of bricks, and other materials should have 6" of clearance between other materials and the soil. We recommend lowering the grade.



- Soil is of reverse grade on multiple sides of the house (low spots, negative slope, etc), creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. Re-grading is required for a more positive drainage. Samples below.



Grade clearance and sloping standard



Maintenance Tip: Be sure soil is graded at least 6” per 10’ from house with 4 or more inches of slab exposed for proper drainage. Planting flowerbeds or shrubs next to the foundation and keeping these areas flooded, will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity.

C. Roof Covering Materials:

Types of Roof Covering: Composition Shingles

Viewed from: Ground/Walked on roof

Comments:

Note: The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. This inspection does not evaluate the roof for life expectancy. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older roofs be further evaluated by a qualified roofing specialist, during the option period to help determine remaining life and cost of replacement.

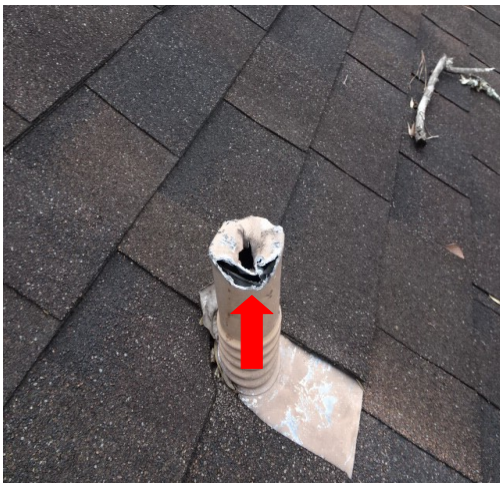
- Slightly lifting shingles on the front side of the roof. Properly repair to avoid further deterioration and possible water intrusion.



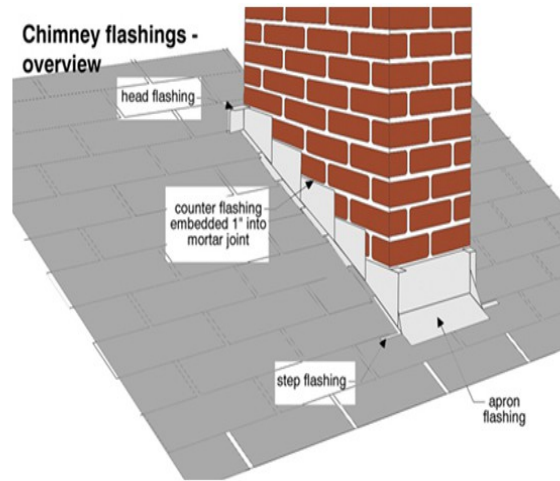
- Sags/depressions on multiple sides of the roof. This may be associated with structural movement. Recommend further evaluation and proper repair as needed by qualified contractor(s).



- Damaged lead pipe boots on multiple plumbing vents. In need of repair by a qualified roofing contractor to prevent possible water intrusion and damage to property.



- Improperly installed chimney flashing. Repair by a qualified roofing contractor to prevent premature deterioration and possible water intrusion.



- Evidence of repair on the rear side of the roof. Further investigate root cause as needed.
- Noticed exposed nails on roof ridges. **Note:** All exposed nails should be covered with roof caulking to prevent corrosion and possible water infiltration



- Trees in close proximity of roof shingles. Maintain tree limbs trimmed to prevent from contacting and damaging roof shingles



D. Roofs structures and Attics:

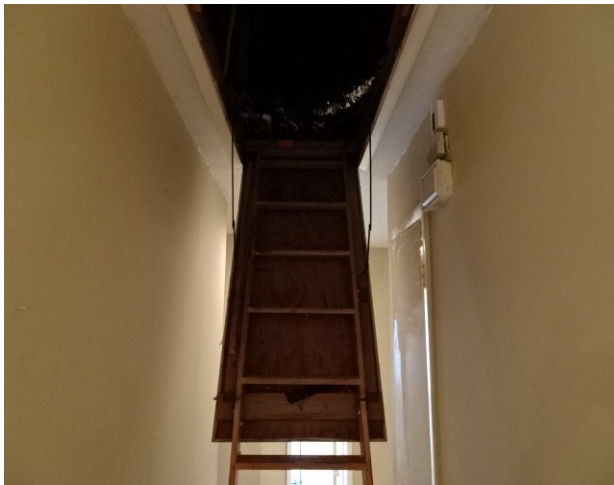
Viewed from: Attic access

Approximate Average Depth of Insulation: 6-9"

Comments:

Note: Attics are accessed through accessible openings and most of the attic space was not able to be properly inspected. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection

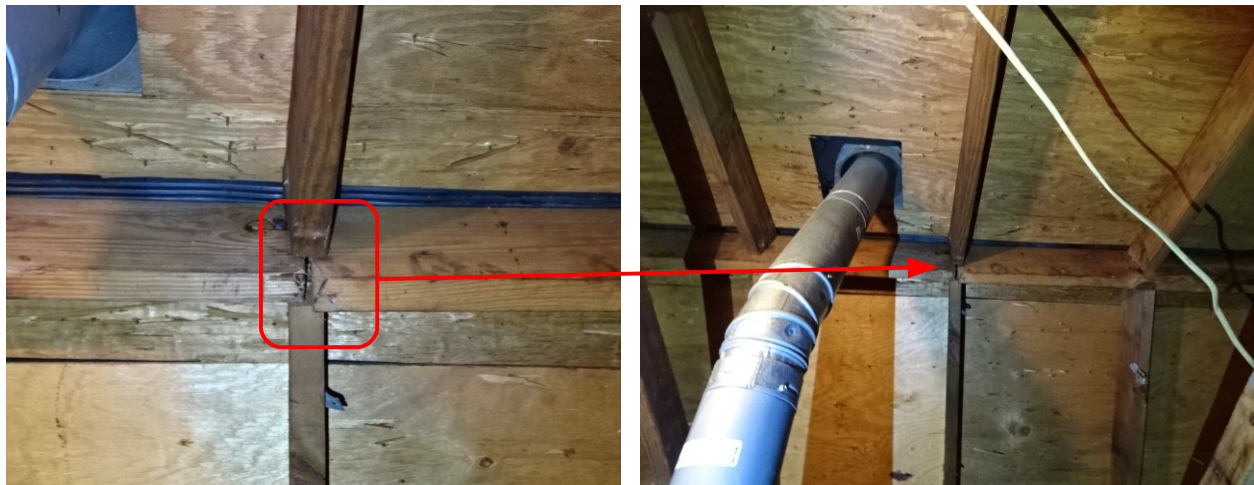
- Recommend to insulate ladder rungs and install weather stripping on attic door edges or on access frame for energy efficiency.
- Secure loose and replace missing hardware where needed.
- Ladder not cut to fit properly. There should be no gaps at section ends. In need of repair



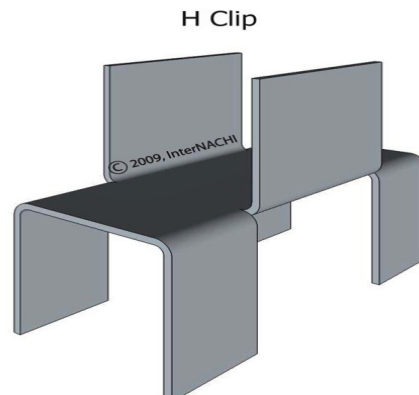
- Some rafters do not fit snugly against the ridge board, due to structural movement or inaccurate framing cuts. Rafters should be in full contact with the ridge board. Rafters that bear at the toe and not the heel are prone to splitting. Recommend repair by a qualified roofing contractor. Samples below.



- There is no support beneath ridge board joint. Recommend further evaluation and repair as needed by a qualified roofing contractor to prevent possible sagging of ridge.



- Observed absence of “H” clips between sheathing **Note:** H-clips increase panel stiffness by allowing distribution of weight between adjacent panels.



- Replace damaged soffits and screens on gable vents where needed to deter animal/insect entry into the attic space.



- Damaged underlayment and water damage noted on right exterior wall siding. Recommend repair.
- Loose insulation on attic walls. Recommend repair for energy conservation.



E. Walls (Interior and Exterior)

Comments:

Note: Could not check integrity of wall framing without removal of exterior siding where wood deterioration may exist.

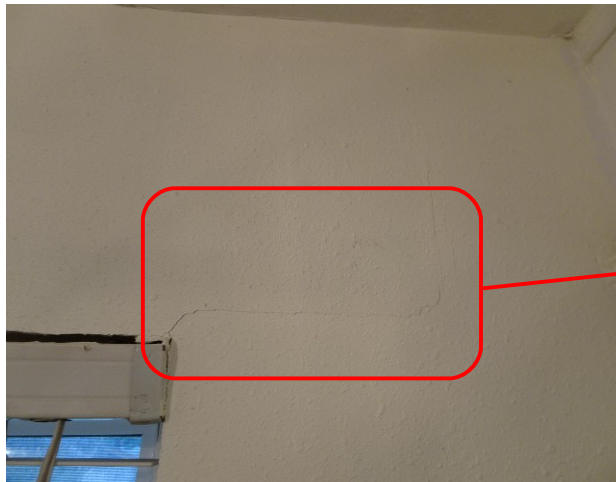
Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Brick and/or mortar cracks on the right exterior wall. Recommend repair to prevent further deterioration of same.



- Cracks on multiple interior walls that may be associated with structural movement. Recommend to consult with a structural engineer and/or foundation repair company to further assess the integrity of the foundation slab and determine corrective action details, if any. Samples below.





- Possible evidence of wood destroying insect damage on garage and master bedroom walls. Recommend further evaluation and treatment as needed by a qualified pest control contractor.





- Water damage and elevated moisture levels on both master bathroom walls. This should be further evaluated and properly repaired by qualified contractor(s).

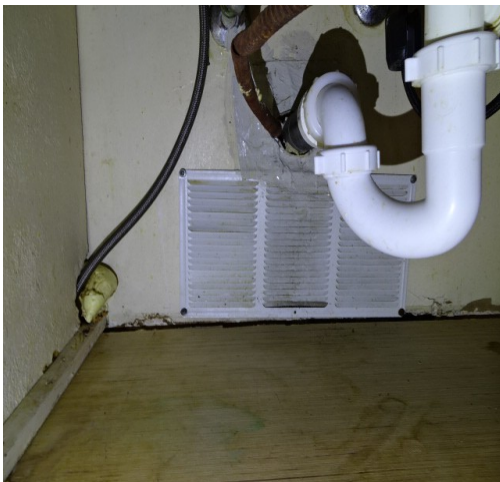




- Soot stains above the fireplace. Further investigate root cause and repair as needed.



- Air vents on multiple walls. Further investigate function of same and proper repair as needed. Locations but not limited: kitchen, pantry, and master bathroom.



- Panel secured to the garage wall. Further investigate root cause and repair as/if needed.



- Properly seal gaps in shower enclosures to avoid water infiltration and damage to property



Note: No mold or indoor air quality tests were performed. The inspector is not qualified/certified for such evaluations. 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, contact a qualified IAQ Professional for further evaluations of this house

F. Ceilings and Floors

Comments:

Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- Moisture on garage ceilings and walls. Elevated moisture levels were not detected at the time of inspection (Moisture Meter: Flir MR: 60). Further investigate root cause and properly repair same.



- Repaired water stains at in multiple areas. Elevated moisture levels were not detected at the time of inspection (Moisture Meter: Flir MR: 60) Investigate root cause and confirm that all affected areas such as but not limited to: sheetrock, insulation, joists, etc, have been properly repaired/treated by a qualified contractor. Note: If not properly repaired and or treated, it can lead to microbial growth.



- Evidence of microbial growth on the hallway bathroom ceiling. This may be caused by improper ventilation of the bathroom. Further investigate root cause and properly repair and/or treat as needed by a qualified contractor(s).



- Evidence of repaired crack on bedroom hallway ceiling. Further investigate root cause and properly repair as needed.
- Damaged ceiling around the water heater exhaust. Repair same for proper fire separation.



- Sloping/uneven floors in multiple areas. Recommend further evaluation by a qualified foundation repair company and/or structural engineer to further assess the integrity of the foundation slab to determine corrective action details, if any. Locations but not limited to: Dining and breakfast area, living room, hallway, front left bedroom, and master bedroom.



- Missing flooring in the hallway closet and loose and/or lifting carpet in the front right bedroom closet, and master bedroom. Repair as needed. Samples below.



G. Doors (Interior and Exterior)

Comments:

- Entrance door handle is loose. Secure same.
- Kitchen pantry door knob did not function properly. Repair/replace as needed.



- Front right bedroom closet door is out of the track. Repair same.
- Master bathroom door did not latch shut and missing handles.



- Front left bedroom door swings open and master bathroom closet door sticks.. Further investigate root cause and properly repair as needed by a qualified contractor. This condition may also be indicative of structural movement. Further investigate root cause and repair as needed by a qualified contractor(s).
- Mirrors on master bathroom closet doors do not appear to be safety/tempered glass (not visibly labeled). **Note:** Proper use of safety glass is critical in areas that are subject to human impact.
- Install missing door stoppers where needed to avoid damage to wall.



- Door between garage and habitable area does not appear to be a fire-rated door (Not visibly labeled). Openings between the habitable space(s) and the garage should be equipped with solid wood doors not less than 1 3/8” in thickness, solid or honeycomb core steel doors, or 20 minute fire-rated doors.
- The garage door separating the garage from the residence is not self-closing. Some authorities having jurisdiction over local building standards require that openings between the garage and residence shall be self closing. Without regard to your governing body, we *recommend* installing a self-closing device as a safety upgrade to preserve the fire break between the habitable area and garage



- Hallway bathroom shower enclosure doors are missing. Replace same.



H. Windows

Comments: Double pane windows performed as intended at the time of inspection

Note: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

- Low fireplace flame when the gas valve was fully open. This should be further evaluated and properly repaired by a qualified fireplace specialist.



- Fireplace damper did not have a “c” clamp. This clamp is designed to attach to the damper to ensure that even while the damper is in the “closed” position, the exhaust flue will be slightly open. This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.
- Creosote on fireplace walls. Recommend cleaning of fireplace and/or chimney as needed for safe operation of same.



Note: This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under typical in-use conditions could not be evaluated.

K. Porches, Balconies, Decks and Carports

Comments:

- Cracked rear porch slab and damaged walkway in the back yard. Repair to prevent possible trip hazards.



L. Others

Comments:

- Damaged kitchen and bathroom cabinets. Recommend repair where needed. Samples below.



I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

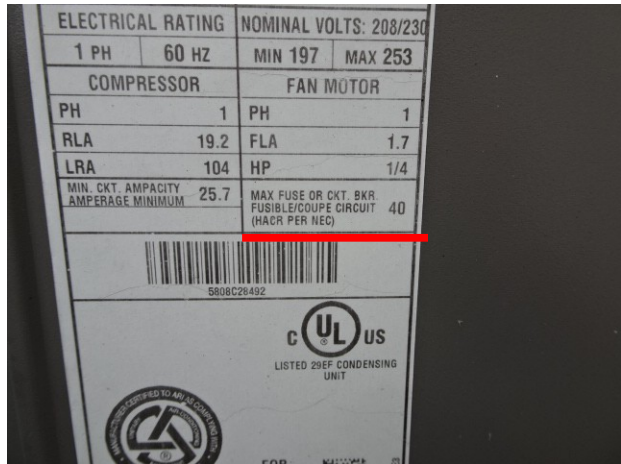
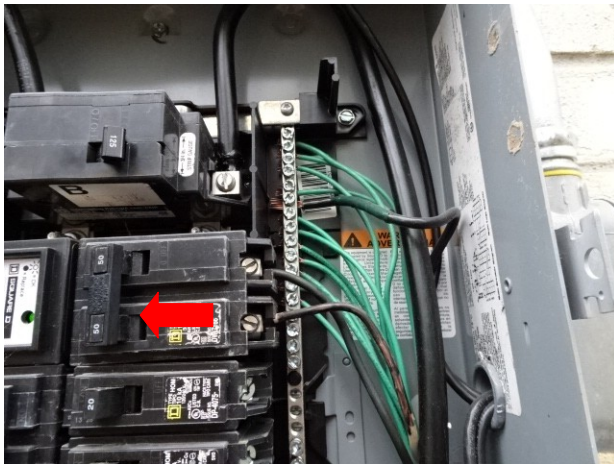
A. Service Entrance and Panels

Comments: Service supply enters home underground located on the right exterior wall, with 125 amp main switch, aluminum feeder and copper branch wires.

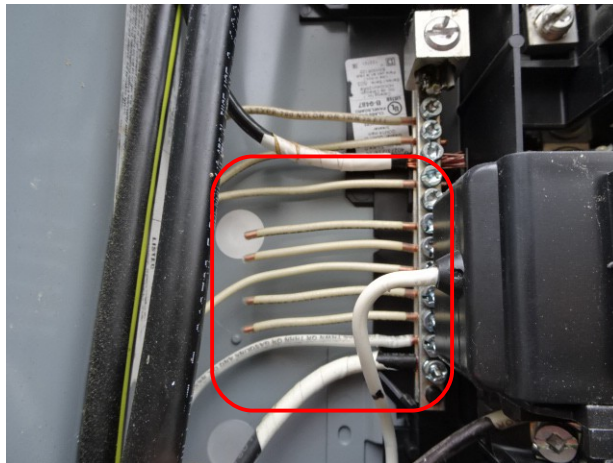
- Apply caulking on both sides and top of enclosure to prevent water/moisture seeping in the enclosure
- Multiple circuit breakers were not in use at the time of inspection.



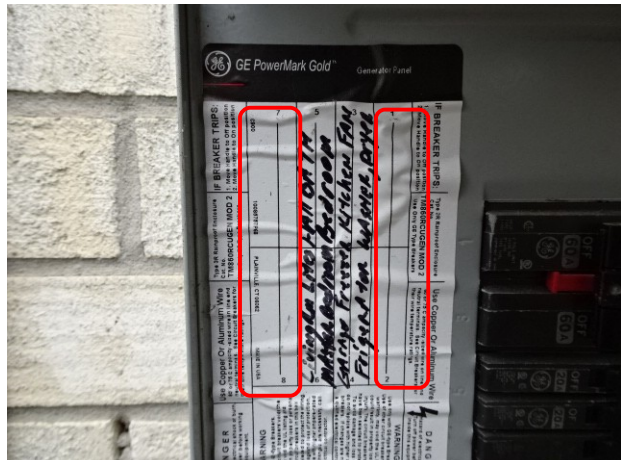
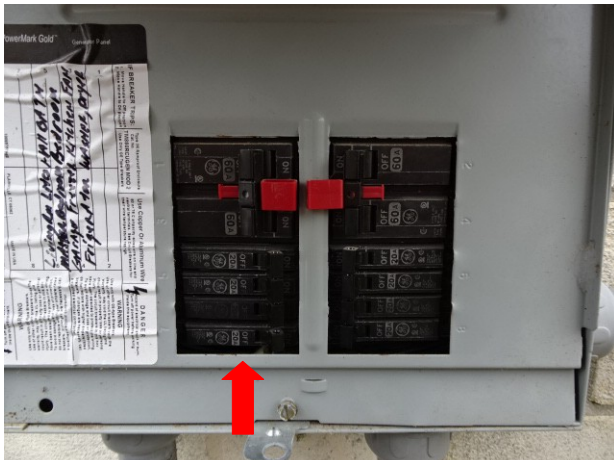
- The 50 amp circuit breaker labeled “A/C” is oversized for the equipment installed. Max breaker size should be 40 amp per the manufacturer. Repair by a qualified electrical contractor.



- There were multiple cut neutral wires in the electrical panel. Further investigate root cause and properly repair as/if needed by a qualified electrical contractor.



- There were lock out devices installed on multiple circuit breakers in the sub panel. Further investigate root cause and repair as/if needed by a qualified electrical contractor. **Note:** Inspector was not able to remove the dead front cover for proper inspection without removing the lock out tags.
- Loose breaker in the sub panel. In need of repair by a qualified electrical contractor for safety.
- Missing circuit breaker ID labels. Accurately identify each breaker according to their function



- Inspector did not observe bonding of the gas and water supply piping. This connection may be made somewhere in the house that is not observable. **Note:** The metal gas and water supply piping should be grounded or bonded to the electrical system for safety.



Grounding and Bonding

Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes, or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques.

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors, pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault.

Note: Over time building codes and practices have changed. Some items marked as deficient may be considered grand-fathered because it is not economically or reasonably feasible to change it. This may be acceptable unless it is a safety issue or substantially affects the performance of the dwelling. The AHJ (Authority Having Jurisdiction) has the final say in what must be corrected. It is beyond the scope of the home inspection to determine this.

Note: Items cited above may not represent all existing deficiencies in this electrical system. The adequacy of the electrical service and load calculations are outside the scope of this inspection. Recommend to consult a licensed electrician to confirm integrity of system and perform required repairs and upgrade system to comply with most current NEC code as needed

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

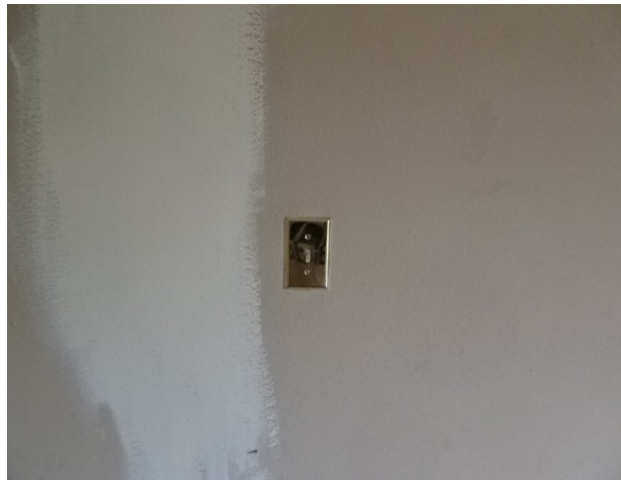
Comments:

- There are missing GFCI outlets at required locations: Ground-fault circuit-interrupters shall be used for all 125-volt, single-phase, 15 and 20 amp receptacles installed in the following locations: Bathrooms, garages and accessory buildings, unfinished basements, crawl spaces, kitchens-all receptacles serving countertop areas and any receptacle within 6 feet of a sink, laundry, utility, and wet bar sinks.

- Improperly wired outlets in multiple locations (Hot and neutral wires reversed, open ground, etc). In need of repair by a qualified electrical contractor for safety. Locations but not limited to: Exterior, living room, and hallway bathroom.



- No power supply to outlet in the garage. In need of repair by a qualified electrical contractor.
- Switch in the master bedroom did not function. Repair as needed by a qualified electrical contractor.



- Electrical box in the back yard is locked and inaccessible for inspection



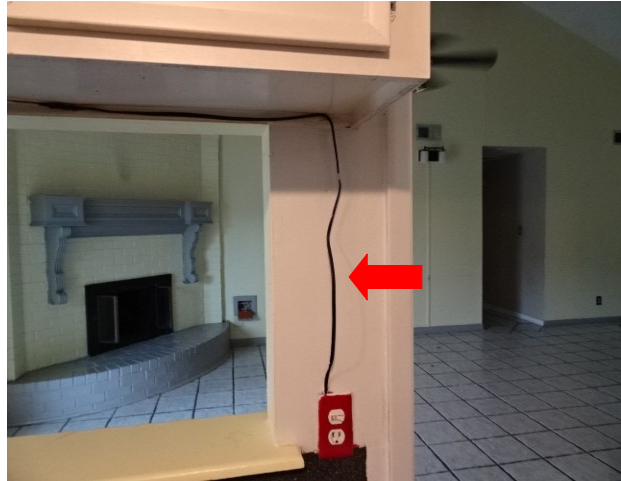
- Install missing face plate on outlets and switches for personal safety



- Repair defective light fixtures/bulbs where needed



- There appears to be a field made extension cord in the garage. Note: Extension cords are only for temporary use. In need of proper repair ex: install a dedicated outlet
- Observed spliced wires in the garage (field made extension). Note: All spliced wires should be placed inside a junction box. Properly repair
- Electrical cable is exposed and loose in the garage and kitchen. Note: Cables should be concealed in walls or protected from physical damage using proper conduit.



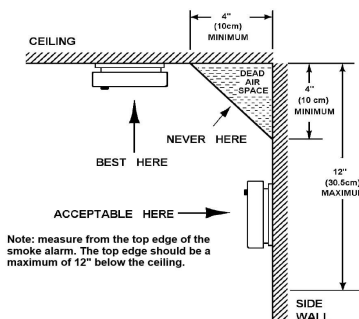
- The garage ceiling fan was disconnected and could not be tested at the time of inspection.
- Kitchen light fixture is loose. Secure same.
- Wobbling ceiling fan in the dining area. Repair as needed.



- There was no functional wall switch for the light/fan in the living room. Repair and/or install as needed.
- The living room light flickered when inspector was turning off the living room lights at the end of inspection. Recommend further evaluation and proper repair as needed by a qualified electrical contractor.



- Recommend to consult a licensed electrician to perform repairs on all deficiencies appropriately
-
- Install missing smoke alarms and/or carbon monoxide alarms at each required location:
Smoke alarms should be installed at each sleeping area , outside each sleeping area and on each level of the dwelling. Install smoke alarms for the safety of the occupant



Note: Smoke detectors are checked for location only. Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Recommend fresh batteries be installed at move-in.

Notice: Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms, in dwelling units in which fuel fired appliances are installed and in dwellings that have attached garages. The TREC Standards of Practice do not require that the lack of carbon monoxide alarms be reported as a deficiency, only that deficiencies in the operation of installed alarms be reported.

Smoke, Fire, and Carbon Monoxide Alarms

Life Expectancy- Smoke Alarms: The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced.

Life Expectancy- Carbon Monoxide Alarms: When CO alarms were introduced into the market they had a lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible “end of life” warning. Any CO alarm manufactured after April 2007 with UL listing must include end of life warning

Testing: Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer's instructions. Typically weekly or monthly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendation; test every six months and replace batteries every year.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

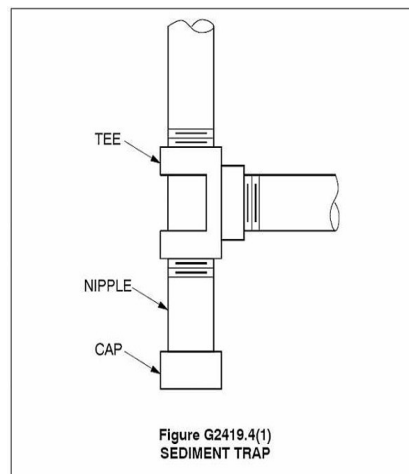
Energy Sources: Gas

Comments:

Note: A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. The gas heating cycle was checked by placing the system into the heat mode, adjusting the thermostat to demand heat and observing (through sight or sound) a) flame ignition, b) fan operation

Information: The heating equipment was tested in the normal heating mode at 90°F for approximate 35 minutes. The heating equipment performed as intended at the time of inspection. **Avg Temp: 113°F**

- Missing sediment trap on the furnace gas line. Note: The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom most opening of the tee or other device approved as an effective sediment trap



Note: The EPA recommends that if a house has a fuel- burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

B. Cooling Equipment

Type of Systems: Central

Comments: Model/Capacity: AC13-042-230-03/3.5 Ton, Serial Number: 5808C28492

Note: Note: The Texas Real Estate Standards of Practice , to which we must adhere, specifically excludes verifying compatibility of components, tonnage match of indoor/outside coils or condensing units, or determining sizing, efficiency, or adequacy of the system. Performance of this equipment was based on evaluation at the time of inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or life-span concerns

Note: Cooling equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly new system a copy of the contractors and manufacturer warranty to see if any warranty is available and can be transferred. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older cooling equipment (5 or more years) be further evaluated by a qualified HVAC specialist, during the option period, to help determine remaining life and cost of replacement.

Note: The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant.



Note: The delta temperature is the difference between the intake and output air temperature. The acceptable operation range is between 14° F and 20° F.

➡ Intake/Return: 68° F, Output: 49° F, ➡➡➡ **Differential: 19° F** **WITHIN STANDARD**

- Properly secure condensing unit to the mounting pad to prevent movement and damage of equipment.



Maintenance Tip: Routinely, clean inside intakes, ducts, and replace filters to protect evaporator coil from clogging or damage.

Maintenance Tip: This inspector recommends that the air conditioners primary condensate drain lines be flushed of bacterial clogs by pouring 1:9 mixture of household bleach and water through the line every month or so during the cooling season.

C. Duct Systems, Chases, and Vents

Comments:

Note: While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection.

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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By Street Right of Way

Location of main water supply valve: Right exterior wall

Static water pressure reading: 52 PSI. Standard: Min 40 PSI, Max: 80 PSI

Comments:

Note: The water supply pipe appears to be galvanized steel. This is not considered a deficiency. Galvanized steel piping is still in use, however, it is not installed in modern construction. It oxidizes from the inside out, the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water and it usually first leaks at threaded joints where the pipes are joined. It is common to see this type of pipe used in this way at older homes and failures are common. The EUL (Expected Useful Life) of galvanized water pipe is approximately 50-years.

- Noted missing “Back Flow Prevention” device on hose bibs. This prevents contaminants such as sewage etc from being siphoned into the water supply. Recommend installation of device for safety



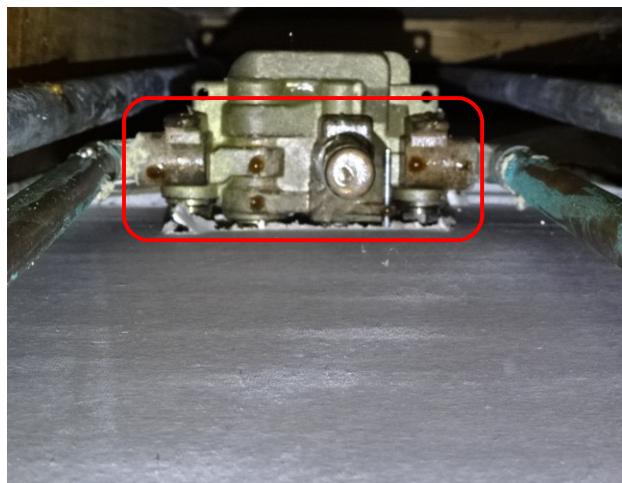
- Terminated/abandoned PVC piping on the front, left, and right side of the structure. Further investigate root cause and repair as/if needed.



- Leak at the hallway bathroom shower head when operated. Repair as needed.
- Hallway bathroom in wall shower head plumbing is loose. Recommend repair by a qualified plumbing contractor to prevent possible damage to plumbing.



- Water/foreign substance and oxidation on the hallway bathroom shower plumbing visible in through the attic access. Recommend further evaluation and repair as needed by a qualified plumbing contractor.



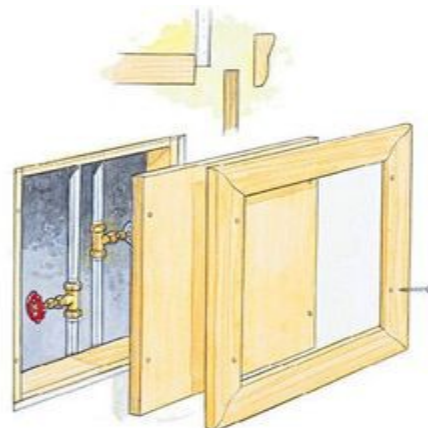
- Non-approved drain connector in both bathroom sinks plumbing. **Note:** Drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping. Any configuration other than smooth interior will cause solids to catch and begin to clog the pipe



- Observed loose toilets in multiple bathrooms. Properly secure to avoid water leaks **Note:** If excessive movement of toilet is noticed, we recommend the seal be replaced.



Maintenance Tip: We strongly recommend the installation of a “plumbing access” (ex: 12”x12” opening) at each shower, bathtub/whirlpool to periodically check for possible defective plumbing and/or water leaks.



Note: The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

B. Drains, Wastes, and Vents

Comments:

Note: Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs. This inspection does not include buried sewer/drain lines, or washer drains.

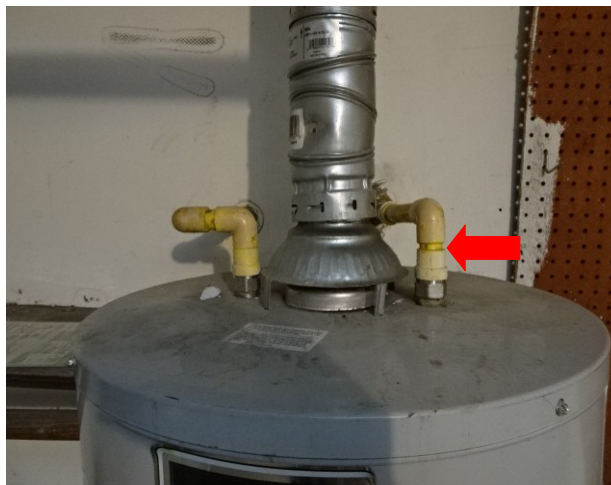
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gls

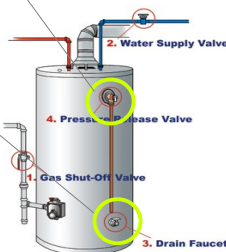
Comments: Located in garage

- CPVC piping (combustible) is connected directly to the water heater and is a substandard installation. **Note:** for gas fired water heater vents: 6" minimum clearance from single-wall vent pipe or flue-vent connector to any combustible material. In need of repair by a qualified plumbing contractor.



Maintenance tip.:

- Drain tank at least once a year, test TPR (Temperature Pressure Release) valve semi-annual, and replace it once /3 years
- It's always best to follow manufacturer's maintenance instructions.



- Note: TPR (temperature relief) valve does not get tested at this inspection to prevent damage to valve, and possible damages to the property
- Note: The life expectancy of a well maintained water heater is approx. 13 yrs. Note: It may vary depending on manufacturer. * Existing unit appeared to be manufactured on 11/2014

D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments: N/A

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I NI NP D

V. APPLIANCES

A. Dishwashers
Comments:

- Drain line should loop to the highest point of under the sink, then down to the drain line at the disposal to prevent back siphoning of dirty dishwasher back into the dishwasher.



B. Food Waste Disposer
Comments:

- Food waste disposer did not function. Repair same.
- Install missing clamp on power cord to protect cable from damage due to excess of movement



C. Range Hood and Exhaust Systems

Comments: Performed as intended at the time of inspection

D. Ranges, Cooktops and Ovens

Comments:

- Range oven standard: 350°F +/- 25°F, **Actual: 340°F** (approx)
- Noted missing anti-tip device on range. Recommend installation for child safety



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Missing mechanical exhausts or operating windows in both bathrooms. Install same to comply with building regulations.



G. Garage Door Operators

Comments: Performed as intended at the time of inspection

H. Dryer Exhaust Systems

Comments:

Note: recommend checking dryer hoses and cleaning ducts approx. every six months. Hoses should be replaced every five years. A dryer can erupt in flames if lint builds up inside the machine or its ducts. Exhaust duct terminations shall be equipped with a back draft damper. Screens shall not be installed at the duct termination

I. Other

Comments:

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

- There appeared to pool that has been abandoned and back-filled. Recommend to verify any applicable permits were obtained and pool was properly back-filled by a qualified contractor to prevent future issues with same.



C. Outbuildings
Comments:

D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

F. Other
Comments: